

**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, December 13, 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>
Mark Dearing	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience present

**\*James Teagle and Curtis Hart were given Oath of Office prior to start of meeting.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter opened the Board of Supervisors Meeting at 3:31 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**

**Oath of Office for Newly Elected Board Supervisors**

\*Ms. Gallagher noted that James Teagle and Curtis Hart were given the Oath of Office prior to onset of meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-01, Canvassing and Certifying Election Results**

Ms. Gallagher noted that James Teagle received 90 votes; Jan Doan received 90 votes and Curtis Hart received 89 votes in the Landowner Election held on November 16, 2016 this resulted in four year terms for James Teagle and Jan Doan and a two year term for Curtis Hart.

On a Motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2017-01, Canvassing and Certifying the Election Results for Magnolia West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02, Designating Officers**

The Board approved Resolution 2017-02, Designating Officers with the following: Chairman – Bob Porter; Vice Chairman- Curtis Hart and Assistant Secretaries– Mark Dearing, Jan Doan, James Teagle, Lesley Gallagher and Melissa Dobbins.

On a Motion by Mr. Dearing, seconded by Mr. Hart with all in favor, the Board adopted Resolution 2017-02, Designating Officers for Magnolia West Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Landowner Election held November 16, 2016**

On a Motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved minutes of the Landowner Election held on November 16, 2016 for Magnolia West Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held  
September 13, 2016**

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held September 13, 2016 for the Magnolia West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for August  
2016, September 2016 and October 2016**

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified the operations and maintenance expenditures for August 2016 in the amount of \$15,534.27 and September 2016 in the amount of \$28,803.74 and for October 2016 in the amount of \$17,987.77 for the Magnolia West Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
The Board authorized District Counsel to move forward preparing a formal towing policy for common elements.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board authorized District Counsel to move forward preparing a formal towing policy for common elements for the Magnolia West Community Development District.

- B. District Engineer  
Not Present.
- C. Field Report  
Mr. Shiver reviewed his report under Tab 7. He also noted he is working on obtaining proposals for playground mulch.
- D. Landscape Report  
Mr. Kubik reviewed his report under Tab 8.
- E. District Manager  
Ms. Gallagher noted the next meeting will be held on February 14, 2017 at 3:30 p.m.

**TENTH ORDER OF BUSINESS**

**Consideration of Landscape Enhancement Proposal**

The Board approved Yellowstone to move forward with the landscape enhancement proposal for tennis court area and Jack Frost Ligustrum shrubs at a cost of \$972.00.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Grant Easement to Clay County Utility Authority**

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified the Grant Easement to Clay County Utility Authority for the Magnolia West Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-03, Prompt Payment Policies**

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board adopted Resolution 2017-03, Prompt Payment Policies for the District for Magnolia West Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Arbitrage Rebate Agreement**

The Board ratified the Chairman's approval of Arbitrage Rebate Agreement with Amtec at a cost of \$600.00 annually.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified the Chairman's approval of Arbitrage Rebate Agreement with Amtec at a cost of \$600.00 annually for Magnolia West Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of District Fiscal Year 2016/2017 Insurance Policy**

The Board ratified the Chairman's approval of Fiscal Year 2016/2017 Insurance Policy with Egis in the amount of \$10,454.00.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified the Chairman's approval of Fiscal Year 2016/2017 Insurance Policy with Egis in the amount of \$10,454.00 for Magnolia West Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Arbitrage Rebate  
Calculation Report Series 2006 as of  
October 13, 2016**

The Board accepted Arbitrage Rebate Calculation Report Series 2006, October 12, 2016 reflecting a negative rebate amount of \$(249,541.34).

On a Motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, The Board accepted Arbitrage Rebate Calculation Report Series 2006, October 12, 2016 reflecting a negative rebate amount of \$(249,541.34) for Magnolia West Community Development District.

**Audience Comments and Supervisor Requests**

An audience member had a question about the interest rate on bonds.

An audience member had concerns about private property landscape.

An audience member requested that the memorial for shooting victims on Medinah Lane be removed.

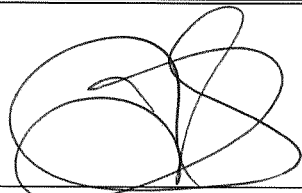
An audience member had questions regarding a second amenity center.

There were no supervisor comments.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board of Supervisors adjourned the meeting at 3:53 p.m. for the Magnolia West Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman