

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 CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Magnolia Creek Community Development District was held on **Thursday, November 10, 2016 at 2:16 p.m. (CST)** at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Tom Hidell	Board Supervisor, Chair
Dale "Chip" Jones	Board Supervisor, Vice Chair
David Jae	Board Supervisor, Assistant Secretary
William McConnell	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary <i>(via speaker phone)</i>

Also present were:

Chris Cleveland	District Manager, Rizzetta & Company, Inc.
Carl Eldred	District Counsel, Hopping Green & Sams, P.A.
Rick Moore	District Engineer, Moore Bass Consulting <i>(via speaker phone)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cleveland called the meeting to order at 2:16 p.m. and administered the Oath of Office to Mr. Hidell and Mr. McConnell. Mr. Lerner will have the Oath of Office administered in the presence of a Notary in the Tampa area and forward the appropriate paperwork to Mr. Cleveland. Mr. Eldred briefly reviewed the Form 1 and Sunshine Law requirements, noting that all three Supervisors served on the previous Board and were familiar with these requirements.

Mr. Cleveland read roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Canvassing and Certifying Election
Results**

Mr. Cleveland reviewed the results of the Landowners' Election held just prior to the regular Board meeting and stated that Resolution 2017-01 formally certifies that Tom Hidell and Adam Lerner received 480 votes and four-year terms and William McConnell received 479 votes and a two-year term. Mr. McConnell will be filling Seat 1, Mr. Hidell Seat 2 and Mr. Lerner Seat 3.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board adopted Resolution 2017-01, Canvassing and Certifying Election Results, certifying the 2016 Landowner Election results of Tom Hidell and Adam Lerner receiving 480 votes and four-year terms and William McConnell receiving 479 votes and a two-year term, for the Magnolia Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Designating Officers**

On a Motion by Mr. Jae, seconded by Mr. Hidell, with all in favor, the Board appointed Chip Jones as Chairman, for the Magnolia Creek Community Development District.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board appointed Tom Hidell as Vice Chairman, for the Magnolia Creek Community Development District.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board adopted Resolution 2017-02, designating Chip Jones as Chairman, Tom Hidell as Vice Chairman, and David Jae, William McConnell, Adam Lerner, Chris Cleveland and Melissa Dobbins as Assistant Secretaries, for the Magnolia Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting Held on
August 11, 2016**

Mr. Jae recalled during the last meeting he requested the Accounting Department research a payment made to Digital Assurance Certification in June since Lerner Real Estate Advisors were now the Dissemination Agent for the District. Mr. Cleveland stated the payment was made and, on discussion with Digital Assurance Certification, they will be issuing a refund for that payment.

On a Motion by Mr. Jae, seconded by Mr. Hidell, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 11, 2016, for the Magnolia Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for July and August 2016

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 (\$6,680.30), for the Magnolia Creek Community Development District.

On a Motion by Mr. Hidell, seconded by Mr. Jones, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 (\$7,954.84), for the Magnolia Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-03, Prompt Payment Policies and Procedures

Mr. Eldred stated that District Counsel is recommending adoption of this policy to fill some gaps that have been noted within the statutes and areas open to interpretation in the statutory provisions. A brief discussion ensued.

On a Motion by Mr. Hidell, seconded by Mr. McConnell, with all in favor, the Board adopted Resolution 2017-03, Prompt Payment Policies and Procedures, for the Magnolia Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-04, Redesignating Treasurer of the District

Mr. Cleveland stated that Mr. Joseph Kennedy is no longer with Rizzetta & Company and a new Treasurer needs to be designated.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors adopted Resolution 2017-04, Redesignating Mr. William Rizzetta Treasurer of the District, for the Magnolia Creek Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Report for Capital Revenue Improvement Bonds, Series 2007A and 2007B Bonds (Period Ending June 30, 2016)

Mr. Cleveland stated that the report indicates there is no rebate liability for this period.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report for Capital Revenue Improvement Bonds, Series 2007A and 2007B Bonds (Period Ending June 30, 2016), for the Magnolia Creek Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eldred stated there has been no further communication from the individual who acquired tax deeds for four parcels, after speaking with counsel and stating the District's position that under Florida law the SPE is the rightful owner of those parcels.

Mr. Hidell asked about communicating an update to the property owners and what information could be included in the update. Mr. Eldred said he would like to work with the SPE on language for the communication and the Board directed Mr. Eldred to work with Mr. Jones and Mr. Hidell regarding the language of the update.

B. District Engineer

Mr. Moore stated he was on property on October 13, 2016 and took a series of representative photographs as to the current state of the project. He stated all the roads were in good shape and the previous repairs were holding stable and in place. A brief discussion ensued. Mr. Moore will forward the photographs to the District Manager.

C. District Manager

Mr. Cleveland stated that the next Board of Supervisors' regular meeting is scheduled for Thursday, December 8, 2016 at 2:00 p.m. (CST) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, Florida 32459.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors voted to cancel the next regularly scheduled meeting on December 8, 2016, for the Magnolia Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

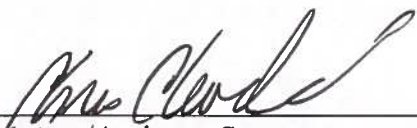
Supervisor Requests

There were no supervisor requests at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors adjourned the meeting at 2:47 p.m. for the Magnolia Creek Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman