

MINUTES OF MEETING

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

(Mr. Porter, Mr. Hart and Mr. Dearing were given the Oath of Office prior to the onset of the meeting.)

**MAGNOLIA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of Magnolia West Community Development District was held on **Tuesday, February 10, 2015 at 3:00 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, FL. 32043.

Present and constituting a quorum:

Bob Porter	Board Supervisor, Chairman
Curtis Hart	Board Supervisor, Vice Chairman
Mark Dearing	Board Supervisor, Assistant Secretary
James Teagle	Board Supervisor, Assistant Secretary (appointed during meeting)
Jan Doan	Board Supervisor, Assistant Secretary (appointed during meeting)

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams
Ryan Stillwell	District Engineer, Prosser, Inc. (via speakerphone)
Blake Dougherty	Austin Outdoor

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter opened the Board of Supervisors Meeting at 3:08 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

It was noted for the record that there were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Oath of Office for Newly Elected Board of Supervisors' Members

All new Board of Supervisors were given the Oath of Office prior to the onset of the meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Canvassing and Certifying the Election
Results**

The election results are as follows: Bob Porter and Mark Dearing both received 230 votes and Curtis Hart received 220 votes. Bob Porter and Mark Dearing will each receive a four-year term and Curtis Hart will receive a two-year term.

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2015-01, Canvassing and Certifying the Election Results for the Magnolia West Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Board of Supervisors'
Resignation from Seat 4**

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board accepted Ms. Carpenter's resignation from Seat 4 for Magnolia West Community Development District.

SIXTH ORDER OF BUSINESS

**Appointment of New Board of Supervisors
Members for Seat 4 and Seat 5**

The Board of Supervisors appointed Jan Doan to Seat 4 and James Teagle to Seat 5. Ms. Dobbins noted that both seats expire in November 2016.

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board appointed Jan Doan to Seat 4 and James Teagle to Seat 5 for Magnolia West Community Development District.

(The Oath of Office was given to Mr. Doan and Mr. Teagle.)

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Designating Officers**

The Board of Supervisors approved Resolution 2015-02, designating Bob Porter as Chairman, Curtis Hart as Vice Chairman and Mark Dearing, James Teagle, Jan Doan, Melissa Dobbins and Anthony Jeancola as Assistant Secretaries.

On a motion by Mr. Hart, seconded by Mr. Doan, with all in favor, the Board approved Resolution 2015-02, designating Bob Porter as Chairman, Curtis Hart as Vice Chairman and Mark Dearing, James Teagle, Jan Doan, Melissa Dobbins and Anthony Jeancola as Assistant Secretaries for Magnolia West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held August 27, 2014

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held August 27, 2014 for Magnolia West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Landowner Election held November 12, 2014

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved the Minutes of the Landowner Election held November 12, 2014 for Magnolia West Community Development District.

TENTH ORDER OF BUSIENSS

Ratification of the Operation and Maintenance Expenditures for August 2014, September 2014, October 2014, November 2014 and December 2014

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified the Operations and Maintenance expenditures for August 2014 in the amount of \$11,615.73, September 2014 in the amount of \$10,885.12, October 2014 in the amount of \$23,658.39, November 2014 in the amount of \$8,742.05 and December 2014 in the amount of \$11,123.49 for Magnolia West Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Requisitions
#CR22 - #CR24, Series 2006 Bonds**

Requisition No.	Payee	Amount
22	Hopping Green & Sams	\$3,790.29
23	Hopping Green & Sams	\$3,150.00
24	Hopping Green & Sams	\$612.50

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board ratified requisitions #CR22 - #CR24, Series 2006 Bonds for Magnolia West Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber noted that the District needs to be compliant with website requirements by October 1, 2015.
- B. District Engineer
No report.

The Board of Supervisors moved to Agenda Items 5D and 5E at this time.

THIRTEENTH ORDER OF BUSINESS

Update Regarding Name Change for Prosser Hallock

Mr. Haber noted the memo under Tab 12 was sent to Prosser, Inc. and presented to the Board to have the firm's name change noted on the record.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Annual Engineer's Report

The Board of Supervisors approved Work Authorization #2 with Prosser, Inc. with an amount not to exceed \$7,500.

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved Work Authorization #2 with Prosser, Inc. with an amount not to exceed \$7,500 for Magnolia West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports Continued

- C. District Manager
Ms. Dobbins discussed ordering and installing a marquee sign for a cost of no more than \$1,525.

The Board of Supervisors approved an amount not to exceed \$1,525 for ordering, delivery and installation of a marquee sign.

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board approved an amount not to exceed \$1,525 for ordering, delivery and installation of a marquee sign for Magnolia West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation and Review of ADA Evaluation Report

Mr. Yuro presented the ADA Evaluation Report.

He noted that the pool needs a lift and hand rails, the playground needs mulch to meet height range for swings and main equipment and the amenity gate latches need to be no more than 48 inches tall.

The Board of Supervisors accepted the ADA Evaluation Report.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board accepted the ADA Evaluation Report for Magnolia West Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement

The Board of Supervisors approved a one-year contract with Austin Outdoor in the amount of \$24,300 annually or \$2,025 monthly.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved a one year contract with Austin Outdoor in the amount of \$24,300 annually or \$2,025 monthly for Magnolia West Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Landscape Enhancement Proposals

Mr. Teagle reviewed the proposal from Walker Building Corporation to install a white vinyl cross fence on CDD property in the amount of \$4,408 (marked as exhibit "A").

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved the proposal from Walker Building Corporation to install a white vinyl cross fence on CDD property in the amount of \$4,408 for Magnolia West Community Development District.

Mr. Teagle reviewed the proposal from Certified Painting and Construction to paint the amenity center walls and surfaces in the amount of \$9,514 (marked as exhibit "B").

On a motion by Mr. Doan, seconded by Mr. Teagle, with all in favor, the Board approved the proposal from Certified Painting and Construction to paint the amenity center walls and surfaces in the amount of \$9,514 Magnolia West Community Development District.

The Board of Supervisors requested Mr. Teagle to see if Certified Painting will also provide pressure washing of the fence around the facility.

Mr. Teagle reviewed a comparison bid for all landscape enhancements from Green Point, Inc. (marked as Exhibit "C") to Austin Outdoors' under Tab 11. After discussion, the Board of Supervisors approved the proposal from Green Point, Inc. in the amount of \$9,759, subject to the increase of playground mulch necessary to meet ADA standard requirements.

On a motion by Mr. Doan, seconded by Mr. Dearing, with all in favor, the Board approved the proposal from Green Point, Inc. in the amount of \$9,759, subject to the increase of playground mulch necessary to meet ADA standard requirement for Magnolia West Community Development District.

After further discussion, the Board of Supervisors authorized Mr. Teagle to order furniture for the amenity center with an amount not to exceed \$20,000.

On a motion by Mr. Hart, seconded by Mr. Doan, with all in favor, the Board authorized Mr. Teagle to order furniture for the amenity center with an amount not to exceed \$20,000 for Magnolia West Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of the Amendment to District Management Agreement

The Board of Supervisors approved the addendum to Rizzetta & Company's contract.

On a motion by Mr. Hart, seconded by Mr. Doan, with all in favor, the Board approved the addendum to Rizzetta & Company's contract for Magnolia West Community Development District.

TWENTH ORDER OF BUSINESS

Consideration of Resolution 2015-03, Amending the Fiscal Year 2014/2015 Annual Meeting Schedule

The Board of Supervisors approved to amend the Fiscal Year 2014/2015 schedule to monthly meetings on the second Tuesday of each month at 3:30 p.m. which will be an exhibit to Resolution 2015-03.

On a motion by Mr. Doan, seconded by Mr. Teagle, with all in favor, the Board approved to amend the Fiscal Year 2014/2015 schedule to monthly meetings on the second Tuesday of each month at 3:30 p.m. which will be an exhibit to Resolution 2015-03 for Magnolia West Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Ratification of Fiscal Year 2014/2015
Funding Agreement**

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board ratified the Fiscal Year 2014/2015 Funding Agreement for Magnolia West Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

**Selection of the Audit Committee and
Setting the First Audit Committee Meeting
Date**

The Board of Supervisors selected themselves as the Audit Committee and set the first meeting date for March 10, 2015 at 3:30 p.m.

On a motion by Mr. Doan, seconded by Mr. Teagle, with all in favor, the Board selected themselves as the Audit Committee and set the first meeting date for March 10, 2015 at 3:30 p.m. for Magnolia West Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

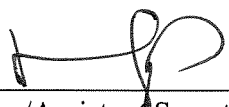
There were no audience comments.

There were no Supervisor Requests.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Doan, seconded by Mr. Dearing with all in favor, the Board of Supervisors adjourned the meeting at 3:45 p.m. for the Magnolia West Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Exhibit “A”

WALKER Building Corporation

02/09/2015

Customer

D R Horton
Attn: James Teagle
4220 Racetrack Road
St. Johns, FL 32259
Ph. – (904) 268-2845
Fax – (904) 292-0523

Project address

Magnolia West

Scope of Work

- Installation of 304' of 4' high white vinyl cross buck fence \$4,408.00

Terms and Conditions:

Survey – Customer agrees to survey property line.

Permitting – Customer agrees to provide site survey and Notice of Commencement. Project will not start until permit is obtained.

Payment – 50% deposit required upon acceptance of proposal. Balance due upon completion.

Schedule – We anticipate this project requiring 30 days to complete.

Parking and Staging – Customer agrees to provide parking and staging area within 100 feet of project scope.

By signing below, customer acknowledges they have read and agree to the above Conditions and Scope of Work.

Date:

William C. Walker / President
Walker Building Corporation

Date:

Buyer Representative

30921 Tulip Avenue
Eustis, FL 32736

(352) 630-8200
bill@walkerbldgcorp.com
CBC1255218

Exhibit “B”

Certified Painting and Construction
Home Repair Specialist

ESTIMATE

JACKSONVILLE, FLORIDA
PHONE 904 568-0501 FAX 904 374-3974
greg@certcon.net

DATE: FEBRUARY 9, 2015

TO: DR HORTON ATTN: JAMES TEAGUE
4220 Race Track Road
Saint Johns, FL 32259

FOR: Amenity Center Magnolia West
"Express Homes"

DESCRIPTION	AMOUNT
Pressure Wash All Exterior Surfaces Of Both Buildings, Covered Patio And Cabana	1,250.00
Pressure Wash All Concrete Walks And Pavers	1,100.00
Prep, Prime And Paint Shower Post (4 Coats) Very Rough Condition	190.00
Prep And Paint 26 Bollards And 7 Light Grills (Peeling And Oxidized)	1,750.00
Apply One Coat Of Flat Latex To The Walls Of Both Patio Bathrooms And Gym Side Baths	1,630.00
Prep And Paint Men's And Women's Bath Doors And Casings Both Sides	410.00
Paint Both Ceilings In Gym Side Bathrooms	420.00
Paint 3 Sets Of Double Entrance Doors And Casings Inside And Out (Red) Club House	815.00
Prep And Paint Both Control Room And Storage Room Doors And Casings	195.00
Paint Walls, Base, Casings, Sills And Doors, French Doors In Club House And Work Out Room	1,754.00
TOTAL	9,514.00

"Quality and service guaranteed"

Exhibit “C”

Green Point, Inc
 PO Box 57007
 Jacksonville, FL 32241

Estimate

Date	Estimate #
1/27/2015	PO #387

Name / Address
DR Horton Magnolia West Attn: James "On The Edge" Teagle Look Out for Snakes

Project

Item	Description	Qty	Rate	Total
Petunia	3gal Mexican	72	13.00	936.00T
Flaxlilly	1 gal	106	6.00	636.00T
river Rock	by the yard	5	300.00	1,500.00T
Indian Hawthorn	3 Gal Small Shrub	10	13.00	130.00
Azalea	7 gal	15	40.00	600.00T
Indian Hawthorn	7gal Small Shrub	15	40.00	600.00
Jasmine	1gal	62	4.00	248.00
Loropetalum	7gal	6	40.00	240.00
liriope	1 gal	65	6.00	390.00
African Iris	1gal	144	6.00	864.00
Podocarpus	7gal Small shrub	25	40.00	1,000.00
Red Mulch	Bed Mulch By the Yard	20	40.00	800.00
Pinestraw	Per Bail	75	11.00	825.00
Cypress Mulch	Playground Material	18	55.00	990.00*

Subtotal	\$9,759.00
Sales Tax (0.0%)	\$0.00
Total	\$9,759.00