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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, May 1, 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:

Deborah 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 (<i>via phone</i>)
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 (*under separate cover*)

Ms. Tillman presented the Aquatic Systems Report and asked for comments or questions.

Discussion ensued. The Board requested a proposal for a Lake Assessment for Pond #15.

➤ **Addendum to Aquatic Systems Waterway Management Program**

On a MOTION by Mr. McDowell, SECONDED by Ms. Hudrlik, WITH ALL IN FAVOR, the Board approved the addendum to the Aquatic Systems Waterway Management Program for the Magnolia Park Community Development District.

B. Yellowstone Landscape

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

Discussion ensued.

➤ **Removal of Sylvester Palm Proposal - \$615**

On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board approved the Yellowstone Proposal – Removal of Sylvester Palm on Parcel G - \$615 for the Magnolia Park Community Development District.

41 ➤ **Installation of Sod**

42 On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board
43 approved Yellowstone Installation of One Pallet of Sod, not to exceed \$750, for the Magnolia Park
44 Community Development District.

45

46 **C. DPFG Field Operations Report**

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

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

50 **A. Approval of the April 10, 2017 Meeting Minutes**

51 Ms. Comings-Thibault presented the April 10, 2017 meeting minutes and asked for
52 comments, questions or corrections.

53 On a MOTION by Mr. McDowell, SECONDED by Ms. Hudrlik, WITH ALL IN FAVOR, the Board
54 approved the April 10, 2017 Meeting Minutes for the Magnolia Park Community Development District.

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56 **B. Approval of the March 2017 Unaudited Financial Report & Construction**
57 **And Acquisition Schedule**

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

60 On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
61 approved the March 2017 Financial Report & Construction and Acquisition Schedule for the Magnolia
62 Park Community Development District.

63

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

65 **A. Discussion and Review of Updated Reserve Study Proposal (\$2,000)**

66 Ms. Comings-Thibault presented Discussion and Review of Updated Reserve Study Proposal
67 (\$2,000) and asked for comments or questions.

68 *This item was tabled to the next meeting*

69 **B. Supervisor of Elections Report on Number of Registered Electors (1,395)**

70 Ms. Comings-Thibault presented Supervisor of Elections Report on Number of Registered
71 Electors (1,395) and asked for comments or questions.

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

73 **A. Manager**

74 **1. August Budget Meeting Location**

75 a. Requires Application completed by a Hillsborough County Library Card
76 Holder. Cannot book meeting room until May 21, 2017.

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80 On a MOTION by Ms. Hudrlik, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
81 approved Mr. McDowell using his library card and will submit the application to reserve the August
82 Budget Meeting for August 21, 2017 at 6:30 p.m. for the Magnolia Park Community Development
83 District.

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**2. Ratification of Magnolia Park CDD Stormwater Modification to
Hillsborough County Submittal**

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88 On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
89 ratified the Magnolia Park CDD Stormwater Modification to Hillsborough County Submittal, and
90 approved the Chairwoman to execute on behalf of the District for Pulte to pay, for the Magnolia Park
91 Community Development District.

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**3. Street Lighting TECO Agreement from the HOA for 17 Streetlights on
Magnolia Park Blvd. – Phase F in the amount of \$640.37 per month.
Final agreement conveyance to be executed by the Chairwoman.**

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Mr. Earlywine will work with TECO to have the contract for the lights switched over
to the CDD.

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On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board
authorized District Counsel to draft an Agreement to switch lights from the HOA to the CDD, and the
Chairwoman to execute the Agreement for the 17 Streetlights on Magnolia Park Blvd.-Phase F for
\$640.37 per month for the Magnolia Park Community Development District.

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**4. Ratification of Landscape Management Agreement previously for Parcel F
& Spine Road – Amendment 1 - \$50,205**

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On a MOTION by Mr. McDowell, SECONDED by Mr. Heaner, WITH ALL IN FAVOR, the Board
ratified the Landscape Management Agreement previously for Parcel F & Spine Road – Amendment 1 -
\$50,205 for the Magnolia Park Community Development District.

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B. Attorney

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There being none, the next item followed.

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C. Engineer

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There being none, the next item followed.

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SEVENTH ORDER OF BUSINESS – Supervisors Requests

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Ms. Hudrlik gave an update on Lake U repairs, and Parcel F 20 ft. easement and an encroaching
dirt road.

120

Ms. Hudrlik requested adding copies of invoices to financials.

121

Ms. Hudrlik requested Yellowstone to check Lot 2 NW G where resident is claiming the
apartment developers have put stakes 5 feet from property line and take trees for removal.

122

123 Ms. Hudrlik stated that on the south side of Parcel G a contractor with Grand Oak 75 was asking
124 for the removal of a fence requirement between the two properties and install landscaping instead.

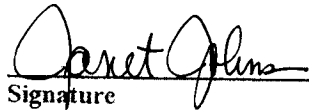
125 On a MOTION by Mr. McDowell, SECONDED by Ms. Hudrlik, WITH ALL IN FAVOR, the Board
126 agreed not to reduce the zoning conditions on south side of Parcel G from a fence to landscaping for the
127 Magnolia Park Community Development District.

128
129 **EIGHTH ORDER OF BUSINESS – Adjournment**
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131 On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board
132 adjourned the meeting for the Magnolia Park Community Development District.
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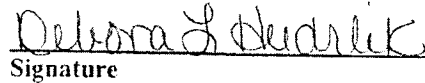
134 **Each person who decides to appeal any decision made by the Board with respect to any matter*
135 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
136 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

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144 _____
145 Signature

146 Janet Johns
147 _____
148 Printed Name

149 Title: Secretary Assistant Secretary

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144 
145 _____
146 Signature

147 Debora L. Hudrlik
148 _____
149 Printed Name

150 Title: Vice Chairman Chairman

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