

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 10, 2018 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:

Mark Dearing	Board Supervisor, Assistant Secretary
James Teagle	Board Supervisor, Assistant Secretary
Jan Doan	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Michelle Rigoni	Associate, Hopping Green & Sams (Via Speakerphone)
Ryan Stilwell	District Engineer, Prosser (Via Speakerphone)
Tony Shiver	Representative, First Coast CMS
Kyle Kubik	Account Manager, Yellowstone Landscape

Audience present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher 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

Ms. Gallagher updated the Board that there is an additional Resolution (Exhibit A) that she would request be added to the agenda today.

On a motion by Mr. Doan, seconded by Mr. Dearing, with all in favor, the Board approved adding Resolution 2018-09, Accepting the Dedication of Improvements for Unit 2A, 2B and 3 plats for Magnolia West Community Development District.

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

**Consideration of the Audit Committee Meeting
Minutes held on May 8, 2018**

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 on May 8, 2018 for Magnolia West Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held
May 8, 2018**

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held May 8, 2018 for Magnolia West Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and Maintenance
Expenditures for April 2018 and May 2018**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified the operations and maintenance expenditures for April 2018 in the amount of \$23,293.50 and May 2018 in the amount of \$18,924.99 for Magnolia West Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan reviewed Resolution 2018-09 which accepts conveyances in Units 2A, 2B and 3 plats. She noted that upon certification from the District Engineer the District will accept conveyances in Units 2A and 2B with the conveyances for unit 3 anticipated to happen at a later date.

On a motion by Mr. Doan, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2018-09, Accepting the Dedication of Improvements for Unit 2A, 2B and 3 plats upon certification from the District Engineer for Magnolia West Community Development District.

B. District Engineer

1.) Ratification of the 2018 Consulting Engineer's Report

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted the District Engineer's Report dated June 6, 2018 for Magnolia West Community Development District.

C. Amenity Manager Report

1.) First Coast CMS Field Report, July 2018

Mr. Shiver reviewed his report found under Tab 5 of the agenda including recent lightning damage to the access system. He also updated the Board that he would be terminating the current pool maintenance attendant and would personally be maintaining the pool until a suitable replacement can be found.

D. Landscape Report

1.) Yellowstone Landscape Report, July 2018

Mr. Kubik reviewed his report found under Tab 6 of the agenda.

E. District Manager

Ms. Gallagher updated the Board that the agreement with Turner Pest Control for monthly services would expire before the next meeting.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved continuing service with Turner Pest Control at the same rate of \$70.00 per month for Magnolia West Community Development District.

1.) Update on Modification of Contract for Professional District Services

Ms. Gallagher also updated the Board that the modification of the Rizzetta & Company contract for Professional District Services found under Tab 7 of the agenda is the final version of the agreement previously approved in substantial form and that authorization was given to the Chairman at that time to approve the final version upon review of District Counsel. Hopping Green & Sams has reviewed and approved the final version which the Chairman has also reviewed and approved based on District Counsel's approval.

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board accepted the modification of the Rizzetta & Company contract for Professional District Services as presented for Magnolia West Community Development District.

Ms. Gallagher also noted that the electric meter ending in 2807 had been disconnected.

SEVENTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation**

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board accepted the Audit Committee recommendation of Grau & Associates for District Auditing Services for fiscal year 2018, 2019 and 2020 for Magnolia West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of The Lake Doctors Aquatics Management Agreement Renewal Proposal

On a motion by Mr. Doan, seconded by Mr. Teagle, with all in favor, the Board approved the renewal proposal from The Lake Doctors at a monthly expense of \$395.00 effective August 1, 2018 for Magnolia West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape Agreement Renewal Proposal

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the renewal proposal from Yellowstone for landscape maintenance effective October 1, 2018 for a total of \$2,388.13 monthly, including nine (9) ponds for Magnolia West Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Republic Services Waste Management Proposal

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the renewal proposal from Republic Services Waste Management for thirty-six (36) months for Magnolia West Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Poolsure Renewal Proposal

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board approved the renewal proposal from Poolsure in the amount of \$612.00 per month, effective August 1, 2018 for Magnolia West Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of First Coast CMS Renewal Proposal

On a motion by Mr. Doan, seconded by Mr. Dearing, with all in favor, the Board approved the First Coast CMS renewal proposal in the amount of \$3,869.00 a month, effective October 1, 2018 to include a total of thirty-four (34) hours per week for Magnolia West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Acceptance of the Financial Report for Period Ending September 30, 2017

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board accepted the Financial Report for period ending September 30, 2017 for Magnolia West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Setting Date, Time and Location of Fiscal Year 2018/2019 Regular Meetings

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2018-06, setting the date, time and location of the fiscal year 2018/2019 regular meetings for Magnolia West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2018/2019 Final Budget

1.) Consideration of Resolution 2018-07, Approving the Fiscal Year 2018/2019 Budget

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board opened the Public Hearing for Magnolia West Community Development District.

Ms. Gallagher reviewed the updates for the fiscal year 2018-2019 budget.

On a motion by Mr. Doan, seconded by Mr. Dearing, with all in favor, the Board closed the Public Hearing for Magnolia West Community Development District.

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board adopted Resolution 2018-07 and approved the final budget for Fiscal Year 2018/2019 for Magnolia West Community Development District.

2.) Consideration of Resolution 2018-08, Imposing Special Assessments and Certifying the Assessment Roll

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2018-08, Imposing Special Assessments and Certifying the Assessment Roll for Magnolia West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

An audience member had comments on the additional basketball goal that was placed at the amenity center without authorization.

An audience member had questions regarding sidewalks.

An audience member had questions regarding the monument signs being placed at the entrances.

An audience member had a comment regarding weeds in the front landscape beds.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Dearing, seconded by Mr. Doan, with all in favor, the Board of Supervisors adjourned the meeting at 4:15 p.m. for the Magnolia West Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman