
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 12, 2016 at 2:00 pm. (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 <i>(via speaker phone)</i>
Dale "Chip" Jones	Board Supervisor, Vice Chair <i>(Joined Meeting in Progress via speaker phone)</i>
David Jae	Board Supervisor, Assistant Secretary
Billy McConnell	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary

Also present were:

Chris Cleveland	District Manager, Rizzetta & Company, Inc.
Pete Williams	Vice President, Rizzetta & Company, Inc. <i>(via speaker phone)</i>
Mike Eckert	District Counsel, Hopping Green & Sams, P.A.
Richard Darabi	District Engineer, Moore Bass Consulting <i>(Joined Meeting in Progress via speaker phone)</i>
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cleveland called the meeting to order at 2:00 p.m. and read roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting Held on
February 18, 2016**

<p>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 February 18, 2016, for the Magnolia Creek Community Development District.</p>
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A recess was called at 2:02 PM to allow Chip Jones and Richard Darabi to join the meeting in progress via speaker phone. The meeting was resumed at 2:06 PM.

FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February and March 2016

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 February 2016 (\$6,121.90) and March 2016 (\$7,700.75) for the Magnolia Creek Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2016/2017

Mr. Williams presented the proposed budget and reviewed the individual line items with the Board. A discussion ensued about minor changes made to the budget and recommended leaving as is.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-03, Approving Proposed Budget and Setting the Public Hearing.

Mr. Cleveland presented Resolution 2016-03 to the Board, which approves the budget and sets the time and location of the final budget Public Hearing

On a Motion by Mr. Jae, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved Resolution 2016-03 and set the Public Hearing for **August 11, 2016, at 2:00 pm, at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santo Rosa Beach, FL 32459** for the Magnolia Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Cleveland informed the Board that as of April 15, 2016 there were no registered voters.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Michael Eckert presented bills that passed after July 1st Maintenance Contracts clearly disclose who the District record custodians are and there is now an eight-day grace period to comply with the public records request for contractors; before, the law was any reasonable time. Another new statute, now additional items have to be on the website; agendas and agenda materials must be on the website seven days in advance to include agendas and other materials need remain on the website for a year. Michael questioned whether the original developer has paid past O&M

assessments. If they have not paid, the board will need to take action towards collecting those assessments.

B. District Engineer

No Report

C. District Manager

Mr. Cleveland stated that the next Board of Supervisors' regular meeting is scheduled for Thursday, June 9, 2016 at 2:00 p.m. (CDT) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459.

Chip Jones introduced a discussion about SPE, deeding of the Lake to the CDD. There is cost involved to transfer and ask to put on hold.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lerner, seconded by Mr. Jae, with all in favor, the Board of Supervisors adjourned the meeting at 2:25 p.m. for the Magnolia Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman