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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, November 14, 2016 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 Hudrik	Board Supervisor, Chairwoman
Denise Kiminki	Board Supervisor, Assistant Secretary
Mike Piendel	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Jere Earlywine	District Counsel
Sarah Roberge	Leland Management
Amanda Miller	Aquatic Systems
Scott Crow	Yellowstone

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Organization Matters**

**A. Review of Resumes**

- De Andre Boldon
- Mac McDowell
- David Mendez Vivas

Ms. Comings-Thibault separately asked Mr. Vivas and Mr. McDowell to introduced themselves to the Board and tell a little bit about themselves.

Ms. Comings-Thibault stated that the third applicant didn't make it to the meeting.

**B. Oath of Office of Newly Elected Supervisors & Supervisor Information Sheet & Form 1 to be filled out within 30 days.**

**C. Compensation of Supervisors**

**D. Consideration of Resolution 2017-1 Election of Officers**

Items B - D were tabled to the January meeting.

44 **FOURTH ORDER OF BUSINESS – Vendor Reports & Proposals**

45 **A. Aquatic Systems Report**

46 Ms. Miller presented the Aquatic Systems Report and stated she had the Lake Assessment  
47 Proposal for Pond 31. She has also brought Pond 30; however, the Board agreed it was not necessary.

48 **B. Landscape – Yellowstone**

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

50 Discussion ensued concerning watering during the current drought. District Manager requested  
51 Mr. Crow look into getting a watering variance and to monitor the grass conditions.

52 Discussion ensued concerning resident complaints on Bassett Court about the wax myrtles and  
53 cord grass blocking pond views. District Manager will send a letter to the residents on the Board's  
54 decision to address these problems later in the financial year and to request they discontinue trimming.

- 55 ➤ Parcel F Landscape Management Proposal (\$47,082 yearly)
- 56 ➤ Magnolia Park Roadway Final Landscape Plans

57 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board  
58 approved the Landscape Management Proposal for Ponds in Parcel F and Spine Road with final review by  
59 District Counsel for the Magnolia Park Community Development District.

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61 **C. DPFG Field Operations Report**

62 Ms. Comings-Thibault presented the DPFG Field Operations Report and also mentioned that a  
63 request has been submitted to the county to clean the sidewalks.

64 **FIFTH ORDER OF BUSINESS – Administrative Items:**

65 **A. Approval of the October 10, 2016 Meeting Minutes**

66 Ms. Comings-Thibault presented the October 10, 2016 meeting minutes and asked for  
67 comments, questions or corrections.

68 On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
69 approved the October 10, 2016 Meeting Minutes for the Magnolia Park Community Development  
70 District.

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72 **B. Acceptance of the Unaudited September 2016 Financial Report & Construction and  
73 Acquisition Schedule**

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75 Ms. Comings-Thibault presented the Unaudited September 2016 Financials & Construction and  
76 Acquisition Schedule and asked for comments or questions.

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78 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board  
79 accepted the Unaudited September 2016 Financial Report & Construction and Acquisition Schedule for  
80 the Magnolia Park Community Development District.

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84 **SIXTH ORDER OF BUSINESS – Business Matters**

85 **A. Consideration and Approval of Resolution 2017-2 Prompt Payment Policy &**  
86 **Procedure**

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88 Ms. Comings-Thibault presented Resolution 2017-2 Prompt Payment Policy & Procedure  
89 asked for comments or questions.

90 Mr. Earlywine gave an explanation of this resolution.

91 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board  
92 adopted Resolution 2017-2 Prompt Payment Policy & Procedure for the Magnolia Park Community  
93 Development District.

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95 **B. Consideration and Approval of Resolution 2017-3 Registered Agent**

96 Ms. Comings-Thibault presented Resolution 2017-3 Registered Agent and asked for comments  
97 or questions.

98 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel WITH ALL IN FAVOR, the Board adopted  
99 Resolution 2017-3 Registered Agent as Hopping, Green & Sams the Magnolia Park Community  
100 Development District.

