
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.

**MAGNOLIA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of Magnolia West Community Development District was held on **Wednesday, May 13, 2014 at 11:00 am.** at the Courtyard by Marriott located at 610 Wells Road (I-295 & US 17), Orange Park, Florida 32073.

Present and constituting a quorum:

Sandy Semanik	Board Supervisor, Chairman
Curtis Hart	Board Supervisor, Assistant Secretary
Katherine Carpenter	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins opened the Board of Supervisors Meeting at 11:05 a.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

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
August 28, 2013**

<p>On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held August 28, 2013 for the Magnolia West Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August 2013, September 2013, October 2013, November 2013, December 2013, January 2014, February 2014 and March 2014

On a motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2013 in the amount of \$17,101.29, September 2013 in the amount of \$10,692.65, October 2013 in the amount of \$16,201.31, November 2013 in the amount of \$15,328.53, December 2013 in the amount of \$8,751.30, January 2014 in the amount of \$21,042.13, February 2014 in the amount of \$15,432.47 and March 2014 in the amount of \$6,876.71 for the Magnolia West Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Requisition #12-#18, Series 2006

Requisition No.	Payee	Amount
12	Hopping Green & Sams	\$6,678.18
13	Hopping Green & Sams	\$387.50
14	Hopping Green & Sams	\$1,585.03
15	Hopping Green & Sams	\$3,584.01
16	Hopping Green & Sams	\$774.00
17	Hopping Green & Sams	\$428.45
18	Hopping Green & Sams	\$1,333.68

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board ratified requisitions #12-#18, Series 2006 for Magnolia West Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber updated the Board of Supervisors that there are two bills, not yet signed by the Governor, that might impact the District. One refers to website requirements and the other refers to the Board of Supervisors being required to have ethics training. Mr. Haber will update the Board of Supervisors with more details at the next meeting.
- B. District Engineer
Not present.

C. District Manager

Ms. Dobbins noted that next regularly scheduled Board of Supervisors meeting will be August 27, 2014.

Ms. Dobbins recommended that the Board of Supervisors hire a maintenance company to handle the pool, janitorial and general maintenance.

The Board of Supervisors authorized the Chairman to executed the final contract for First Coast CMS, which would save the district money for travel service trips and expedite repairs.

On a motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board of Supervisors authorized the Chairman to executed the final contract for First Coast CMS for Magnolia West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2014-01, Re-designating a Registered Agent and Registered Office of the District

On a motion by Mr. Hart, seconded by Ms. Carpenter, with all in favor, the Board of Supervisors approved Resolution 2014-01, Re-designating a Registered Agent and Registered Office of the District for Magnolia West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2014-02, Authorizing the SPE for Platted Lot Foreclosure

Mr. Haber noted that the SPE will pay all outstanding Operation and Maintenance assessments to date; \$54,038.16 for Fiscal Year 2012/2013 and \$77,968.44 for Fiscal Year 2013/2014.

The Board of Supervisors waived penalties and approved Resolution 2014-02.

On a motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2014-02, Authorizing the SPE for Platted Lot Foreclosure for Magnolia West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Assignment of Final Judgment

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board approved the Assignment of Final Judgment for Magnolia West Community Development District.

TENTH ORDER OF BUSINESS

**Update from the Clay County Supervisor
of Elections Regarding the Number of
Registered Voters**

It was noted that as of April 15, 2014 the District had 90 registered voters.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Designating the Date, Time and Location
of the Landowner Election**

The Landowner Election Instructions and a Sample Ballot and Proxy were presented to the Board of Supervisors.

The Landowner Election was set for November 12, 2014 at 10:30 a.m. at the Courtyard by Marriott located at 610 Wells Road, Orange Park, FL. 32073.

On a motion by Mr. Hart, seconded by Ms. Carpenter, with all in favor, the Board approved Resolution 2014-03, Setting the Landowner Election for November 12, 2014 at 10:30 a.m. at the Courtyard by Marriott located at 610 Wells Road, Orange Park, FL. 32073 for Magnolia West Community Development District.

TWELTH ORDER OF BUSINESS

**Consideration of ADA Inspection
Proposals**

The Board of Supervisors reviewed two proposals received from Yuro & Associates and McCranie & Associates. After discussion, the Board of Supervisors approved the proposal from Yuro & Associates in the amount of \$2,150.

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board approved the ADA Proposal from Yuro & Associates in the amount of \$2,150 for Magnolia West Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Pond
Maintenance**

After discussion, the Board of Supervisors approved the Lake Doctor's proposal for pond Maintenance of 5 district ponds for a fee of \$198 per month or \$2,376 annually.

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board approved the Lake Doctor's proposal for pond maintenance of 5 district ponds for a fee of \$198 per month or \$2,376 annually for Magnolia West Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Approving the Fiscal Year 2014-2015
Proposed Budget and Setting the Public
Hearing**

The public hearing was set for August 27, 2014 at 11:00 am.

On a motion by Mr. Semanik, seconded by Ms. Carpenter, with all in favor, the Board approved Resolution 2014-04, Approving the Fiscal Year 2014-2015 Proposed Budget and set the public hearing for August 27, 2014 at 11:00 a.m. for Magnolia West Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There was a question regarding bidders for the foreclosure.

There was a question regarding closing off the fence at the amenity center.

There was a question regarding a letter from FEMA about the flood zone.

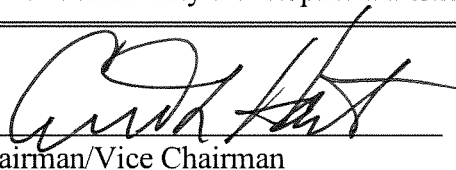
SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Semanik, seconded by Mr. Hart with all in favor, the Board of Supervisors adjourned the meeting at 11:56 a.m. for the Magnolia West Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman