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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, February 13, 2018 at 5:30 p.m. at Panther Trace I Clubhouse 12515 Bramfield Drive Riverview Florida 33579.

**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
Dave Turner	Board Supervisor, Assistant Secretary ( <i>joined in progress</i> )

Also present were:

Patricia Comings-Thibault	District Manager
Tucker Mackie	District Counsel ( <i>via phone</i> )
Peter Simoes	Aquatic Systems
Scott Crow	Yellowstone

**SECOND ORDER OF BUSINESS – Audience Comments- (*limited to 3 minutes per individual*)**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Introduction of Supervisor Candidates**

**A. David Gay**

Ms. Comings-Thibault explained what the CDD is and asked Mr. Gay if he had any questions. The Board inquired as to Mr. Gay experience.

**B. Matthew Zurcher**

Ms. Comings-Thibault explained the CDD and asked Mr. Zurcher if he had any questions. The Board inquired as to Mr. Zurcher experience.

**FOURTH ORDER OF BUSINESS – Vendor Reports**

**A. Aquatic Systems- Waterway Inspection Report**

Mr. Simoes presented the Waterway Inspection report and asked for comments or questions.

Mr. Simoes wanted to know what steps to take about Pond 19. Ms. Hudrlik requested to hold off on Pond 19 until further notice.

Mr. Simoes asked the Board if they would like to keep Ponds 10 and 28 in the report for next meeting. The Board agreed to include them.

**1. Aquatic Systems- Pond Proposals- Site 39 & 40 - \$69 Mo.**

38 Mr. Simoes presented the Aquatic Systems Pond Proposal- Site 39 & 40 for \$69 per  
39 month.

40 On a MOTION by Ms. Hudrlik SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board  
41 approved adding the Pond Proposals on Site 39 & 40 for \$69 per Month to the existing contract for the  
42 Magnolia Park Community Development District.

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44 **B. Yellowstone Landscape**

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

47 Mr. Crow presented a proposal to remove the jasmine beds for \$1,330.

48 Ms. Hudrlik requested to hold off until further notice.

49 Ms. Hudrlik brought up a concern with pavers that were left on the property. Ms. Comings-  
50 Thibault asked for a map from Mr. Crow in order to place the pavers. Discussion ensued.

51 **I. Discussion of Bassett Court Trees**

52 Mr. Crow discussed the Bassett Court Trees and answered all questions and requests from  
53 the Board. Discussion ensued.

54 **C. DPFG Field Operations Report**

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

57 Discussion ensued.

58 **FIFTH ORDER OF BUSINESS – Administrative Items**

59 **A. Approval of the Minutes of the January 9, 2018 Meeting**

60 Ms. Comings-Thibault presented the Approval of the Minutes of the January 9, 2018 Meeting and  
61 asked for comments or questions.

62 Ms. Hudrlik requested Line 81 & 82 names be corrected.

63 On a MOTION by Mr. McDowell SECONDED by, Mr. Turner, WITH ALL IN FAVOR, the Board  
64 approved the Minutes of the January 9, 2018 Meeting, as amended, for the Magnolia Park Community  
65 Development District.

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67 **B. Approval of the December 2017 Unaudited Financial Report**

68 Ms. Comings-Thibault presented Approval of the December 2017 Unaudited Financial Report  
69 and asked for comments or questions.

70 On a MOTION by Mr. McDowell SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
71 approved the December 2017 Unaudited Financial Report for the Magnolia Park Community  
72 Development District.

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75 **C. Approval of the December 2017 Operations & Maintenance**

76 Ms. Comings-Thibault presented the December 2017 Operations & Maintenance and asked  
77 for any comments and questions.

78 On a MOTION by Ms. Hudrlik SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board  
79 approved the December 2017 Operations & Maintenance for the Magnolia Park Community  
80 Development District.

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

83 **A. Acceptance of the Quit Claim Deed between Centex to CDD**

84 Ms. Tucker presented the Acceptance of the Quit Claim Deed between Centex to CDD and  
85 asked for comments or questions. Discussion ensued.

86 **This item was tabled.**

87 **B. Acceptance of the Quit Claim Deed between CDD to HOA**

88 Ms. Comings-Thibault presented the Acceptance of the Quit Claim Deed between CDD to HOA  
89 and asked for comments or questions.

90 On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
91 approved the Quit Claim Deed between the CDD to the HOA, for the Magnolia Park Community  
92 Development District.

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94 **C. Discussion of Build-Out Number for FY 2018-2019 Budget**

95 Ms. Hudrlik presented the Discussion of Build-Out Number for FY 2018-2019 Budget and asked  
96 for comments or questions.

97 **D. Well-Electric Easement Agreement with the HOA- to be distributed**

98 Ms. Tucker presented the Well-Electric Easement Agreement with the HOA and asked for  
99 comments or questions. Ms. Hudrlik wanted to have Mr. Crow and HOA Manager look over the  
100 Easement Agreement.

101 On a MOTION by Mr. McDowell SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board  
102 approved the Well-Electric Easement Agreement with the HOA, in substantial form, for the Magnolia  
103 Park Community Development District.

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105 **SEVENTH ORDER OF BUSINESS- Staff Reports**

106 **A. District Manager**

107 There being none, the next item followed.

108 **B. District Attorney**

109 There being none, the next item followed.

110 **C. District Engineer**

111 There being none, the next item followed.  
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114 **SEVENTH ORDER OF BUSINESS– Supervisors Requests**

115 A Board member asked if the CDD will be liable if any damage happens on the parcel of land  
116 that Pulte owns.

117 Ms. Hudrlik mentioned if any damage is done, the <sup>Pulte</sup>~~HOA~~ will maintain it.

118 **EIGHTH ORDER OF BUSINESS – Adjournment**

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120 On a MOTION by Ms. Hudrlik, SECONDED by Mr. McDowell, WITH ALL IN FAVOR, the Board  
121 adjourned the meeting for the Magnolia Park Community Development District.  
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123 *\*Each person who decides to appeal any decision made by the Board with respect to any matter  
124 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
125 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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129 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
130 noticed meeting held on March 13, 2018.

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Deborah L Hudrlik

Signature

Deborah L Hudrlik

Printed Name

Chairwoman

Title:  Secretary  Assistant Secretary

Patricia Omiji Thibaut

Signature

Patricia Omiji Thibaut

Printed Name

Secretary

Title:  Vice Chairman  Chairman