

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, May 12, 2015 at 3:30 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, FL. 32043.

Present and constituting a quorum:

| | |
|--------------|--|
| Bob Porter | Board Supervisor, Chairman |
| Curtis Hart | Board Supervisor, Vice Chairman |
| Mark Dearing | Board Supervisor, Assistant Secretary |
| James Teagle | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-----------------|---|
| Melissa Dobbins | District Manager, Rizzetta & Company, Inc. |
| Wes Haber | District Counsel, Hopping Green & Sams |
| Ryan Stilwell | District Engineer, Prosser, Inc. |
| Tony Shiver | First Coast CMS |
| Kyle Kubik | Austin Outdoor |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter opened the Board of Supervisors Meeting at 3:33 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held March 10, 2015

Mr. Porter requested making a change on page 2 of the minutes to read "tables for the pool" instead of pool tables.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held March 10, 2015, as amended for the Magnolia West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held March 10, 2015

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the minutes of the Audit Committee meeting held March 10, 2015 for the Magnolia West Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January 2015, February 2015 and March 2015

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified the operations and maintenance expenditures for January 2015 in the amount of \$9,114.69, February 2015 in the amount of \$14,582.92 and March 2015 in the amount of \$13,388.38 for the Magnolia West Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber noted that the legislation session just ended and there was no real impact on CDDs.
- B. District Engineer
No Report.
- C. First Coast CMS
Mr. Shiver reviewed moving the marquee sign on CDD property at the amenities. He also updated the Board of Supervisors that the ADA pool handrails were installed yesterday. The pool can be opened this Friday.

He is still waiting for a cable installation date from Comcast.

D. Austin Outdoor
Mr. Kubik reviewed his report.

E. District Manager
Ms. Dobbins noted that the next regularly scheduled Board of Supervisors meeting will be held June 9, 2015.

Ms. Dobbins noted that, per Clay County, as of April 15, 2015 the district has 94 registered voters.

SEVENTH ORDER OF BUSIENSS

Consideration of Audit Committee Recommendation

The Board of Supervisors accepted the Audit Committee's recommendation and awarded the agreement for audit services to McDirmit Davis.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted the Audit Committee's recommendation and awarded the agreement for audit services to McDirmit Davis for Magnolia West Community Development District.

EIGHTH ORDER OF BUSINESS

Acceptance of Financial Report for Fiscal Year ending September 30, 2014

The Board of Supervisors accepted the Audit Financial Report for Fiscal Year ending September 30, 2014.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board accepted the Audit Financial Report for Fiscal Year ending September 30, 2014 for Magnolia West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Lake Doctors Contract Renewal

The Board of Supervisors approved the Lake Doctors contract renewal for five ponds at the same current rate of \$198 per month.

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved the Lake Doctors contract renewal for five ponds at the rate of \$198 per month for Magnolia West Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Fitness Equipment Proposal

The Board of Supervisors approved the fitness equipment proposal by Fitness Pro in the amount of \$7,459.

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved the fitness equipment proposal by Fitness Pro in the amount of \$7,459 for Magnolia West Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of First Coast CMS Contract Renewal

The Board of Supervisors approved the annual contract with First Coast CMS for pool maintenance, general maintenance, janitorial and staffing for a total of \$2,510 per month.

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved the annual contract with First Coast CMS for pool maintenance, general maintenance, janitorial and staffing for a total of \$2,510 per month for Magnolia West Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Amenity Center Rules, Policies and Fees

Ms. Dobbins reviewed amending the policies to restrict any rentals during weekends that fall on federal holidays, pool closing on Mondays due to maintenance and updating language to read No Pets (except service animals). Ms. Dobbins also reviewed establishing pavilion rental rates and procedures. A rental fee of \$50 and a refundable deposit of \$50 will be adopted at a future Public Hearing.

After discussion, the Board of Supervisors approved the amended policies and set a Public Hearing for July 14, 2015 at 3:30 p.m. for rates to rent the pavilion.

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved amending the policies to restrict any rentals during weekends that fall on federal holidays; pool closing on Mondays due to maintenance; updating language to read No Pets (except service animals) and to Set a Public Hearing July 14, 2015 to review imposing a pavilion rental fee of \$50 and a refundable deposit of \$50 for Magnolia West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of District Engineer Annual Report

Mr. Stilwell presented the 2015 Public Facilities Report in final form (Ex-A) and 2015 Consulting Engineer's Report (Ex-B) in draft form. Once the budget has been adopted, final comments on the district's future outcome can be added to the 2015 Consulting Engineer report and then submitted to the Trustee. The Board of Supervisors accepted both reports in substantial form.

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved the 2015 Public Facilities Report and the 2015 Consulting Engineer's Report in substantial form for Magnolia West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Approving the Fiscal Year 2015/2016 Proposed Budget and Setting the Public Hearing

The Board of Supervisors approved Resolution 2015-04 and set the Public Hearing for July 14, 2015 at 3:30 p.m.

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2015-04 and set the Public Hearing for July 14, 2015 at 3:30 p.m. for Magnolia West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There was a question regarding who mows the vacant lots.

There was a question regarding whether DR Horton plans to purchase the undeveloped property.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Teagle, seconded by Mr. Hart with all in favor, the Board of Supervisors adjourned the meeting at 4:18 p.m. for the Magnolia West Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit “A”



2015 Public Facilities Report

For the:

Magnolia West Community Development District

Clay County, FL

May 11, 2015
Prosser No. 111007.01

Prepared by:
PROSSER[™]

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Community | Management | Energy | Relationships

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PURPOSE AND SCOPE

This report has been prepared at the request of the Magnolia West Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The District encompasses approximately 157 acres located to the east of CR 315 in the City of Green Cove Springs in Clay County, Florida (Exhibit 1 and Exhibit 3). The development within the District includes a mix of single-family residential and recreational uses (Exhibit 2).

The project infrastructure required to service Phase 1 of the District is substantially complete. It was originally funded through the issuance of the Series 2006 bonds, totaling approximately \$8.4M.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the Clay County Utility Authority (CCUA). The District is served by a looped main system wherever possible with water supplied by both the CCUA. As part of the initial construction project, offsite water mains were constructed to connect to the existing CCUA system. The water distribution systems consist of 12-, 10-, 8-, 6- and 4-inch water mains that disseminate the water to the end users.

All water mains constructed within the rights-of-way (ROW) have been dedicated to CCUA. Where construction within the ROW was not practical or possible, CCUA has been provided an easement by the land owner.

Wastewater Facilities

The District wastewater service is provided by Clay County Utility Authority (CCUA). The District onsite sanitary sewer system consists of a network of 8-, 10- and 12-inch gravity sewer lines and manholes, which collect the residential and recreational waste water flows and one (1) existing pumping station. The second pump station is anticipated in future phases.

Like the potable water system, all of the wastewater facilities are owned by CCUA. Most of the systems reside in right-of-ways, but some exist on private property. In such a case, an easement has been granted to CCUA by the land owner.

Stormwater Management Facilities

The District-wide stormwater system consists of a proposed ten (10) wet detention ponds (See Exhibit 2) to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release.

In general, the stormwater runoff flows from the developed parcels to the roads and conveyance swales and into ponds via inlet structures, pipes and open waterways. The primary form of treatment is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into Buckeys Creek and/or unnamed onsite wetlands. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The stormwater system for Phase 1 consists of six (6) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are either owned by the District or have existing easements for maintenance.

Recreational Facilities

The District's recreational facilities are currently operational. There is one (1) main recreational facilities located within the District, the "Amenity Center".

Sited on an approximately 2-acre parcel at the northwest corner of the District, the Amenity Center features a community building and restrooms. The exterior has components including a family pool, kiddie pool, tot lot and tennis court.

Electrical System

The District is serviced by the Clay Electric Cooperative Inc. (CEOI). The CEOI provides underground electric service to the site. The internal electric distribution system consists of underground cable with appurtenant transformers and service pedestals. Street lighting is provided on all major roadways and subdivision roadways within the District.

Roadways and Entrance Features

Access to Phase 1 of the District is provided from one (1) access point along Medinah Lance. The major entrance from CR 315 to Medinah Lane includes an entrance feature with the Amenity Center site that includes signage, walls, and landscaping.

The internal roadways were designed to comply with Clay County criteria. The District conveyed the completed roadways within the District boundaries to Clay County for operation and maintenance.

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT FIVE YEARS

The future phases of the District are anticipated to be constructed upon sales of the existing Phase 1 residential lots.