101

102 **C. Consideration and Approval of Resolution 2017-4 2015/2016 Budget Amendment**

103 Ms. Comings-Thibault presented Resolution 2017-4 2015/2016 Budget Amendment and asked  
104 for comments or questions.

105 On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
106 adopted Resolution 2017-4 2015/2016 Budget Amendment for the Magnolia Park Community  
107 Development District.

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109 **D. Acceptance of the Annual Engineer Report for the Master Trust Indenture**

110 Ms. Comings-Thibault presented the Annual Engineer Report for the Master Trust Indenture  
111 and asked for comments or questions.

112 Ms. Hudrlik asked if the monuments are currently insured. District Manager will investigate and  
113 get back to her.

114 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board  
115 accepted the Annual Engineer Report for the Master Trust Indenture for the Magnolia Park Community  
116 Development District.

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118 **E. Discussion Regarding District Engineer & Survey Project**

119 Ms. Comings-Thibault gave an update on the Survey Project to monitor the pond that has erosion.  
120 She had asked the District Engineer about a survey, and he didn't think a survey would be beneficial he  
121 would look into other options that would assist in monitoring.

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**F. Ratification of Landscape Agreement – Wood Partners (*distributed separately*)**

Ms. Comings-Thibault presented Landscape Agreement – Wood Partners and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board ratified the Landscape Agreement - Wood Partners for the Magnolia Park Community Development District.

**G. Acceptance of the Arbitrage Rebate Report Bond Series 2007 A&B**

Ms. Comings-Thibault presented the Arbitrage Rebate Report Bond Series 2007 A&B and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board accepted the Arbitrage Rebate Report Bond Series 2007 A&B for the Magnolia Park Community Development District.

**H. Consideration of Aquatic Systems Wetland Maintenance Proposal (\$614 quarterly) Bainbridge Wetlands – Site 38 & 39**

This item was tabled until officially annexed.

**I. Bainbridge Ponds – Lake #35, Pond #36, and Lake 37 (\$243 monthly)**

This item was tabled until officially annexed.

**J. Lab Services & Standard Lake Assessment Agreement (\$868) – Pond #31**

Ms. Comings-Thibault presented the Lab Services & Standard Lake Assessment Agreement (\$868) – Pond #31 and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Mr. Piendel, WITH ALL IN FAVOR, the Board accepted the Lab Services & Standard Lake Assessment Agreement (\$868) – Pond #31 for the Magnolia Park Community Development District.

**K. Parcel F Ponds – Pond Site 32, 33 & 34 (\$238 add-on monthly)**

Ms. Comings-Thibault presented Parcel F Ponds – Pond Site 32, 33 & 34 (\$238 add-on monthly) and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved Parcel F Ponds – Pond Site 32, 33 & 34 (\$238 add-on monthly) for the Magnolia Park Community Development District.

**SEVENTH ORDER OF BUSINESS – Staff Reports:**

**A. Manager**

There being none, next item followed.

**B. Attorney**

Mr. Earlywine gave an update on Bainbridge boundary limit and it is moving along on schedule.

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**C. Engineer**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS – Supervisors Requests**

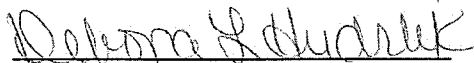
There being none, next item followed.

**NINTH ORDER OF BUSINESS – Adjournment**

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

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

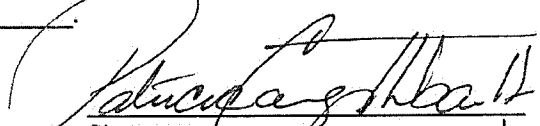
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.



Signature

Debora K. Hudrlik  
Printed Name Chairperson

Title:  Secretary  Assistant Secretary



Signature

Patricia Comithbat  
Printed Name Secretary

Title:  Vice Chairman  Chairman