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

6 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development  
7 District was held on Monday, January 11, 2016 at 9:30 a.m. at Pulte Homes, 2662 South Falkenberg  
8 Road, Riverview, Florida.

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**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

11	Carlos Gregory	Board Supervisor, Chairman
12	Justin Leech	Board Supervisor, Assistant Secretary
13	Denise Kiminki	Board Supervisor, Assistant Secretary
14	Rob Barber	Board Supervisor, Assistant Secretary
15	Mike Piendel (after Oath)	Board Supervisor, Assistant Secretary

Also present were:

16	Patricia Comings-Thibault	District Manager, DPGF
17	Nandra Ramnarine	District Manager, DPGF
18	Jere Earlywine	District Counsel
19	Sarah Roberge	Leland Management
20	Sabrina Kilgore	Aquatic Systems
21	Scott Crow	Yellowstone
22	Brett Perez	Yellowstone
23	Dr. Donald Richardson	Ecological Consultants
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**SECOND ORDER OF BUSINESS – Audience Comments**

27 There being none, the next item followed.

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**THIRD ORDER OF BUSINESS – Vendor Reports**

29 **A. Introduction of Donald Richardson, PH.D. of Ecological Consultants, and District**  
30 **Engineer Jamie Scarola**

31 Ms. Comings-Thibault introduced Donald Richardson, PH.D of Ecological Consultants.

32 Discussion ensued.

33 District Engineer Jamie Scarola was not present.

34 **B. Aquatic Systems – Report**  
35 **Water Chemistry Report Pond 15**

36 Sabrina Kilgore presented the Aquatic Systems Report and Water Chemistry Report and asked

37 for comments or questions.

38 Discussion ensued.

39 **C. Landscape – Yellowstone Landscape**

40 Scott Crow presented the monthly report and asked for comments or questions.

41 Discussion ensued.

42 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
43 accepted the Yellowstone proposal of \$473.86 to flush cut and remove two dying palm trees located in  
44 round-a-bout, for the Magnolia Park Community Development District.

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46 **D. Review of Operations & Maintenance Reports**  
47 Ms. Comings-Thibault presented the Operations & Maintenance Reports and asked for comments  
48 or questions.  
49 Discussion ensued.

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

51 **A. Acceptance of Resignation of Officers**

52 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
53 accepted the resignation of Supervisor Bruce Orr, Seat #4, for the Magnolia Park Community  
54 Development District.

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56 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
57 accepted the resignation of Supervisor Justin Leech, Seat #1 for the Magnolia Park Community  
58 Development District.

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60 **B. Nomination of Supervisor for Vacant Seat**

61 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
62 nominated Mr. Mike Piendel, Seat #1, a member of the Board of Supervisors for the Magnolia Park  
63 Community Development District.

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65 **C. Oath of Office – Newly Elected Supervisor**

66 Mr. Piendel read and signed the Oath of Office.  
67 Ms. Comings-Thibault explained the Sunshine Law and Public Records.

68 **D. Approval of Resolution 2016-2 Appointment of Officers**

69 Ms. Comings-Thibault presented for approval Resolution 2016-2.

70 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
71 adopted Resolution 2016-2 Appointment of Officers, appointing the Officers of the District as follows:  
72 Mr. Carlos Gregory to serve as Chairman, Mr. Christopher Fisher as Vice Chair, Ms. Denise Kiminki,  
73 Mr. Rob Barber and Mr. Mike Piendel as Assistant Secretaries, Ms. Patricia Comings-Thibault as  
74 Secretary and Treasurer, Mr. Maik Aagaard as Assistant Treasurer, and Ms. Carolyn Stewart and Ms.  
75 Janet Johns as Assistant Secretaries for the Magnolia Park Community Development District.

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77 **E. Acceptance of the November 9, 2015 Meeting Minutes**

78 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
79 accepted the November 9, 2015 Minutes for the Magnolia Park Community Development District.

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81 **F. Acceptance of the November 2015 Financials**

82 Ms. Comings-Thibault presented the November 2015 Unaudited Financial Statements and asked  
83 for questions or comments.

84 Discussion ensued.

85 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
86 accepted the November 2015 Unaudited Financial Statements for the Magnolia Park Community  
87 Development District.

86 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
87 accepted the November 2015 Unaudited Financial Statements for the Magnolia Park Community  
88 Development District.

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90 **FIFTH ORDER OF BUSINESS – Business Items**

91 **A. Discussion on Yellowstone Revised Contract**

92 Brett Perez presented for discussion the Yellowstone Revised Contract.

93 Discussion ensued.

94 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
95 accepted the Yellowstone Revised Contract, subject to review by District Counsel, for the Magnolia Park  
96 Community Development District.

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98 **SIXTH ORDER OF BUSINESS – Staff Reports:**

99 **A. Manager**

100 There being none, next item followed.

101 **B. Attorney**

102 There being none, next item followed.

103 **C. Engineer**

104 There being none, next item followed.

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

106 Mr. Gregory advised that Pulte is in process of acquiring the Bainbridge parcel on the northeast  
107 corner of Progress and Falkenberg.

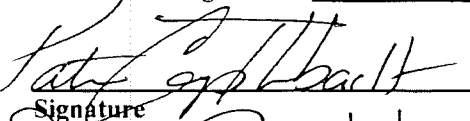
108 Discussion ensued.

109 **NINTH ORDER OF BUSINESS – Adjournment**

110 On a MOTION by Mr. Gregory, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
111 adjourned the meeting for the Magnolia Park Community Development District.

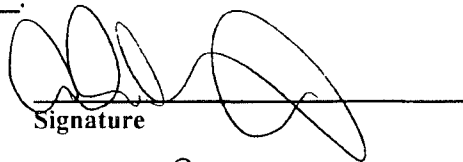
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114 *\*Each person who decides to appeal any decision made by the Board with respect to any matter  
115 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
116 proceedings is made, including the testimony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

117 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
118 noticed meeting held on \_\_\_\_\_.

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122 Signature

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124 Patricia Conroy-Thibault  
125 Printed Name

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127 Title:  Secretary  Assistant Secretary

120  
121   
122  
123 Signature

124 Carlos Gregor  
125 Printed Name

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127 Title:  Vice Chairman  Chairman

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