

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**PANTHER TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, January 9, 2014 at 6:00 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	<b>Board Supervisor, Chairman</b>
Jennifer Murray	<b>Board Supervisor, Vice Chairman</b>
Patrick Maher	<b>Board Supervisor, Assistant Secretary</b>
Judy Mitchell	<b>Board Supervisor, Assistant Secretary</b>
Dean Grable	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Scott Steady	<b>District Counsel; Burr Forman LLP</b>
Tonja Stewart	<b>District Engineer; Stantec</b>
Joe Eden	<b>Resident Manager; RASI</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Playground Planning Update**

Ms. Stewart presented playground information to the Board and it was decided that Ms. Murray would review the information as a representative of the Board. Ms. Stewart will gather information related to warranties provided and arrange for Ms. Murray to meet with the playground vendor to resolve any final issues.

On a Motion by Ms. Macsuga, seconded by Mr. Grable, with all in favor, the Board authorized staff to proceed with installation of the selected playground equipment subject to final review by Ms. Murray for the Panther Trails Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Documents Related to  
Bond Closing**

Mr. Steady presented a document appointing FMSbonds, Inc. as the District bond underwriter and explained the document's purpose.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the appointment of FMSbonds, Inc. as District bond underwriter and authorized the Chairman to execute the disclosure document for the Panther Trails Community Development District.

**FOURTH ORDER OF BUSINESS**

**Declaration of Consent to CDD & Assessments**

Mr. Steady presented examples of a Declaration of Consent to CDD & Assessments document, a Completion Agreement, a True-Up Agreement, and a Collateral Assignment and Assumption of Development Rights document to the Board for review and explained that he is preparing similar items for the District and requested the Board's approval for the Chairman to execute the final versions once they are prepared.

On a Motion by Mr. Grable, seconded by Ms. Mitchell, with all in favor, the Board authorized the Chairman to execute the Declaration of Consent to CDD & Assessments, the Completion Agreement, the True-Up Agreement, and the Collateral Assignment & Assumption of Development Rights documents as prepared by District Counsel for the Panther Trails Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Interim Project Engineer Selection**

Mr. Steady explained that for the pending Phase II construction project a project engineer is required and that due to the timing, he had already initiated the Request For Qualifications process for selection of the project engineer. Mr. Steady then asked for ratification from the Board for initiating the RFQ and publishing the required legal notices.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board ratified the initiation of the Request For Qualifications for Phase II construction project engineer and publication of required notices for the Panther Trails Community Development District.

Mr. Steady then advised that the RFQ process has several steps to be completed and therefore some time would be needed to finalize the process. He requested that the Board consider appointing Clearview Land Design as interim project engineer until the final selection could be made and noted that the interim project engineer cannot be paid in excess of \$25,000.00 for their services.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board approved the appointment of Clearview Land Design as interim project engineer for Phase II construction with total compensation not to exceed \$25,000.00 for the Panther Trails Community Development District.

Mr. Steady then advised that usually a project manager is also hired. He recommended the Board follow that standard and suggested Terra Management to serve in that capacity.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the appointment of Terra Management to serve as project manager for Phase II construction for the Panther Trails Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports – District Manager**

Mr. Cox advised that the service contract with Pool Time will expire in February and asked for the Board's guidance as to whether or not the Board is interested in staying with Pool Time or putting the contract out for bid. After discussion the Board asked Mr. Cox to contact Pool Time to see if the company would continue at the same rates and if so, to bring a new contract to the Board for consideration.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Murray asked staff to contact developer Jeff Hills to see if he can provide the Board with landscape design plans for Phase II.

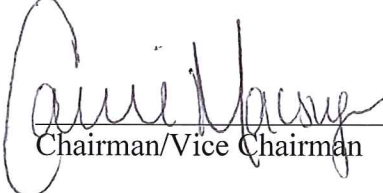
Ms. Macsuga informed the rest of the Board she had received a letter from the chairman of the Lake Charles CDD asking for the chairmen of various local districts to meet and discuss common issues. She indicated she is interested in contacting him to possibly meet.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board adjourned the meeting at 7:50 p.m. for the Panther Trails Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman