

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 14, 2015 at 2:30 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:

Tom Hidell	Board Supervisor, Chair
Dale "Chip" Jones	Board Supervisor, Vice Chair
David Jae	Board Supervisor, Assistant Secretary
Billy McConnell	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary

Also present were:

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

Audience

FIRST ORDER OF BUSINESS Call to Order

Ms. Anderson called the meeting to order and read roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

Concern was voiced regarding assessments charged by the District while no development is occurring. Mr. Jones stated that the Board would be mindful of his concern and take his comments into consideration as they proceed with the budget process.

THIRD ORDER OF BUSINESS

**Presentation of Minutes of the
Landowners' Meeting Held on November
13, 2014**

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors accepted the Minutes of the Landowner's Meeting Held on November 13, 2014, for the Magnolia Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting Held on
November 13, 2014**

Mr. Jones stated there was a scrivener's error in the minutes and subsequent motion, relating to the number of votes Mr. Lerner had received. Ms. Anderson stated that this would be corrected to reflect the number of votes Mr. Lerner received to 479.

On a Motion by Mr. McConnell, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting Held on November 13, 2014 subsequent to correction of the scrivener's error, for the Magnolia Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for February
and March 2015**

Ms. Anderson stated the Director and Officers insurance was paid in September 2014 and she will follow up on the status of the policy.

On a Motion by Mr. Jae, seconded by Mr. Lerner, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2014 (\$25,339.94), November 2014 (\$4,208.32), December 2014 (\$7,026.28), January 2015 (\$7,247.50), February 2015 (\$5,487.88), and March 2015 (\$4,337.83), for Magnolia Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Website Management
Proposal**

Ms. Anderson reviewed the scope of services and fees proposed by Rizzetta & Company for management of the legislatively mandated District website and stated this is required to be implemented by October 1, 2015. Discussion ensued regarding the website supervisors' email account portion. The decision was made to accept the proposal with the exclusion of email services and with the stipulation made to move forward for compliance with monthly maintenance to start on October 1, 2015.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors approved the Website Management Proposal from Rizzetta & Company and authorized the Chair to execute an agreement for same, for Magnolia Creek Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Arbitrage Calculation
Service Proposals**

Ms. Anderson presented proposals from LLS Tax Solutions, Inc. and Amtec for arbitrage calculation services.

On a Motion by Mr. Jae, seconded by Mr. McConnell, with all in favor, the Board of Supervisors accepted the Arbitrage Calculation Service Proposal from LLS Tax Solutions, Inc. and authorized the Chair to execute an agreement for same, for Magnolia Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of the Fiscal Year 2015/2016
Proposed Budget**

Ms. Anderson stated that the Fiscal Year 2015/2016 budget was distributed under separate cover. She reviewed the budget with the Board and stated that the General Fund being presented is \$146,675.00. Ms. Anderson stated that the Debt Service budget is \$76,208.85.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Fiscal Year 2015/2016 Proposed Budget, for Magnolia Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Approving Fiscal Year 2015/2016
Proposed Budget and Setting a Public
Hearing on the Final Budget**

Ms. Anderson stated that traditionally the final budget has been approved at the regularly scheduled August meeting.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors approved Resolution 2015-04, Approving Fiscal Year 2015/2016 Budget and Setting a Public Hearing on the Final Budget for August 13, 2015 at 2:30 p.m. CDT at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459, for Magnolia Creek Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Outstanding
Assessment Collections**

Mr. Eldred stated that there are some outstanding and delinquent assessment payments and requested direction from the Board regarding proceeding with foreclosure action against Owls Head Investment. Discussion was held on consideration of a negotiated settlement on individual landowners and the District as a whole.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board of Supervisors directed Staff not to proceed with foreclosure actions against outstanding assessments and to explore potential settlement negotiations with Owls Head Investment, for Magnolia Creek Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel had no report.
- B. District Engineer had no report.
- C. District Manager
Ms. Anderson stated that the next regularly scheduled meeting is set for June 11, 2015 at the usual time and location.

On a Motion by Mr. Jones, seconded by Mr. Hidell, with all in favor, the Board cancelled the Board meeting set for June 11, 2015, for the Magnolia Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no requests by the supervisors.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board adjourned the meeting at 3:25 p.m. CDT, for the Magnolia Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman