
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, May 11, 2017 at 2:08 p.m. (CDT)** at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Dale "Chip" Jones	Board Supervisor, 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 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 Minutes of the Board
of Supervisors' Meeting held on
November 10, 2016**

<p>On a Motion by Mr. Jae, seconded by Mr. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 10, 2016, for the Magnolia Creek Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Acceptance of Minutes of the
Landowners' Meeting held on
November 10, 2016**

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board accepted the Minutes of the Landowners' Meeting held on November 10, 2016, for the Magnolia Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
September through December 2016
and January through March 2017**

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2016 (\$10,072.34), October 2016 (\$11,530.15), November 2016 (\$7,137.91), December 2016 (\$5,909.84), January 2017 (\$9,215.09), February 2017 (\$4,208.34), and March 2017 (\$4,712.34), for the Magnolia Creek Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Committee
Rankings of Proposals to Perform Audits
for Fiscal Years 2017, 2018 and 2019**

Mr. Cleveland stated that only one proposal to perform the audits for fiscal years 2017, 2018 and 2019 had been received and that the Audit Committee made the recommendation that the proposal be rejected and the Request for Proposal be reissued.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board accepted the Audit Committee recommendation to reject the Audit Proposal and to reissue the Request for Proposal to perform Audits for Fiscal Years 2017, 2018 and 2019, for the Magnolia Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Redesignating Treasurer of the District**

Mr. Cleveland stated that this resolution would remove Mr. William Rizzetta as Treasurer and designate Mr. Scott Brizendine, Manager of District Financial Services for Rizzetta & Company as Treasurer of the District.

On a Motion by Mr. Jae, seconded by Mr. McConnell, with all in favor, the Board adopted Resolution 2017-05, Redesignating Scott Brizendine as the Treasurer of the District, for the Magnolia Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Changing the Address of the District
Records Office**

Mr. Cleveland stated that the previous District Records Office had been designated at 11286 US Highway 331 South in Freeport, Florida and that arrangements have now been made for District records to be located at Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, Florida 32459. A brief discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors adopted Resolution 2017-06, Changing the Address of the District Records Office to Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459, for the Magnolia Creek Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2017/2018**

Mr. Cleveland provided an overview of the proposed budget for fiscal year 2017/2018. He stated that adjustments had been made to keep the budget flat with the 2016/2017 budget. A brief discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2017/2018, for the Magnolia Creek Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Approving the Proposed Budget for
Fiscal Year 2017/2018 and Setting the
Public Hearing**

Mr. Cleveland advised the Board that the public hearing on the final budget is currently set for August 10, 2017 at 2:00 p.m.

On a Motion by Mr. Jae, seconded by Mr. Jones, with all in favor, the Board of Supervisors adopted Resolution 2017-07, Approving the Proposed Budget for Fiscal Year 2017/2018 and Setting the Public Hearing for August 10, 2017 at 2:00 p.m. (CDT) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, Florida 32459, for the Magnolia Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Cleveland stated that there were no registered voters in the District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eldred stated that the legislative session has concluded with no bills being passed that have a significant impact on the operations of the District. He also asked the Board's approval for an increase in District Counsel fees. He stated these are reviewed every two years and were last reviewed in 2015. Mr. Eldred stated that the increase would be \$15 per hour for all attorneys, which is less than 3% per year, but he did not anticipate any impact on the budget. A brief discussion ensued. Mr. Jones noted that the Board accepts this increase since there is no anticipated impact on the budget.

Mr. McConnell asked if there had been anyone interested in buying the property. Mr. Jones stated that there had been an increase in inquires. Discussion ensued.

B. District Engineer

Mr. Moore reported that he was on property on March 22, 2017 and that the road work on Highway 331 South was continuing. He stated that everything at that time appeared stable and he saw no need for any emergencies repairs. He stated that he sent a photo array of the property in October 2016. Mr. Jones directed the District Manager to obtain estimates for spraying of the weeds growing between the asphalt and curb line. Mr. Moore stated that he could provide contacts for this, if needed.

Mr. Moore stated that his company is not planning any fee adjustments which would impact the budget.

C. District Manager

Mr. Cleveland stated that the next Board of Supervisors' meeting is scheduled for Thursday, August 10, 2017 at 2:00 p.m. (CDT) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, Florida 32459.

Mr. Cleveland stated that he had received an inquiry from an individual who would like to purchase the structure on Elsberry and remove it from the property. Discussion ensued and the Board decided to decline this request.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

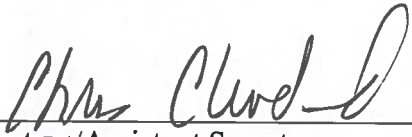
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FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. McConnell, with all in favor, the Board of Supervisors adjourned the meeting at 2:43 p.m. for the Magnolia Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman