

**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 regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, June 13, 2013 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>
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**

**Consideration of Minutes of the Board of Supervisors' Meeting Held Apr. 11, 2013**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on April 11, 2013 to the Board for consideration.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on April 11, 2013 as presented for the Panther Trails Community Development District.
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**THIRD ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for April  
2013 and May 2013**

Mr. Cox presented the summary of Operation and Maintenance Expenditures for April 2013 (\$27,291.42) and May 2013 (\$28,292.66) to the Board for consideration.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board ratified the Operation & Maintenance Expenditures for April 2013 and May 2013 for the Panther Trails Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Board Member  
Resignation**

Mr. Cox presented an email from Board member Robert Rackley announcing his resignation effective June 5, 2013 to the Board for consideration.

On a Motion by Ms. Murray, seconded by Mr. Grable, with all in favor, the Board accepted the resignation of Board member Robert Rackley effective June 5, 2013 for the Panther Trails Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Appointment of New  
Board Members**

Mr. Cox confirmed to the Board that there were now two vacant seats on the Board of Supervisors and explained the need to appoint new members. Ms. Macsuga introduced Yudelkis "Judy" Mitchell who had expressed interest in serving on the Board.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board appointed Yudelkis "Judy" Mitchell to serve the remainder of the Board seat holding the term 2012-2016 for the Panther Trails Community Development District.

**SIXTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Eden provided an update of recent events and landscape maintenance done in the community, noting that a drip line had been fixed and the irrigation timing was adjusted due to fines resulting from watering restriction violations.

**SEVENTH ORDER OF BUSINESS**

**Aquatic Services Update**

Mr. Cox presented the latest aquatic services report from Lake Masters to the Board and reviewed it with them.

**EIGHTH ORDER OF BUSINESS**

**Amenity Services Update**

Mr. Eden reviewed the latest monthly amenity services report for the Board, giving an update of clubhouse and community events, projects that have been completed and programs that have been implemented.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Installation of Security Cameras &  
Monitoring System**

Mr. Eden reviewed for the Board a proposal for installation of a security camera and monitoring system. The Board asked staff to obtain other proposals for consideration.

**TENTH ORDER OF BUSINESS**

**Presentation of Bond Refinancing –  
Phase II Assessments and Bonds and  
Project**

Mr. Steady presented information related to the development of Phase II to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Developer Funding  
Agreement**

Mr. Steady presented the developer funding agreement to the Board for consideration. It was noted that “irregardless” is not a word and should be struck from the document.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the developer funding agreement as amended for the Panther Trails Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Bond Counsel  
Agreement**

Mr. Steady presented the bond counsel agreement to the Board for consideration.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board approved the bond counsel agreement for the Panther Trails Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Investment Banker  
Agreement**

Mr. Steady presented the investment banker agreement to the Board for consideration.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board approved the investment banker agreement for the Panther Trails Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion of Timing of Initiating  
Assessment Process and Issuance of  
Bonds; and  
Discussion of Bid Request/Request For  
Proposals**

Mr. Steady initiated discussion of the timing of the assessment process and issuance of bonds to the Board as well as discussion of the bid request and Request For Proposals process, and presented the Phase II project manual to the Board for consideration.

On a Motion by Ms. Murray, seconded by Mr. Grable, with all in favor, the Board approved the Phase II project manual in substantial form for the Panther Trails Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Appointment of Review Committee**

Mr. Steady explained the need to select a committee to review Phase II proposals submitted for consideration.

On a Motion by Mr. Grable, seconded by Ms. Murray, with all in favor, the Board selected Scott Steady, Tonja Stewart, Carrie Macsuga, and Jeff Hills to serve as the four members of the Review Committee for the Panther Trails Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Monthly Unaudited Financial Summary**

Mr. Cox presented the latest monthly unaudited District financial summary to the Board and reviewed it for them. The Board had questions regarding paid-off debt.

*(Ms. Murray departed the meeting at 7:25 p.m.)*

**SEVENTEENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2013/2014  
Proposed Budget**

Mr. Cox presented the Proposed Budget for Fiscal Year 2013/2014 to the Board for consideration and reviewed it with them.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-04,  
Approving Proposed Budget and Setting  
a Public Hearing**

Mr. Cox then presented Resolution 2013-04 to the Board for consideration. The Board chose to hold the public hearing at 6:00 p.m. on August 29, 2013.

On a Motion by Ms. Macsuga, seconded by Mr. Grable, with all in favor, the Board approved Resolution 2013-04, Approving the Proposed Budget and Setting a Public Hearing, for the Panther Trails Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Steady had no additional information to report.

**B. District Engineer**

Ms. Stewart presented information regarding the options for a tot lot. She recommended installing the tot lot in front of the existing playground next to the clubhouse. The Board asked staff to bring back the proposal including benches, a trash can and other items.

**C. District Manager**

Mr. Cox advised the next regularly scheduled meeting, and public hearing on adoption of the final budget, will be held at 6:00 p.m. on August 29, 2013.

**TWENTIETH ORDER OF BUSINESS**

**Audience Comments & Supervisor Requests**

**Audience Comments**

Mr. Eden reported an issue regarding owners and their tenants both using the amenity facilities.


**Supervisor Requests**

Mr. Grable asked about other community growth around the area.

**TWENTY-FIRST ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Macsuga, seconded by Mr. Grable, with all in favor, the Board adjourned the meeting at 7:55 p.m. for the Panther Trails Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman