



➤ [Resources for Required Ethics Training](#)

**FOURTH ORDER OF BUSINESS - Vendor Reports – Questions from Board Members Only**

A. Exhibit 4: Aquatic Maintenance Services – *Premier Lakes*

Mr. Kurth gave an overview of pond and lake conditions throughout the community, and explained that fish kills observed in Ponds 8, 9, 35, and 37 coincided with a drop in dissolved oxygen levels. Mr. Kurth noted that this primarily affected tilapia which was a species that tended to be more sensitive to these fluctuations, and that the change in levels may have been caused by a sudden increase in rain leading to lake stratification. In response to Board questions about environmental impacts and whether any action was needed in response, Mr. Kurth recommended letting the fish populations come back naturally, as tilapia were still present in the pond and were not a particular keystone species for overall pond health and ecology.

B. Exhibit 5: Landscape Maintenance – *United Land Services*

Mr. Fisher introduced himself to the Board as the new account manager with United Land Services, and provided an overview of landscape conditions, adding that a quote would be provided for installing flowers at the next meeting. Discussion ensued regarding a request from the HOA to replace queen palm trees on the center median of Magnolia Park Boulevard, with Mr. Jeskewich advising that this was County property. Comments were made regarding efforts to try to get the County to cede the property over to the community for maintenance responsibilities, and the Board requested for irrigation to the area to be stopped for the time being.

➤ Consideration of United Land Services Proposals (if any)

**FIFTH ORDER OF BUSINESS - Staff Reports – Questions from Board Members Only**

A. District Counsel – *Tucker Mackie, Kutak Rock*

Ms. Mackie provided an update on discussions from the previous meeting concerning an HOA request to deed over a parking lot owned by the CDD for the purposes of Association operation and maintenance. Ms. Mackie commented that there were limitations on the deed process that would apply if the District had spent any bond proceeds on the construction of the lot, and that based on research thus far it appeared likely given the timing that the District may have acquired infrastructure improvements and pay value at the time that the parking lot was initially completed and deeded over to the CDD. Ms. Mackie advised that she would continue to look into the matter and provide more definitive information by the next meeting.

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock gave an update on the SWFWMD repairs by Finn Outdoor which had previously been approved, stating that these were expected to be completed within three weeks. Mr. Woodcock also discussed the riprap project updates,

81 explaining that the EPC permit had been received and they had submitted for the  
82 wetland delineation. Mr. Woodcock stated that once the ERP was resubmitted, this  
83 would take about 60 days for permit approval and the project could then commence,  
84 adding that the firm had begun to reach out to vendors for riprap work proposals.  
85 An audience member inquired about Pond 6 erosion, and Mr. Woodcock stated that  
86 he could look into the matter to determine if it had been included with the  
87 SWFWMD O&M inspection and get back with the District Manager on findings.

88 C. Exhibit 6: Field Services Manager – *Michael Bush, Vesta District Services*

89 D. District Manager – *Barry Jeskewich, Vesta District Services*

90 ➤ Exhibit 7: Presentation and Discussion of Magnolia Park CDD Website  
91 Maintenance Request Log (*updated as of August 12*)

92 Mr. Bush went over the maintenance request log with the Board, noting  
93 completed items related to Falkenberg and treating wetlands, as well as  
94 ongoing work and forthcoming proposals related to fencing. Mr. Bush  
95 stated that he would get with the District Engineer for cleaning up a staging  
96 area near Ponds 15 and 16.

97 **SIXTH ORDER OF BUSINESS - Consent Agenda**

98 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors  
99 Regular Meeting Held on July 13, 2026

100 B. Exhibit 9: Consideration for Acceptance – The June 2026 Unaudited Financial  
101 Statements

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda for the Magnolia Park Community Development District.

102 **SEVENTH ORDER OF BUSINESS – Business Items**

103 A. Exhibit 10: Consideration & Adoption of **Resolution 2026-06**, Re-designating  
104 Officers

105 Mr. Jeskewich stated that this resolution was related to an internal staffing change  
106 with Vesta, and that this would appoint a new Treasurer accordingly. The Board  
107 opted to retain the remaining slate of officers.

On a MOTION by Ms. Williams SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Re-designating Officers, for the Magnolia Park Community Development District.

108 B. Exhibit 11: Consideration & Adoption of **Resolution 2026-07**, Adopting FY 2027  
109 Meeting Schedule

110 Mr. Jeskewich stated that this meeting schedule was in line with previous comments  
111 from Board members regarding future availability, and set the meeting dates for the  
112 2<sup>nd</sup> Tuesday of each month.

On a MOTION by Ms. Williams SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Adopting FY 2027 Meeting Schedule, for the Magnolia Park Community Development District.

C. Exhibit 12: Presentation & Adoption of FY 2027 Goals and Objectives

On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board adopted the FY 2027 Goals and Objectives, for the Magnolia Park Community Development District.

**EIGHTH ORDER OF BUSINESS - Discussion Topics**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS - Supervisors' Requests**

Comments were heard from the Board regarding weeds on Pond 32 needing cutbacks, and debris in Pond 28. Mr. Shannon noted that he would be away from October 16 to November 2.

**TENTH ORDER OF BUSINESS - Audience Comments – New Business** *(Limited to 3 minutes per individual for non-agenda items)*

An audience member asked for additional clarification on the delineation of CDD responsibilities and duties. Mr. Jeskewich and Ms. Mackie explained that the CDD was responsible for maintaining the specific public infrastructure of the common area that had been constructed using tax-free municipal debt, including stormwater ponds and certain landscaping. Ms. Mackie noted that a current maintenance map of the CDD would be a useful guide in clarifying District responsibilities.

**ELEVENTH ORDER OF BUSINESS - Action Items Summary**

**TWELFTH ORDER OF BUSINESS - Next Meeting Quorum Check**

*The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on September 14, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.*

All Board members stated that they would be present for the next meeting which would constitute a quorum.

**THIRTEENTH ORDER OF BUSINESS - Adjournment**

On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:34 p.m., for Magnolia Park Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 14, 2026.**

141

*Barry Jeskewich*

142

☐ Barry Jeskewich, Secretary



David Turner (Sep 16, 2026 16:18:04 EDT)

☐ David Turner, Chair