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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, March 13, 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:

Debra Hudrlik	Board Supervisor, Chairwoman
Denise Kiminki	Board Supervisor, Vice Chairwoman
Mac McDowell	Board Supervisor, Assistant Secretary
John Heaner	Board Supervisor, Assistant Secretary (in progress)

Also present were:

Patricia Comings-Thibault	District Manager
Jere Earlywine	District Counsel
Sarah Roberge	Leland Management
Virginia Tillman	Aquatic Systems
Brett Perez	Yellowstone
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

Ms. Tillman presented the Aquatic Systems Report.

- Special Services Agreement Cut Down Primrose Willow and Cattail – Pond #32 - \$1,150

On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board approved the Aquatic Systems Special Services Agreement Cut Down Primrose Willow and Cattail – Pond #32 – \$1,150 for the Magnolia Park Community Development District.

- Bainbridge Pond & Wetland Maintenance

Mr. Earlywine gave an update to the Board.

1. Wetland Maintenance: Site 38 & 39 \$614 Quarterly
2. Pond Maintenance: Sites 36 and Lakes 35 & 37 \$243 Mo.

On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board approved the Aquatic Systems Wetland Maintenance: Site 38 & 39 \$614 Quarterly, and Pond Maintenance: Sites 36 and Lakes 35 & 37 \$243 Monthly, with an April start, for the Magnolia Park Community Development District.

42 > Parcel F Ponds – Sites 32, 33, & 34 – approved 11-14-2016

43 **B. Landscape – Yellowstone**

44 Mr. Perez presented the Yellowstone Landscape Report.

45 Discussion ensued.

46 > NE Residential Phase I – Bainbridge Landscape Maintenance
47 Annual - \$32,379; Monthly - \$2,698.25

48 On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board
49 approved the Yellowstone Proposal for NE Residential Phase I – Bainbridge Landscape Maintenance
50 Annual - \$32,379; Monthly - \$2,698.25 for the Magnolia Park Community Development District.
51

52 > Parcel F Landscape Maintenance – approved 11-14-2016

53 > Spring Rotation – Red & Pink Begonias
54

55 **C. DPFG Field Operations Report**

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

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

59 **A. Approval of the February 13, 2017 Meeting Minutes**

60 Ms. Comings-Thibault presented the February 13, 2017 meeting minutes and asked for
61 comments, questions or corrections.

62 On a MOTION by Mr. McDowell, SECONDED by Ms. Hudrlik, WITH ALL IN FAVOR, the Board
63 approved the February 13, 2017 Meeting Minutes for the Magnolia Park Community Development
64 District.
65

66 **B. Approval of the Unaudited January 2017 Financial Report & Construction
67 And Acquisition Schedule**

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

70 On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board
71 approved the Unaudited January 2017 Financial Report & Construction and Acquisition Schedule for the
72 Magnolia Park Community Development District.
73

74 **FIFTH ORDER OF BUSINESS – Business Matters**

75 **A. Consideration of Special Warranty Deed for Tract B7 & Related Items**

76 Ms. Comings-Thibault presented Consideration of Special Warranty Deed for Tract B7 & Related Items
77 and asked Mr. Earlywine to give an update.

78 On a MOTION by Mr. McDowell, SECONDED by Ms. Hudrlik, WITH ALL IN FAVOR, the Board
79 accepted the Special Warranty Deed for Tract B7 & Related Items for the Magnolia Park Community
80 Development District.

81 **B. Parcel F Infrastructure Acquisition - DRAFT**

82 Mr. Earlywine presented Parcel F Infrastructure Acquisition – *Draft* and asked for comments or
83 questions.

84 Discussion ensued.

85 On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
86 adopted the Parcel F Infrastructure Acquisition-Draft, in substantial form, for the Magnolia Park
87 Community Development District.

88
89 **SIXTH ORDER OF BUSINESS – Staff Reports**

90 **A. Manager**

91 ➤ Bahia Grass Regeneration Memo – posted to website

92 Ms. Comings-Thibault commented that the Bahia Grass Regeneration Memo was posted to the
93 website. She also said she would be on vacation for the May meeting and asked if the meeting could be
94 moved to May 1. The Board agreed.

95 **B. Attorney**

96 There being none, no item followed.

97 **C. Engineer**

98 There being none, the next item followed.
99

100 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

101 There being none, next item followed.

102 **EIGHTH ORDER OF BUSINESS – Adjournment**

103
104 On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
105 adjourned the meeting for the Magnolia Park Community Development District.
106

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

110
111 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
112 noticed meeting held on _____.

113
114 Debora K Herdrik
115 Signature

116
117 Debora K Herdrik
118 Printed Name

119
120
121 Title: Secretary Assistant Secretary
122

Signature

Printed Name

Title: Vice Chairman Chairman