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**MINUTES OF MEETING  
MAGNOLIA PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District was held on Monday, June 12, 2017 at 9:30 a.m. at Pulte Homes, 2662 South Falkenberg Road, Riverview, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Debora Hudrlik	Board Supervisor, Chairwoman
Denise Kiminki	Board Supervisor, Vice Chairwoman
Mac McDowell	Board Supervisor, Assistant Secretary
John Heaner	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Jere Earlywine	District Counsel
Virginia Tillman	Aquatic Systems
Scott Crow	Yellowstone

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Vendor Reports & Proposals**

**A. Aquatic Systems Report – May 31, 2017**

Ms. Tillman presented the Aquatic Systems Report – May 31, 2017 and asked for comments or questions.

➤ **Proposal for Lab Services & Standard Lake Assessment - \$921 (#15)**

On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board approved the Aquatic Systems Proposal for Lab Services & Standard Lake Assessment - \$921 (#15) for the Magnolia Park Community Development District.

➤ **Proposal for Cattail Removal – Pond 28 - \$4,046**

Discussion ensued concerning the Proposal for Cattail Removal – Pond 28 - \$4,046. The cattails had been sprayed and the Board requested they be closely monitored as they decompose in the next 4-6 months. Ms. Miller will monitor Pond 31 also.

**B. Yellowstone Landscape**

Mr. Crow presented the Yellowstone Landscape Report and asked for comments or questions.

Discussion ensued.

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➤ **Ratification of Southwest Parcel G Entry Enhancement to be Paid by Pulte**

On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board ratified the Southwest Parcel G Entry Enhancement to be paid by Pulte for the Magnolia Park Community Development District.

➤ **Ratification of Somerset Hill Lane Drainage Sleeve Install - \$710.58**

On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board ratified the Somerset Hill Lane Drainage Sleeve Install - \$710.58 for the Magnolia Park Community Development District.

➤ **Discussion of South Amenity Tree Removal and Land Clean Up**

Ms. Comings-Thibault presented Discussion of South Amenity Tree Removal and Land Clean Up, and stated that this item would be included in FY 2018 budget.

➤ **Discussion of Tree Trimming in the Conservation Area**

Ms. Comings-Thibault presented Tree Trimming in the Conservation Area and asked for comments or questions.

Ms. Hudrlik asked Mr. Crow to remove the two dead trees as soon as possible before hurricane season started. Mr. Crow said he would get a separate quote by end of the week.

**C. DPFG Field Operations Report**

Ms. Comings-Thibault presented the DPFG Field Operations Report and asked for comments or questions.

**FOURTH ORDER OF BUSINESS – Administrative Items:**

**A. Approval of the May 1, 2017 Meeting Minutes**

Ms. Comings-Thibault presented the May 1, 2017 meeting minutes and asked for comments, questions or corrections.

On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved the May 1, 2017 Meeting Minutes for the Magnolia Park Community Development District.

**B. Approval of the April 2017 Unaudited Financial Report & Construction and Acquisition Schedule**

Ms. Comings-Thibault presented the Unaudited April 2017 Financial Report & Construction and Acquisition Schedule and asked for comments or questions.

On a MOTION by Ms. Kiminki, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board approved the April 2017 Unaudited Financial Report & Construction and Acquisition Schedule for the Magnolia Park Community Development District.

**FIFTH ORDER OF BUSINESS – Business Matters**

79           **A.       Presentation of Proposed Budget for Fiscal Year 2017/2018**

80           Ms. Comings-Thibault presented the Proposed Budget for Fiscal Year 2017/2018 and asked for  
81 comments or questions.

82           Discussion ensued.

83           **B.       Consideration of Resolution 2017-06 Approving the Proposed FY 2017/2018 Budget**  
84           **and Setting the Public Hearing**

85           Ms. Comings-Thibault presented Consideration of Resolution 2017-06 Approving the Proposed  
86 FY 2017/2018 Budget and Setting the Public Hearing and asked for comments or questions.

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88           On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board  
89 adopted Resolution 2017-06 Approving the Proposed FY 2017/2018 Budget and Setting the Public  
90 Hearing for August 21, 2017 at 6:30 p.m. at the Bloomingdale Regional Library, 1906 Bloomingdale  
91 Ave., Valrico, Florida 33596 for the Magnolia Park Community Development District.

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93           **C.       Consideration of Cardno Proposal for Magnolia Park NE Mitigation Area M-1,**  
94           **Mitigation Monitoring & Maintenance - \$8,130**

95           Ms. Comings-Thibault presented Consideration of Cardno Proposal for Magnolia Park NE  
96 Mitigation Area M-1, Mitigation Monitoring & Maintenance - \$8,130 and asked for comments or  
97 questions.  
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99           On a MOTION by Ms. Kiminki, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board  
100 approved the Cardno Proposal for Magnolia Park NE Mitigation Area M-1, Mitigation Monitoring &  
101 Maintenance - \$8,130 for the Magnolia Park Community Development District.

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103           **SIXTH ORDER OF BUSINESS – Staff Reports**

104           **A.       Manager**

- 105                   ➤ **August Budget Meeting Location: August 21, 2017 – 6:30 p.m.**  
106                   **Bloomingdale Regional Public Library**  
107                   **1906 Bloomingdale Ave., Valrico FL 33596**  
108                   **Room Capacity: 30**

109           This item was previously discussed.

- 110                   ➤ **Meter located at 5790 Magnolia Park Blvd., not being paid by CDD**

111           No action needed to be taken on this item

- 112                   ➤ **Update on stakes and tagged trees – Magnolia Park Southwest**

113           This item was previously discussed and signs to contact District Manager will be put up.

114           **B.       Attorney**

115           Mr. Earlywine updated the Board on the northeast residential section's documents, stating they  
116 have been finalized and that there was one adjustment concerning a tot lot that is part of an existing CDD  
117 tract with playground equipment that should be HOA. A survey will be done and a separate deed made.

118 He also updated on water sharing agreement with HOA, TECO streetlight agreement, and  
119 construction phases clean up.

120 **C. Engineer**

121 There being none, the next item followed.

122 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

123 Ms. Hudrlik commented about the monument signage and the question about CDD ownership.

124 Ms. Hudrlik mentioned returning Form 1.

125 **NINTH ORDER OF BUSINESS – Adjournment**

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127 On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board  
128 adjourned the meeting for the Magnolia Park Community Development District.

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130 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
131 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
132 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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136 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
137 noticed meeting held on 6-12-17.

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Signature

Janet Johns  
Printed Name

Title:  Secretary  Assistant Secretary

  
Signature

Debora L. Hudrlik  
Printed Name

Title:  Vice Chairman  Chairman