Exhibit 1. Vicinity Map



P:\111007-01\GIS\Magnolia West\CD\ Location_0511.mxd

Source: Esri, DigitalGlobe, GeoEye, iSat, USDA, USGS, AEX, Geoworld, Aergrid, IGN, IGP, and the GIS User Community

Source: Clay County, Bing, Prosser Inc.

MAGNOLIA WEST CDD
Exhibit 1 - Vicinity Map

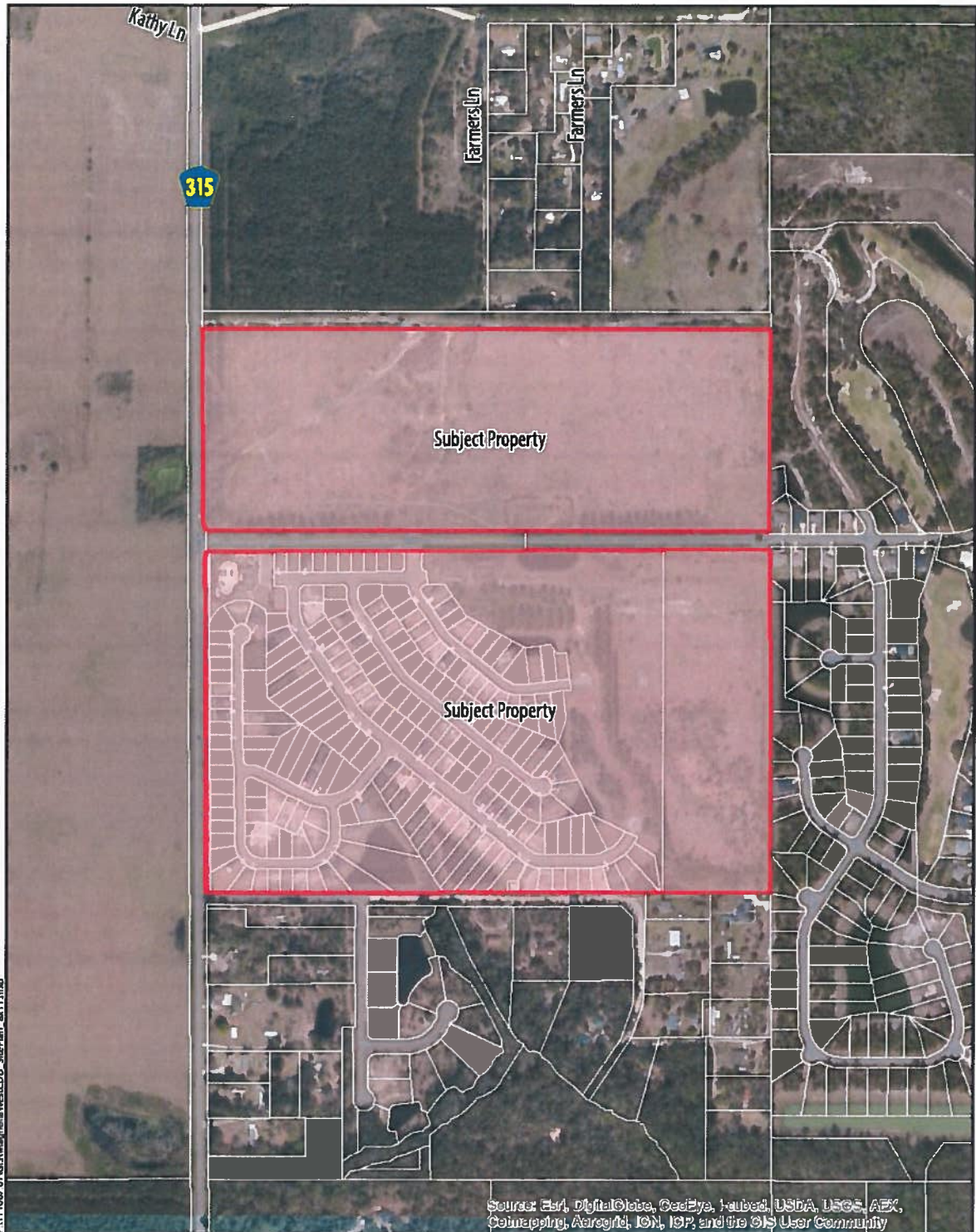
May 11, 2015



0 0.25 0.5
Miles

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Exhibit 2. Site Plan



MAGNOLIA WEST CDD

Exhibit 2 - Site Plan

May 11, 2015

Source: Clay County, Bing, Prosser Inc.

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0 300 600
Feet

Exhibit 3. Project Layout with Phasing

EXHIBIT "3"
MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT
PROJECT LAYOUT WITH PHASE ONE AND FUTURE PHASES

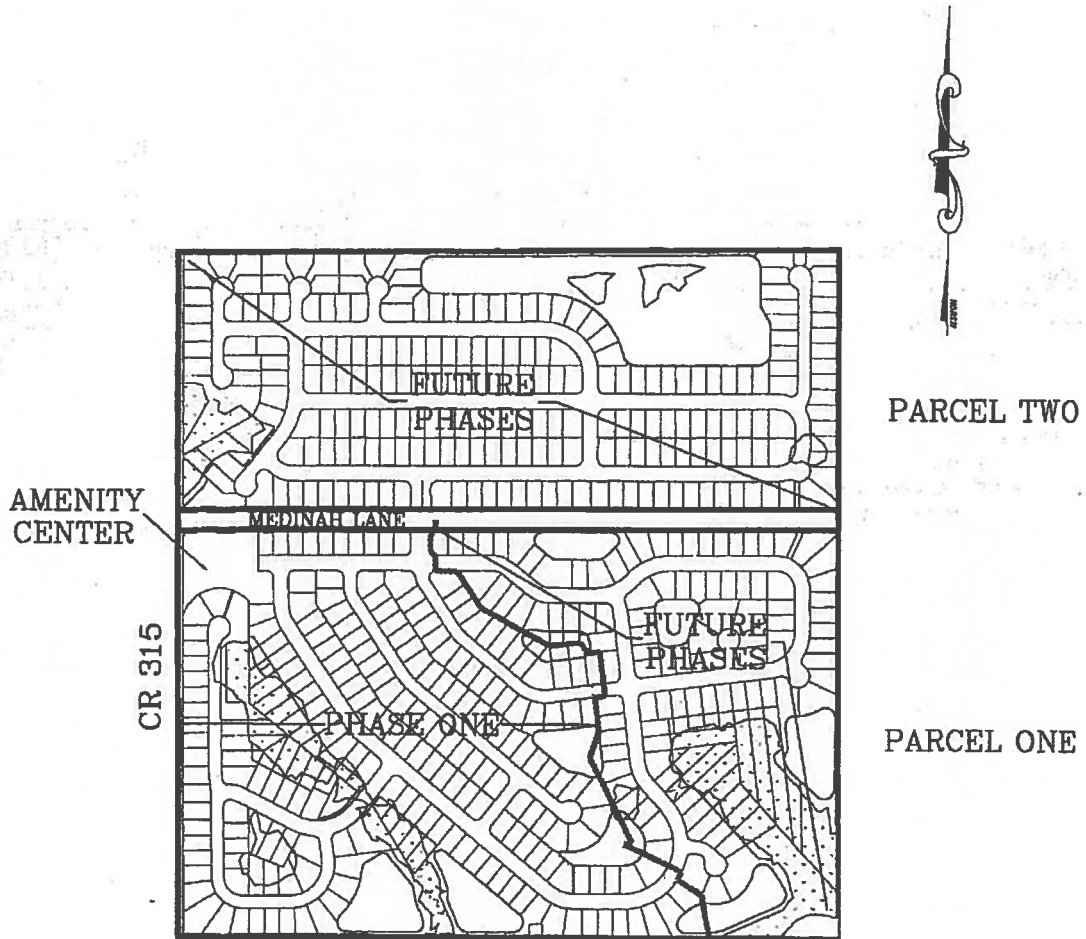


Exhibit “B”

May 11, 2015

Susan M. Heafner, Trust Review Analyst
U.S. Bank Corporate Trust Services
225 Water Street, Suite 700
Jacksonville, Florida 32202

**PROJECT: Magnolia West Community Development District
Prosser Project No. 111007.01**
SUBJECT: Consulting Engineer's Report 2015

Dear Ms. Heafner:

In accordance with Section 9.21 of the Master Trust Indenture for the Magnolia West Community Development District ("District"), Prosser, Inc., the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The fiscal year 2015 budget along with current reserves are sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, Prosser has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,
PROSSER, INC.

Ryan P. Stilwell., P.E.
Principal