

**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.*

**MAGNOLIA WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Magnolia West Community Development District was held on **Tuesday, July 12, 2016 at 3:30 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, and FL. 32043.

Present and constituting a quorum:

Bob Porter	<b>Board Supervisor, Chairman</b>
Curtis Hart	<b>Board Supervisor, Vice Chairman</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams</b>
Tony Shiver	<b>First Coast CMS</b>
Kyle Kubik	<b>Yellowstone Landscape</b>

Audience present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter opened the Board of Supervisors Meeting at 3:36 p.m. and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience questions.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held  
April 12, 2016**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held April 12, 2016 for the Magnolia West Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for March  
2016, April 2016 and May 2016**

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board ratified the operations and maintenance expenditures for March 2016 in the amount of \$13,725.86, April 2016 in the amount of \$29,028.83 and May 2016 in the amount of \$15,454.35 for the Magnolia West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
- B. District Engineer  
Not Present.
- C. Field Report  
Mr. Shiver reviewed his report and noted the need for a refrigerator in the Amenity Center. The Board authorized him to purchase a refrigerator at a cost not to exceed \$500.00. He also noted that the television at the Amenity Center had been damaged through a surge through the Comcast Cable. The Board authorized him to replace this.
- D. Landscape Report  
Mr. Kubik reviewed his report under Tab 4.
- E. District Manager
  - i.) Update on Number of Registered Voters  
Ms. Gallagher updated the Board that as of April 15, 2016 there were 198 registered voters in the district according to correspondence reviewed from Clay County Supervisor of Elections.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Audited Financial  
Statements for year ended September 30,  
2015**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board accepted the Audited Financial Statements for year ended September 30, 2015 for Magnolia West Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Annual Engineer's Report**

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board accepted the annual Engineer's Report for Magnolia West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Renewal Agreement with Lake Doctors**

Ms. Gallagher reviewed renewal proposal and noted the increase of \$15.00 per month.

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved the Renewal Proposal from Lake Doctors at a rate of \$245.00 per month for Magnolia West Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreement with Poolsure**

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved Poolsure proposal for pool chemicals at a rate of \$600.00 per month for Magnolia West Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing on the Fiscal Year 2016/2017 Final Budget**

1.) Consideration of Resolution 2016-05, Adopting the Final Budget for Fiscal Year 2016/2017

On a Motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, Mr. Porter opened the Public Hearing for Magnolia West Community Development District.

Ms. Gallagher reviewed budget.

An audience member had questions about fishing policies.

An audience member had a question about the unplatted land.

An audience member had questions about budget line items 21, 60, 61 and 70.

On a Motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, The Board closed the Public Hearing for Magnolia West Community Development District.

On a Motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, The Board adopted Resolution 2016-05, approving the Final Budget for Fiscal Year 2016/2017 for Magnolia West Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06,  
Imposing Special Assessments and  
Certifying the Assessment Roll**

On a Motion by Mr. Hart, seconded by Mr. Teagle , with all in favor, The Board adopted Resolution 2016-06, Imposing Special Assessments and Certifying the Assessment Roll for Magnolia West Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

An audience member had a question about the district's general liability insurance and the pool.

An audience member noted the need for lighting after dusk near entrance to access the gym. The Board directed Mr. Shiver to explore lighting options as well as key card access closer to the gym.

There were no supervisor comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board of Supervisors adjourned the meeting at 4:26 p.m. for the Magnolia West Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman