MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Tuesday
November 10, 2026
5:30 p.m.

Meeting Location:
Hilton Garden Inn Tampa Riverview Brandon
4328 Garden Vista Drive
Riverview, FL 33578

Note: The Agenda Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Magnolia Park
Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Magnolia Park Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District is scheduled for **Tuesday, November 10, 2026, at 5:30 p.m.** at the **Hilton Garden Inn Tampa Riverview Brandon,** located at **4328 Garden Vista Drive, Riverview, FL 33578**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Cc: Attorney
Engineer
District Records

Magnolia Park Community Development District

Board of Supervisors
David Turner, Chairman (seat 1)
Rafael Lloveras, Vice Chairman (seat 3)
Jean Williams, Assistant Supervisor (seat 2)
Robert Shannon, Assistant Supervisor (seat 4)
Vacant (seat 5)

Staff
Barry Jeskewich, District Manager
Tucker Mackie, District Counsel
Greg Woodcock, District Engineer
Michael Bush, Field Services

Meeting Agenda
November 10, 2026, 5:30 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 766 858 449#

1. **Call to Order/Roll Call**
2. **Audience Comments –** *(limited to 3 minutes per individual for agenda items)*
3. **Officer Appointment**
   A. Seat 2 – Currently held by Supervisor Williams
   B. Seat 4 – Currently held by Supervisor Shannon
   C. Seat 5 – Currently Vacant
   D. Oath of Office – State & District — Exhibit 1
   E. New Supervisor Information Sheet — Exhibit 2
   F. Consideration & Adoption of **Resolution 2027-01**, Designating Officers — Exhibit 3
4. **Vendor Reports – Questions from Board Members Only**
   A. Aquatic Maintenance Services – *Premier Lakes* — Exhibit 4
   B. Landscape Maintenance – *United Land Services*
      - Consideration of United Land Services Proposals (if any):
5. **Staff Reports – Questions from Board Members Only**
   A. District Counsel – *Tucker Mackie, Kutak Rock*
   B. District Engineer – *Greg Woodcock, Stantec*
   C. Field Services Manager – *Michael Bush, Vesta District Services* — Exhibit 5

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

- Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log *(updated as of November 3)* — Exhibit 6
- Discussion of Hillsborough County Rezoning Hearing Notices — Exhibit 7
- Discussion of Yellow Bird Outdoor Landscape Maintenance Proposal Pricing & Specifications Package — Exhibit 8

6. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 13, 2026 — Exhibit 9

B. Consideration for Acceptance – The September 2026 Unaudited Financial Statements — Exhibit 10

7. Business Items

8. Supervisors' Requests

9. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

10. Next Meeting Quorum Check: December 8, 2026 at 5:30 p.m. at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578

David Turner	☐ IN PERSON	☐ REMOTE	☐ NO
Jean Williams	☐ IN PERSON	☐ REMOTE	☐ NO
Rafael Lloveras	☐ IN PERSON	☐ REMOTE	☐ NO
Robert Shannon	☐ IN PERSON	☐ REMOTE	☐ NO
[VACANT]	☐ IN PERSON	☐ REMOTE	☐ NO

11. Adjournment

EXHIBIT 1

Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

MAGNOLIA PARK

COMMUNITY DEVELOPMENT DISTRICT

District Required Oath of Office

For District Records

If not notarized during the meeting, please sign before a notary and email executed Oath to the District's admin.

MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ___ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Magnolia Park Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
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MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

State Required Oath of Office

To Be Submitted to the State within 30 Days of Appointment with $10 Check Payable to "Florida Department of State"

Contact Information

Phone Number: 850.245.6200
Email: DivElections@dos.myflorida.com
Fax Numbers: 850.245.6217 or 850.245.6218
Mailing Address:
Division of Elections
Florida Department of State
R. A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399-0250
Website Link: https://dos.fl.gov/elections/contacts/contact-us/

***Please email a scan or picture of the completed State Oath to your District Manager for inclusion in the District's Record.**

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

_____

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence

Or ___ online notarization this ____ day of _____, 20____.

_____

Signature of Officer Administering Oath or of Notary Public

_____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____ _____

Street or Post Office Box **Print Name**

_____ _____

City, State, Zip Code **Signature**

EXHIBIT 2

Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
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MAGNOLIA PARK

COMMUNITY DEVELOPMENT DISTRICT

New Supervisor Information Form

For District Records

If not completed during the meeting,
please email the completed form to the District's admin.

Magnolia Park
A Community Development District

NEW SUPERVISOR INFORMATION SHEET
Please return completed forms to
Vesta District Services
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-398
District Manager: Barry Jeskewich

1) Name: _____

2) Address: _____

_____

_____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed $200 per Meeting _____. If you have elected to receive compensation then please forward the attached payroll forms along with the New Supervisor Information Sheet.

Payroll Information

1) Date of Birth: _____
2) Drivers License Number: _____

EXHIBIT 3

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Magnolia Park Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Barry Jeskewich is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Christian Dimaculangan is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of November, 2026.

ATTEST**:**

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 4



Magnolia Park CDD

Aquatics Report

10/30/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)

21





Comments:
This lake is in excellent condition.

Action Required
Routine Maintenance

Target:

22





Comments:
This lake is in excellent condition.

Action Required

Target:

23





Comments:
This lake is in excellent condition. Native beneficial plants are healthy.

Action Required
Routine Maintenance

Target:

20





Comments:
This lake is in excellent condition.

Action Required
Routine Maintenance

Target:

18





Comments:
This lake is in excellent condition. Native beneficial plants are healthy

Action Required
Routine maintenance

Target:

17





Comments:
This lake is in excellent condition.

Action Required
Routine Maintenance

Target:

24





Comments:
A lot of shoreline weeds are decaying.

Action Required
Retreat as necessary.

Target:
Torpedo Grass & Broadleaf Weeds

25





Comments:
Minor shoreline weeds observed.

Action Required
Shoreline weed treatment.

Target:
Torpedo Grass & Alligator weed

15





Comments:
Minor shoreline weeds observed.

Action Required
Shoreline weed treatment

Target:
Torpedo Grass

16





Comments:
This lake is in excellent condition.

Action Required
Routine Maintenance

Target:

Management Summary

The condition of the lakes continue to improve as we progress further towards winter months. The water levels rising have played a crucial role in reducing shoreline weed growth. Overall, shoreline weeds are very minimal at this time.

I did not observe any submerged vegetation growth during this inspection and algae was very minimal.

As we continue into winter months, we should expect to see less and less growth, and the reduced growth will allow us to fine tune some of the more difficult to access areas in littoral shelves, pick up additional trash, etc.

We recently did another inspection of the preserves after the last treatment, and I believe at this time we will complete a monitoring report as the preserves are almost, but not quite, to compliance. They have made significant improvements since we have began.

Thank you!

EXHIBIT 5

(to be distributed)

EXHIBIT 6

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
198	10/8/2026	Landscape	Warner	9019 Sienna Moss Ln	Currently, the trees and brush behind my home, and my neighbors' homes, are encroaching into our yards. It appears one of the trees behind my home snapped, and a branch is actually coming through my fence pickets. It has been a long time since this area was cut back, but I am requesting that it be done again, as soon as possible, as having brush this close to our homes is a fire risk.	
197	9/29/2026	Landscape	Wagner	9119 Grant Line Lane	I would like to know why the scrub area between the Hillcroft Drive backyard fences and Progress Blvd, under the overhead power lines, is not being maintained / mowed / hacked away. The CDD Map shows that the "line" for maintenance aligns with the FRONT of the median/blvd on Magnolia Park Blvd and follows Progress Blvd towards the Commercial Park (Exxon Mobile Station + others). If you follow this "line", the overgrown scrub is clearly in the CDD Maintenance Map. The trees and scrub have grown so large that the landscaping that is being maintained along the fence (facing Progress Blvd) is no longer visible. We are literally paying to maintain landscaping that no one can view due to the lack of maintenance in the scrub area.	
195	9/25/2026	Field Manager	Kobos	4511 Banyan Tree Pl	I believe the HOA has erected fencing on an area that belongs to the community (CDD) The fencing that has been installed (10 foot high fence) is blocking the views of the pond, foliage and wildlife that belong to the community. Not the HOA. I'd like to send a couple of photos to better explain what I mean. I'm ultimately wondering if it was the CDD that approved this, or the HOA? Thank you! (There are several folks in the neighborhood interested in what's happening but I don't know if that matters.)	Resolved - Not CDD property.
193	9/9/2026	District Manager	Vaught	6311 Magnolia Park Blvd	We are homeowners at 6311 Magnolia Park Boulevard and are reaching out regarding the deteriorating Wetland P retaining wall and perimeter fence system located beside our property & overgrown foliage. The retaining structure has continued to deteriorate, affecting the fence mounted on it, and portions of the system have fallen toward the protected Wetland P/conservation area. This system was constructed during development. We wanted to bring this matter to your attention as we have received violation notices from the Association to "repair the fence" Our review of the records reflects that Magnolia Park CDD has historically held operation and maintenance responsibility associated with Wetland P. We are requesting the CDD's assistance with addressing the needed repairs and maintenance.	We are curently waiting for landscaping team to take care of this issue
191	8/24/2026	District Manager	Alvarez	8859 Turnstone Haven Pl	The property behind Magnolia Park West has not been maintained appropriately. It was not maintained for over a year and then several months ago lawn maintenance came out and mowed a little bit, but did not take care of all of the overgrown area. Now it is extremely overgrown and looks like a jungle behind our property. This property that is the responsibility of the CDD needs to be maintained on a regular basis and it is currently not. Secondly, The CDD removed security fencing that we had separating our property and the CDD property. This is caused a security issue as numerous trespassers have come into our neighborhood from this open area. Several of them I've caught walking on my sidewalk from my door camera. We did not have this problem when the fence was up. What is going to be done to address the security issue caused by the CDD removing the security fence?	We are curently waiting for landscaping team to take care of this issue
189	8/7/2026	Aquatics	Maccormack	9228 Hillcroft Dr	A homeowner on the corner is feeding ducks and they're coming in droves and have now spawned babies. They're droppings and feathers are all over the grass and there's now about 60 ducks here. Is it possible to send them a letter to quit ?	Reported to Premier Lakes

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
188	7/29/2026	Landscape	Meadows	8516 Bassett Ct	Could you please let me know when United Land Services is scheduled to return to cut the 3-foot strip of grass near the big lake along Bassett Ct? It has been a few weeks since this section was last mowed, and it is starting to get overgrown.	Reported to United Land Service
187	7/16/2026	Aquatics	Lewis	5210 Fallen Leaf Dr	Hi, erosion is getting close to the sidewalks by the water in east.	
186	7/9/2026	Landscape	Anello	9107 Mountain Magnolia Dr	It would appear that when our one flower bed and magpark South gets watered at the front gate, it runs for hours and hours. There's so much wasted water and all the flowers are dying because they are overwatered every week. I had emailed the HOA about it and never got a response. I am unsure who to email but would hope the email could be forwarded to whomever is in charge of this. Thanks!	Reported to United Land Service
184	6/30/2026	Aquatics	Mohanty	9121 Grant Line Lane	The retention pond behind our property has become like a barren land with weeds growing 2-3 feet inside. I understand that is because of no rains. But can it be mowed and properly kept maintained. This is looking very bad and it will not hold much less water when it is actually needed. I can send you pictures. And if you can let me know what is the frequency in which people come in to maintain the pond or at least take a look. I see someone here spraying once in 2-3 months and not even come to take a look. If you want I can help taking and sending pictures every month to keep track. I am not sure how to escalate this, but I will find out as this has been going on since a year now.	Reported to Landscapers
182	6/10/2026	Landscape	Bergoch	5350 Fallen Leaf Dr	Weeds and grass in the median leading up to the main gate off Progress Blvd into Mag Park East (north of Progress & east of Falkenburg) are taller than the bushes. Grass areas cut on the shoulders, but nothing done to the middle median. Also, our bushes havent been trimmed in over 3 months at our residence.	Reported to Landscapers
181	6/5/2026	Landscape	Perez	5941 Sweet Birch Dr	The grounds behind houses north of Sweet Birch Drive, and around the ponds have not been maintained in weeks having caused grass overgrown, preventing access. Would appreciate prompt action so residents can resume usage of these areas. Thank you in advance for your efforts	Reported to Landscapers
179	5/27/2027	Landscape	Petit-Frere	6111 Magnolia Park Blvd	Hello I wanted to get an email a sent several months ago about the area near the pond hasn't be mowed for over a year. Please let me know if something has changed.	Reported to Landscapers
169	5/5/2026	Landscape	Griffin	9318 Grand Harvest Ct	The entrance off of Progress Blvd into Magnolia Park East is incredibly unkempt. The medians require mowing, trimming, and weed removal. I have never seen it so tall and abandoned looking. What are my CDD fees going toward if not to maintain the appearance of my neighborhood? Every other entrance is maintained, why is this one being skipped? Please let me know when I can expect this to be fixed. Thanks.	Reported to Landscapers
165	2026-03-08	Aquatics	Mohanty	9121 Grand Line Lane	The pond behind our property is seeing a lot of weed and grass growth. it would be great if that could be controlled by spraying some weed killers.	Reported to Landscapers
164	2026-02-18	Field Manager	Tibbs	6312 Yellow Buckey Dr	The light cover has come off the MP Southwest entrance sign off of Faulkenburg Rd.	Inspected and will be replaced
163	2026-02-08	Landscape	Hamilton	4949 White Sanderling Ct	There is a dead tree along the bank of Pond 29 in Harvest Creek, behind the unit of 4949 White Sanderling Ct. Tree needs removal.	Reported to Landscapers
162	2026-02-08	Aquatics	Hamilton	4949 White Sanderling Ct	Pond 29 in Harvest Creek Townhomes has been significantly overgrown with both dead and live foliage. The pond is in need of clean out.	Reported to Landscapers

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
161	2026-01-09	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	Hello. The back gate at South has not been maintained in months. It looks horrible. It is not hard to notice the lack of upkeep. Can someone reach out to United to do the work? I appreciate it.	Reported to Landscapers
160	2025-12-22	District Manager	Meadows	8516 Bassett Ct	This is my 2nd request- when will the No fishing signs be replaced on the big lake in South off of Falkenburg Rd.? They were washed away over a year ago during the storms. People are still fishing. Saw people loading buckets and driving away this weekend. I stopped and told them no fishing, but they did not speak English. When will the signs be replaced? And check the gate as I hear that it is not even locked, so they walk right in. Would do not good if I called the police as they were driving away. Why does it take so long to get anything done? We are still missing street signs from Ian or is that HOA responsibility?	Ordered to be replaced
159	2025-12-13	Landscape	Bolton	5005 Wabash Pl	There is a sprinkler that is broken outside the gate of Magnolia Park. If you exit the subdivision through the north gate of Magnolia Park Blvd going south to Progress Blvd, right as you enter the circle there is a sprinkler on the right hand side that is broken. I have a picture. I just don't know where to add it.	Reported to Landscapers
157	2025-12-08	Landscape	Kentch	8512 Basset Ct	Hi! The land near the lake, beyond my property has become overgrown with weeds and scrub. The landscaping company says this isn't their responsibility, but it needs to be addressed. Is this something you can assist with??	Reported to Landscapers
156	2025-10-29 0	Landscape	Wellmaker	4615 somerset hill lane	I am writing to request maintenance and clearing of the conservation area located near my home at 4615 Somerset Hill Ln., Riverview, FL 33578 in Magnolia Park East.Over time, the area has become significantly overgrown with shrubs, trees, and debris, which are now obstructing the lake view from my property. When I purchased my home, I paid a premium for the lake view, which has been an important feature of my property's value and enjoyment. Unfortunately, the current overgrowth has diminished this view substantially. I was advised that the CDD is responsible for the maintenance and upkeep of this area, and I would greatly appreciate having it restored to its original, well-maintained condition as shown in the images attached below. Please let me know when this maintenance can be scheduled, as I would like to see the area cut back and cleaned up in a timely manner. If you need any additional details or would like to meet onsite to review the area, I would be happy to arrange that at your convenience. Thank you very much for your attention to this matter and for your continued work maintaining our community. First image is before when this area was properly maintain an upkeep. Second images is how it currently looks.	ongoing issue
152	2025-10-19 2	Landscape	Wellmaker	4615 somerset hill lane	Concerns of conservation area ponds especially the conservation area in Magnolia Park East on the corner of 4615 Somerset Hill Ln. this conservation area has not been maintained in a little over three years now and has grown completely to the sidewalk. It is in desperate need to be cut back, majorly the children including mine are not even able to play or ride the bikes on the sidewalk due to the bushes and weeds, crossing and blocking the sidewalks in our HOA community. please this needs to be cut back ASAP as far as possible. It is a huge eyesore as well, and it sadden myself in the community that this is not being kept up.	Reported to Landscapers

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
151	2025-09-26 1	Field Manager	Moore	9213 Mountain Magnolia Dr	Good morning, I would like to request lake management and maintenance for the inner pond located behind the residence at 9213 Mountain Magnolia Dr. Over the past three years, this pond has not been maintained, and I've noticed that grass and vegetation are rapidly growing and now beginning to take over nearly half of the water area Could you please advise on the process and timeline for addressing this issue, along with any planned solutions? Thank you for your attention to this matter. I look forward to your response. Best, Shae	Waiting on approval to maintain more of the area
150	2025-09-24 0	Field Manager	Kelly	6411 Foxbury Ridge Ln	Need to know what will be done to this WOODEN AREA located in the back of my home. When I purchased my home in December 2009, there was a POND behind my home. That is one of the reasons I choose to purchase this home. I never would imagine years later my backyard view is a wooden area. What will be done to rectify this problem? There are numerous wildlife in those woods.	On maintenance cycle to have cut back
149	2025-09-18 1	Landscape	Marin	4927 White Sanderling Court	I wanted to address the area behind the West Townhomes. The area separating the townhomes from Asbury is currently in poor condition, with patchy grass and overgrown, disordered bushes that detract from the overall appearance. The bushes are also patchy and make the area untidy in appearance due to the lack of upkeep. I along with my neighbors would be very appreciative of any upkeep or updates you can provide.	Tabled at the last Board meeting
148	2025-09-15 1	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	There are weeds that are starting to grow into trees, and vines that are taking over the landscaped areas along the entrance of the south gates. I am happy to meet up with someone to show them. At thr Progress gate- its across from the gate code box. The Falkenburg gate- you can see them from the backside of the fence more easily. These have been ignored and now its starting to look like big bushes/trees and they are not supposed to be there	Waiting on approval to maintain more of the area
147	2025-09-12 0	Field Manager	Ciudad Real	6334 yellow buckeye dr	I would like to get my back fence line maintained since it is on the map but hasn't been maintained in years	Bush reached out to landscaping to look at the area

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
146	2025-09-10 1	Landscape	Foll	5214 Fallen Leaf Drive	Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but this overgrowth is unacceptable. A representative from Yellowbird is arguing with me that it is not their responsibility but it needs to be addressed. Can someone please assist?	Bush reached out to landscaping to look at the area
145	2025-09-10 1	Landscape	Pieslak	4833 white sanderling ct	Grass around pond and entire fence perimeter is over a foot high. I will wait 5 business days before submitting another complaint to the county code enforcement for failure to maintain lawn care.	Waiting on approval to get this done
144	2025-09-10 1	Field Manager	Faville	8941 Turnstone Haven Place	The vegetation growth around the pond behind our house has not been maintained properly. The growth is out of control, No weed whacking has taken place in weeks, and the last time they did weed whack they only did it behind the homes not the complete pond perimeter. If I could send pictures I would but I do not see anywhere on here to do that.	Bush reached out to landscaping to look at the area
143	2025-09-04 1	Aquatics	Upshaw	6321 Magnolia Park Blvd	The rear left corner of pond #9 (Lake Cherrywood) is severely overgrown and the water is completely covered in invasive vegetation. This has been reported several times since June.	Bush reached out to landscaping to look at the area
142	2025-08-13 1	Landscape	Stephenson	8417 Loblolly Pine Ct	Last year the hurricanes knocked over a couple trees that are in the CDD property into my yard. The crew came out and trimmed the trees but left the stumps. They told me they would be back soon to grind the stumps since they didn't have the equipment with them. It has almost been a full year and no stumps have been removed. Grass is growing over them and the they cause water to pool on my property when it rains. When will someone be out to take care of this?	Board is waiting to make decisions on replacing all fallen trees from hurricane. (Tree replacement options presented by ULS at April & May 2025 mtgs)

EXHIBIT 7

From: Woodcock, Greg <greg.woodcock@stantec.com>
Sent: Thursday, October 22, 2026 2:01 PM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Cc: Christian Dimaculangan <cdimaculangan@vestapropertyservices.com>
Subject: RE: Magnolia Park ReZoing Notices

Hi Barry. There are three parcels in this area, all owned by the same developer, Mmi Brn Propco Ii Llc. Each of the three parcels has different zoning. Based on the rezoning notice, it appears the plan is to change the zoning in all three to PD. I was not able to locate any proposed development plans for this area, but based on the Planned Development zoning request, I would imagine they plan to turn this area into a neighborhood.

Let me know if you have any other questions.

Thanks,

Project Manager

Stantec

From: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Sent: Wednesday, October 21, 2026 12:37 PM
To: Woodcock, Greg <greg.woodcock@stantec.com>
Cc: Christian Dimaculangan <cdimaculangan@vestapropertyservices.com>
Subject: Magnolia Park ReZoing Notices

Hello, Greg:

We received the attached Zoning Hearing notices.

I interpret this to not be adjacent to the CDD - Thus not directly impacting the District, but appreciate your input.



Could the proposed rezoning have any traffic, drainage, utility, or infrastructure impacts on the district; and would you recommend presenting this to the Board via the next agenda?

Thank you ~ Barry

Your Community.
Our Commitment.

Barry Jeskewich, LCAM

District Manager

P: 321.263.0132 X398
Vesta District Services

250 International Pkwy, Ste. 208
Lake Mary, FL 32746

www.VestaPropertyServices.com

Careers | Request Proposal

In compliance with Florida Sunshine Law, CDD Board members should not globally respond to this e-mail via "reply to all".

District Communications Reminder: Florida has a broad public records law. Your email communication may be subject to public disclosure.

Hillsborough County Florida
Development Services

Zoning Hearing Master Letter of Notice

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-PD 26-0799

You are hereby notified that the undersigned is requesting a REZONING before the Zoning Hearing Master of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 11/16/2026 **TIME:** 6 p.m.

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602
*(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section below.)*

LOCATION OF THE PROPERTY: (Address and/or General Location)

Southwest corner of Progress Blvd. and S Falkenburg Rd., Tampa, FL 33619

To view the exact location of the area subject to this request, visit HCFL.Gov/ZoningMap and enter the application number above without the prefix letters (xx-xxxx) in the search window at the top of the screen.

NATURE OF REQUEST: Rezoning to a Planned Development
Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

CURRENT ZONING: RSC-6, PD 00-1099 and AI **PROPOSED ZONING:** Planned Development (PD)

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at HCFL.gov/PGMStore.

Additional information concerning this application may be obtained by emailing the Hillsborough County Development Services Department at Hearings@hcfl.gov. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should call the Customer Service Center at (813) 272-5900 or call Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739.

Applicant/Representative Information

NAME: Jacob T. Cremer - Barbas Cremer, PLLC

ADDRESS: 2002 W. Cleveland Street, Suite 203, Tampa, FL 33606

PHONE: (813) 419-3914

EMAIL: jcremer@barbascremer.com

Send written comments or evidence, along with your physical address and email to:
DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Rev.

Submitting Testimony and/or Evidence
All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

1. In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
2. In writing to the office of the Zoning Administrator at least two business days prior to the hearing in order to be included as part of the record of the hearing; or
3. Spoken or in writing* during the public hearing before the Zoning Hearing Master. *(*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2) above.)*

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

1. Hand delivered to County Center, 601 E. Kennedy Blvd., Tampa, FL 33602.
2. Mailed to P.O. Box 1110, Tampa, FL 33601.
3. Via email by attaching testimony and/or evidence documents to an email sent to Hearings@hcfl.gov.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing
The staff report of the Development Services Department must be filed six days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witness shall present their case.
2. The Staff of the Development Services Department will give a summary of the request and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
5. County Staff will have the opportunity to make additional comments.
6. The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

Participation Options
For the convenience of residences, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

In Person:
For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Virtual:
Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Board of County Commissioners to the staff of the Development Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing. Send written comments or evidence, along with your physical address and email address to DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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- The County's HTV channels on cable on cable television: Spectrum 637 and Frontier 22
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If you have any questions or need additional information for providing public input, you may call (813) 446-6617.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a Party of Record. To be considered Party of Record, you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence.
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within one mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two business days prior to the ZHM hearing or by proxy during the ZHM hearing.

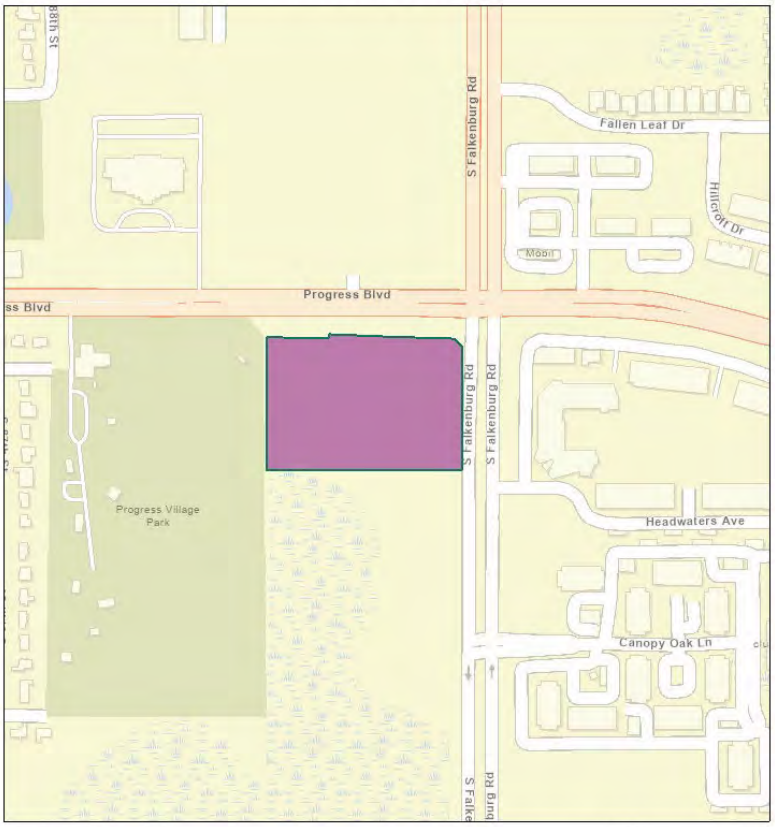
If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFL.gov/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcfl.gov or call (813) 307-4739.

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	00-1099
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0388H
FIRM Panel	12057C0388H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120388C
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Planned Development	PD
Re-zoning	null
Note	OLD RZ 85-0022
Minor Changes	null
Major Modifications	08-0267,05-1643, 16-0632
Personal Appearances	19-0364, 20-0196
Census Data	Tract: 013702 Block: 3001
Future Landuse	CMU-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 047935.0050



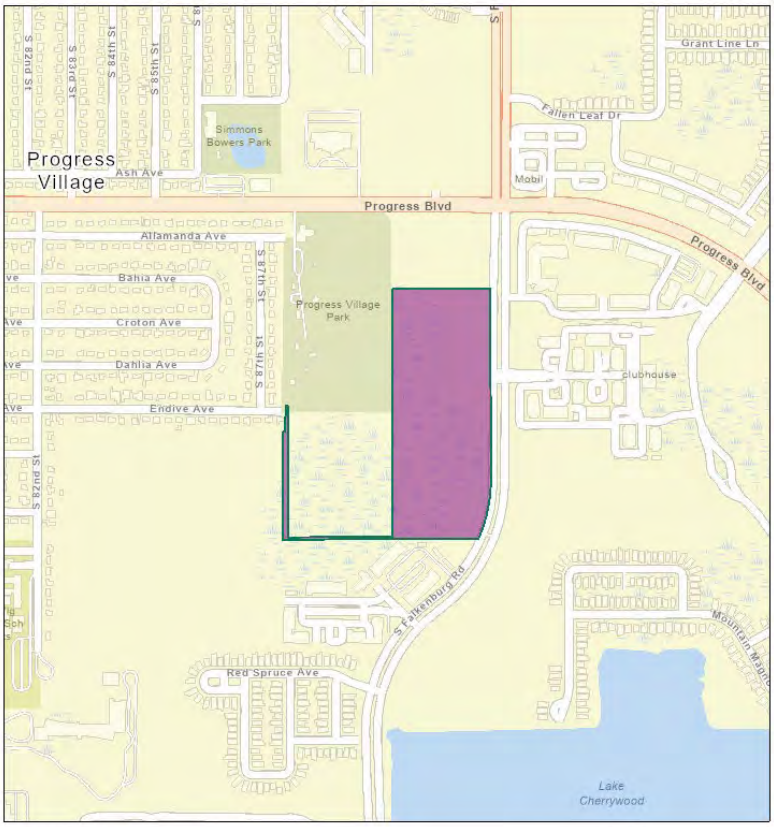
Folio: 047935.0050
PIN: U-01-30-19-663-000001-66330.J
Mmi Brn Propco Ii Llc
Mailing Address:
100 E Pine St Ste 110
null
Orlando, Fl 32801-2759
Site Address:
0
Riverview, Fl 33578
SEC-TWN-RNG: 01-30-19
Acreage: 5.63
Market Value: $659,098.00
Landuse Code: 0000 VACANT RESIDENT

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Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AI
Description	Agricultural - Industrial
RZ	
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	00-1099
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0388H
FIRM Panel	12057C0388H
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Community Base Planning Area	Greater Palm River
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Note	OLD RZ 85-0022
Minor Changes	null
Major Modifications	08-0267,05-1643, 16-0632
Personal Appearances	19-0364, 20-0196
Census Data	Tract: 013702 Block: 3001
Census Data	Tract: 013702 Block: 3007
Census Data	Tract: 013702 Block: 3002
Future Landuse	CMU-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 047935.0000



October 22, 2026

1:8,526

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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Hillsborough County Florida

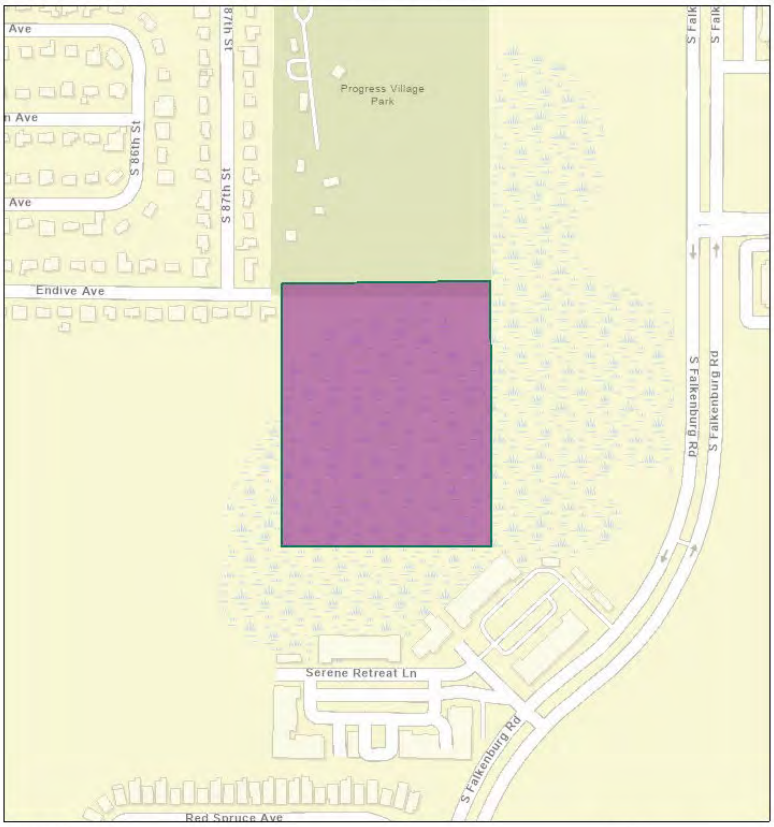
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PIN: U-01-30-19-663-000001-66330.0
Mmi Brn Propco Ii Llc
Mailing Address:
100 E Pine St Ste 110
null
Orlando, Fl 32801-2759
Site Address:
0
Riverview, Fl 33578
SEC-TWN-RNG: 01-30-19
Acreage: 21.92
Market Value: $628,358.00
Landuse Code: 9900 VACANT ACREAGE

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Redevelopment Area	NO

Folio: 047935.0010



October 22, 2026

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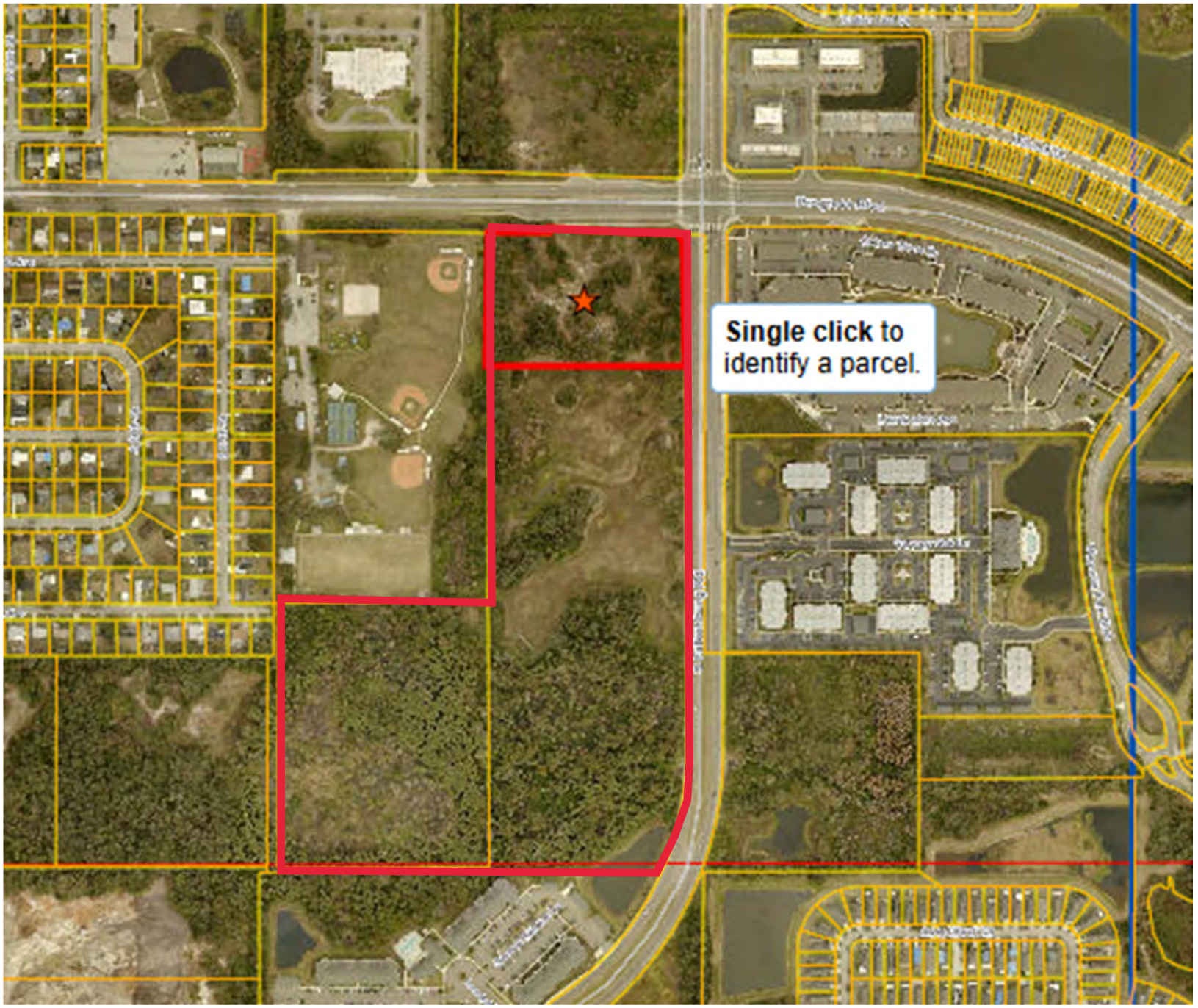
0 0.05 0.1 0.2 km

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Hillsborough County Florida

Folio: 047935.0010
PIN: U-01-30-19-663-000001-66330.1
Mmi Brn Propco Ii Llc
Mailing Address:
100 E Pine St Ste 110
null
Orlando, Fl 32801-2759
Site Address:
0
Tampa, Fl 33619
SEC-TWN-RNG: 01-30-19
Acreage: 11.96
Market Value: $276,550.00
Landuse Code: 0000 VACANT RESIDENT

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Single click to identify a parcel.

Hillsborough County Florida
Development Services

Zoning Hearing Master Letter of Notice

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APPLICATION NUMBER: RZ-PD 26-0799

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LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
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Rev.

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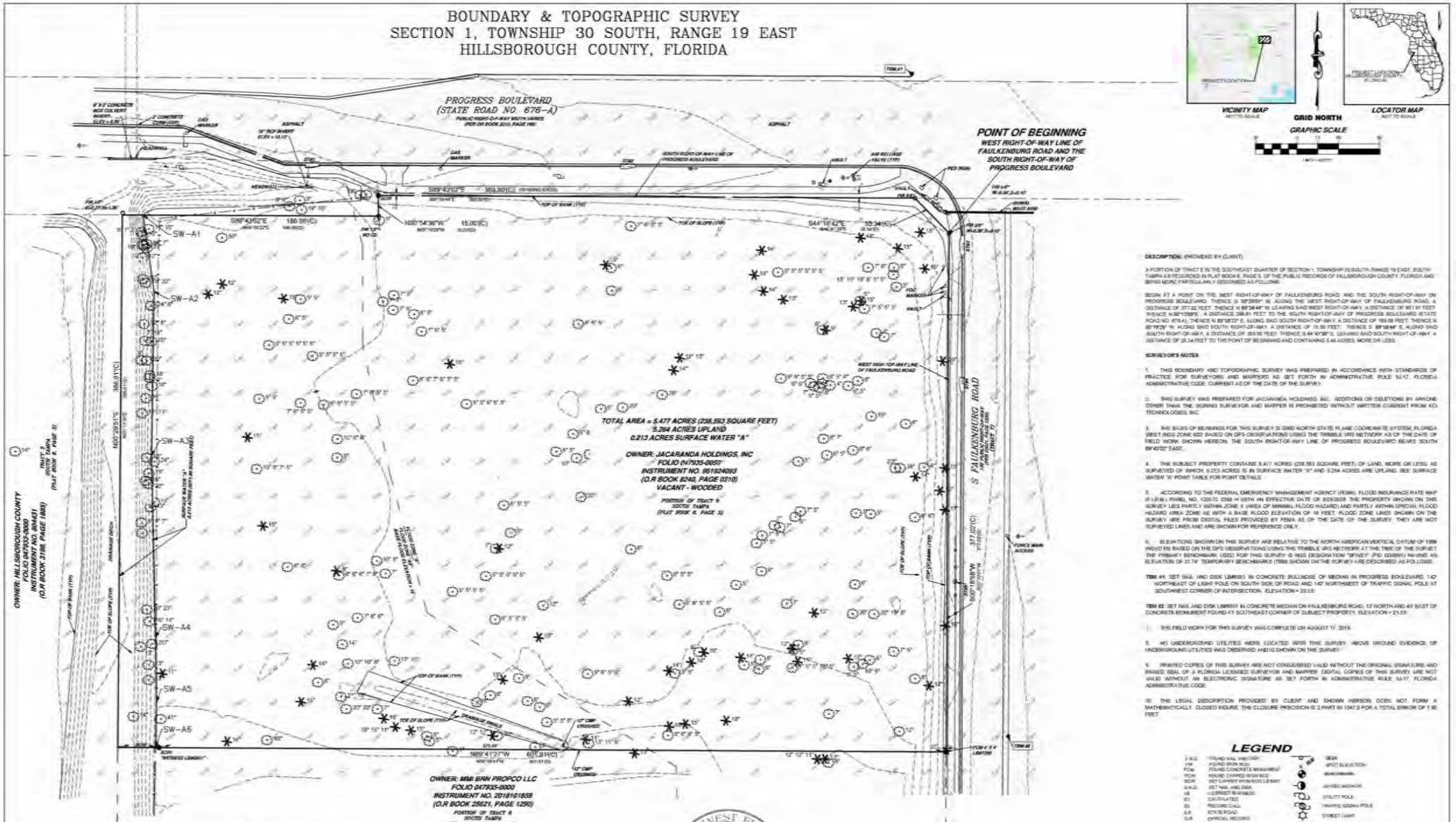
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Rev.

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA



GRID NORTH

GRAPHIC SCALE

DESCRIPTION: (PROVIDED BY CLIENT)

A PORTION OF TRACT 9 IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WEST RIGHT-OF-WAY OF FAULKENBURG ROAD AND THE SOUTH RIGHT-OF-WAY ON PROGRESS BOULEVARD; THENCE S 00°29'01" W, ALONG THE WEST RIGHT-OF-WAY OF FAULKENBURG ROAD, A DISTANCE OF 377.02 FEET; THENCE N 89°34'44" W, LEAVING SAID WEST RIGHT-OF-WAY, A DISTANCE OF 601.91 FEET; THENCE N 00°15'59"E , A DISTANCE 298.91 FEET TO THE SOUTH RIGHT-OF-WAY OF PROGRESS BOULEVARD (STATE ROAD NO. 676-A); THENCE N 89°38'27" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 186.06 FEET; THENCE N 89°19'26" W, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET; THENCE S 89°38'46" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 989.80 FEET; THENCE S 44°18'38" E, LEAVING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 15.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.48 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE CURRENT AS OF THE DATE OF THE SURVEY.

2. THIS SURVEY WAS PREPARED FOR JACARANDA HOLDINGS, INC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT WRITTEN CONSENT FROM KCI TECHNOLOGIES, INC.

3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (NAD 83/90 ZONE 0902) BASED ON GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK AS OF THE DATE OF FIELD WORK SHOWN HEREON. THE SOUTH RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD BEARS SOUTH 89°43'02" EAST.

4. THE SUBJECT PROPERTY CONTAINS 5.477 ACRES (238,583 SQUARE FEET) OF LAND, MORE OR LESS; AS SURVEYED OF WHICH, 0.213 ACRES IS IN SURFACE WATER "A" AND 5.264 ACRES ARE UPLAND. SEE SURFACE WATER "A" POINT TABLE FOR POINT DETAILS.

5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12057C 0268 H WITH AN EFFECTIVE DATE OF 8/28/2008, THE PROPERTY SHOWN ON THIS SURVEY LIES PARTLY WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND PARTLY WITHIN (SPECIAL FLOOD HAZARD AREA ZONE AE WITH A BASE FLOOD ELEVATION OF 16 FEET. FLOOD ZONE LINES SHOWN ON THE SURVEY ARE FROM DIGITAL FILES PROVIDED BY FEMA AS OF THE DATE OF THE SURVEY. THEY ARE NOT SURVEYED LINES AND ARE SHOWN FOR REFERENCE ONLY.

6. ELEVATIONS SHOWN ON THIS SURVEY ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON THE GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK AT THE TIME OF THE SURVEY. THE PRIMARY BENCHMARK USED FOR THIS SURVEY IS NGS DESIGNATION "DFWEY" (PID: DG8991) HAVING AN ELEVATION OF 31.74'. TEMPORARY BENCHMARKS (TBM) SHOWN ON THE SURVEY ARE DESCRIBED AS FOLLOWS:

TBM #1: SET NAIL AND DISK LB#8001 IN CONCRETE BULLNOSE OF MEDIAN IN PROGRESS BOULEVARD, 1.42' NORTHEAST OF LIGHT POLE ON SOUTH SIDE OF ROAD AND 140' NORTHWEST OF TRAFFIC SIGNAL POLE AT SOUTHWEST CORNER OF INTERSECTION. ELEVATION = 23.03

TBM #2: SET NAIL AND DISK LB#8001 IN CONCRETE MEDIAN ON FAULKENBURG ROAD, 12' NORTH AND 49 EAST OF CONCRETE MONUMENT FOUND AT SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 21.03

7. THIS FIELD WORK FOR THIS SURVEY WAS COMPLETE ON AUGUST 17, 2015

8. ALL UNDERGROUND UTILITIES WERE LOCATED (WITH THIS SURVEY. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES WAS OBSERVED AND IS SHOWN ON THE SURVEY.

9. PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

10. THE LEGAL DESCRIPTION PROVIDED BY CLIENT AND SHOWN HEREON DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE CLOSURE PRECISION IS 2 PART IN 1047.0 FOR A TOTAL ERROR OF 1.95 FEET.

LEGEND

(.) R.O.	FOUND NAIL AND DISC	SIGN	
FIR	FOUND IRON ROD	SPOT ELEVATION	
FCM	FOUND CONCRETE MONUMENT	BENCHMARK	
FCW	FOUND CHISELED BENCHMARK	CATCH BASIN	
SCW	SET CAPPED IRON ROD LB 8001	CATCH MANHOLE	
S.N.D.	SET NAIL AND DISK	UTILITY POLE	
CB	CONCRETE BLOCK	TRAFFIC SIGNAL POLE	
(C)	CALCULATED	STREET LIGHT	
(D)	RECORD CALL	TRAFFIC SIGNAL EQUIPMENT	
S.R.	STATE ROAD	CAN TREE (SIZE NOTED)	
O.R.	OFFICIAL RECORDS	PALM TREE (SIZE NOTED)	
ELEV.	ELEVATION	AIR RELEASE VALVE	
TBM	TEMPORARY BENCHMARK		
NO.	NUMBER		
R.C.P.	REINFORCED CONCRETE PIPE		
P.V.C.	POLYVINYL CHLORIDE PIPE		
(TYP)	TYPICAL		
CMP	CORRUGATED METAL PIPE		
	OVERHEAD UTILITY LINE		
	SWALE LINE		

STORM TABLE:

STORM STRUCTURE #1
CURB INLET (FULL OF WATER)
TOP ELEV = 15.77'
15" RCP SOUTH INVERT ELEV = 13.17'

STORM STRUCTURE #2
CURB INLET (FULL OF WATER)
TOP ELEV = 16.14
BOTTOM OF BOX = 12.64

STORM STRUCTURE #3
CURB INLET (FULL OF WATER)
TOP ELEV = 13.43'
BOTTOM OF BOX = 11.31'

STORM STRUCTURE #4
CURB INLET (RECESSED)
TOP ELEV = 13.64'

STORM STRUCTURE #5
STORM MANHOLE (UNDERVAC CB)
RIM ELEV = 23.05'
UNKNOWN PIPE NORTH
INVERT ELEV = 14.45'
UNKNOWN PIPE SOUTH
INVERT ELEV = 12.35'

SURFACE WATER "A" POINT TABLE			
SW NO.	NORTHING	EASTING	
SW-A1	1296716.81	540356.25	
SW-A2	1296631.32	540277.32	
SW-A3	1296541.78	540276.39	
SW-A4	1295809.89	540276.39	
SW-A5	1295752.97	540278.11	
SW-A6	1295728.64	540278.51	

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

APPROVED WETLAND/ SURFACE WATER BOUNDARY

REVISIONS		
NO.	REVISION	DATE
1	ADDED SURVEY	8/28/2015
2	REVISE COUNTY	9/4/2015
3	ADDED TBM "A"	9/4/2015
4	SURVEY COMMENTS	09/24/15

THIS SURVEY WAS MADE UNDER MY DIRECTION. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PAUL P. JACKSON
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6719

KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS 8 6907
4001 CRESCENT PARK DRIVE
TAMPA, FL 33610
PHONE (813) 740-2300 * FAX (813) 740-2369

BOUNDARY & TOPOGRAPHIC SURVEY
PROGRESS BOULEVARD &
S. FALKENBURG ROAD
FOR
JACARANDA HOLDINGS, INC.

DATE: AUGUST 28, 2015
SHEET: 1 OF 1

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 06, 2020

Jacaranda Holdings, Inc.
Attn: Michael Happel
2 W. 67th Street Apt. 4B
New York, NY 10023

Subject: **Notice of Intended Agency Action - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters
Petition No.: 799987/42044748.000
Project Name: South Falkenburg
County: Hillsborough
Sec/Twp/Rge: S01/T30S/R19E

Dear Permittee:

The Southwest Florida Water Management District (District) has completed its review of the petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the petition.

The File of Record associated with this application can be viewed at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact Joe Andress at the Tampa Service Office, extension 2073.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Horner Environmental Professionals, Inc.

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
TDD only: 1-800-231-6103 (FL only)
On the Internet at *WaterMatters.org*

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
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Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 06, 2020

Jacaranda Holdings, Inc.
Attn: Michael Happel
2 W. 67th Street Apt. 4B
New York, NY 10023

Subject: **Notice Agency Action Letter - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters

Petition No.:	799987/42044748.000
Project Name:	South Falkenburg
County:	Hillsborough
Sec/Twp/Rge:	S01/T30S/R19E

Dear Permittee:

The Southwest Florida Water Management District (District) is in receipt of your petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you submitted, the petition is approved. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the petition described in this letter.

Approved surveys are available for viewing or downloading through the District's Application and Permit Search Tools located at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, Joe Andress at the Tampa Service Office, extension 2073.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures:	Approved Formal Determination of Wetlands and Other Surface Waters
	Notice of Rights
cc:	Horner Environmental Professionals, Inc.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATERS
No. 799987/42044748.000

EXPIRATION DATE:	**FORMAL DETERMINATION ISSUED DATE**
July 6, 2025	**July 6, 2020**

This Formal Determination of Wetlands and Other Surface Waters No. 799987/42044748.000 is issued under the provisions of Section 373.421, Florida Statutes, (F.S.), and Rule 62-330.201, Florida Administrative Code, (F.A.C.). This Formal Determination consists of the District's determination of the locations on the property of the landward extent (boundaries) of wetlands and other surface waters based on the documentation consisting of a certified survey submitted by the Petitioner. This Formal Determination does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 62-330.020, Florida Administrative Code, (F.A.C.), and Section 373.413, Florida Statutes, (F.S.), unless exempt pursuant to 62-330.051 or 62-330.0511, F.A.C., or 373.406, F.S. This Formal Determination does not in any way establish boundaries of sovereign submerged lands.

PROJECT NAME: South Falkenburg

GRANTED TO: Jacaranda Holdings, Inc.
Attn: Michael Happel
2 W. 67th Street Apt. 4B
New York, NY 10023

ABSTRACT: The landward extent of wetlands and/or other surface waters was established by Jeffrey Batten of Horner Environmental Professionals, Inc. These boundaries were identified by applying the rule criteria of Chapter 62-340, F.A.C. Agency review of the site for the potential presence of wetlands and surface waters and verification of the wetland and surface water boundaries, were conducted by District Senior Environmental Scientist Joseph Andress during a site inspection, with Jeffrey Batten of Horner Environmental Professionals, on April 14, 2020. A certified survey, dated June 22, 2020, signed and sealed by Paul R. Jackson, Professional Surveyor and Mapper, License #6719, State of Florida, which depicts the wetland and surface water boundaries, was received on June 22, 2020. To view the survey, please visit www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx to locate the formal determination record and view the documents associated with this file. The 5.48-acre site contains 0.21 acre of a surface water ditch (FLUCCS 510).

COUNTY: Hillsborough

SEC/TWP/RGE: S01/T30S/R19E

PROJECT ACRES: 5.48

WETLAND AND OTHER SURFACE WATER ACRES: 0.21

CURRENT LAND USE: COMMERCIAL

DATE PETITION FILED: March 04, 2020

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Documents depicting the landward extent (boundaries) of wetlands and other surface waters are hereby incorporated into this petition by reference and the Petitioner shall comply with them. These documents are available for viewing or downloading at www.WaterMatters.org.

David Kramer, P.E.

_____

Authorized Signature

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

Instrument #: 2024031089, Pg 1 of 2, 1/23/2024 2:06:15 PM DOC TAX PD(F.S. 201.02) $0.70, INT. TAX PD (F.S. 199) $0.00, DOC TAX PD (F.S. 201.08) $0.00, Deputy Clerk: CALMAGUER Cindy Stuart, Clerk of the Circuit Court Hillsborough County

PREPARED BY & RETURN TO:

David E. Terry, Esquire
TERRY AND FRAZIER, P.A.
125 East Jefferson Street
Orlando, Florida 32801
(407) 843-1956

Tax Parcel ID: 047935-0000

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED executed this 18th day of January 2024 by **MMI BRN PropCo, LLC**, a Florida limited liability company ("Grantor") to **MMI BRN PropCo II, LLC**, a Florida limited liability company, whose address is 100 E. Pine St., Suite 110, Orlando, FL 32801 ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

> That part of the East ½ of the vacated street abutting the West side of Tract 12 (LESS the North 490 feet thereof), and abutting the West side of Tract 13, both in the Southeast ¼ of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THIS CORRECTIVE QUITCLAIM DEED is recorded to with the intention of eliminating any ambiguity as to whether the property described hereinabove was included in the property conveyed from Grantor to Grantee by that certain Special Warranty Deed dated July 29, 2021 and recorded as Instrument #2021392774 in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(Signature of Witness One)

DAVID E TARLY

(Print Name of Witness One)

125 E. Jefferson St

(Street Address of Witness)

Orlando, FL 32801

(City, State Zip of Witness One)

Susan M. Miller

(Signature of Witness Two)

Susan M. Miller

(Print Name of Witness Two)

125 E Jefferson St.

(Street Address of Witness Two)

Orlando, FL 32801

(City, State Zip of Witness Two)

MMI BRN PROPCO, LLC, a Florida limited liability company
By: MMI BRANDON, LLC, a Florida limited liability company, its sole Member
By: MMI BRANDON MGR, LLC, a Florida limited liability company, its Manager

By: _____
Michael E. Wright, its Manager
100 East Pine Street, Suite 110
Orlando, FL 32801

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me by means of ☑ physical presence or ☐ online notarization on the 18 day of January, 2024 by Michael E. Wright, as Manager of MMI Brandon MGR, LLC, a Florida limited liability company, as manager of MMI Brandon, LLC, a Florida limited liability company, as sole Member of MMI BRN PropCo, LLC, a Florida limited liability company, who executed the foregoing instrument for the purposes expressed therein and is/are either ☑ personally known to me; or ☐ produced _____ as identification, and did not take an oath.

Susan M. Miller
Notary Public (Signature)

Notary Public State of Florida
Susan M Miller
My Commission HH 450633
Expires 11/16/2027

(Insert Notarial Stamp Above)

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EXHIBIT 8

YELLOW BIRD

OUTDOOR



PROPOSAL PRICING & SPECS

LANDSCAPE MAINTENANCE

Company Overview

Yellow Bird Outdoor is a family-owned company that was founded by Derek Buehler & John Dougherty. Yellow Bird Outdoor was founded in 2022 and in just three years has grown to over 60 team members servicing our clients in Central Florida.

Both founders have over 25 years experience in landscape maintenance operations in Florida for award-winning landscaping firms. While at those companies they earned a reputation for exceptional customer satisfaction. They left working for these large companies where financial goals took precedence over the needs of clients and employees. There was also a trend to hire marketing and salespeople over hiring industry professionals, essentially turning these companies into marketing firms that do landscaping.

At Yellow Bird we have no commissioned salespeople & instead are focused on providing our clients with the resource of working with landscape professionals. This approach allows us to attract the best talent in the green industry.

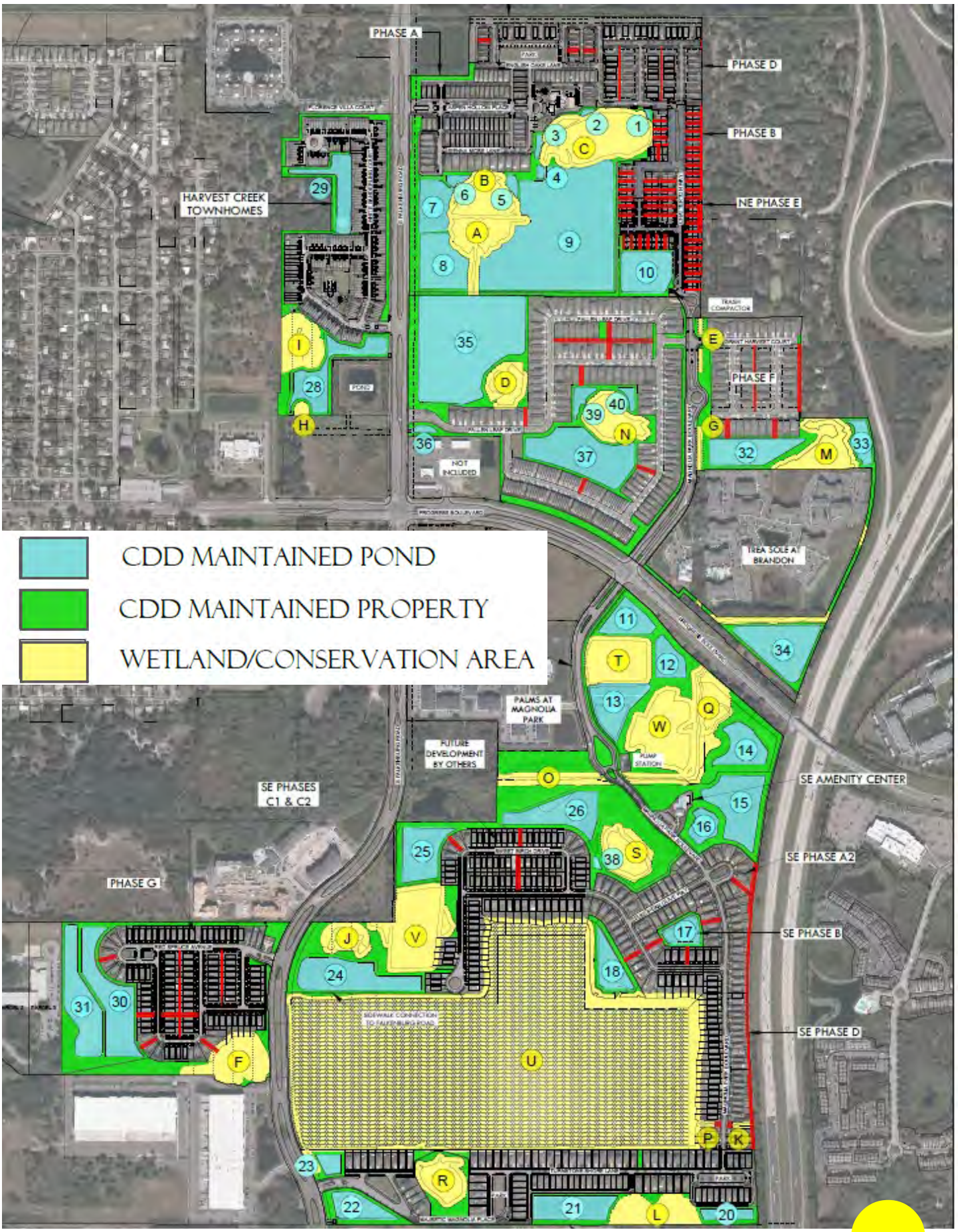
Certification/licenses held by our leadership & management team:

- ISA Certified Arborist
- Certified Pest Control Operator (CPCO)
- FNGLA – Horticultural Professional
- FNGLA – Landscape Contractor
- FNGLA – Certification Judge
- Certified Irrigation Contractor
- Certified Irrigation Auditor
- Certified Irrigation Technician
- Florida Friendly Landscape Program (GI –BMP)
- State Certified Educational Provider (DBPR)
- 3 State Certified CEU Courses (DBPR)

**"WE SHALL DO GOOD WORK,
AT A PROFIT IF WE CAN, AT A LOSS IF WE MUST,
BUT ALWAYS GOOD WORK."**

YELLOW BI
OUTDOOR

Magnolia Park CDD



Magnolia Park CDD



YELLOW BIRD
OUTDOOR

Magnolia Park CDD

Landscape Maintenance	Service Frequency
Service Visits	50
Turf Mowing: Irrigated Areas	40/42
Turf Mowing: Non-Irrigated Areas	32/40
Hard Edging/String Trimming	40/42
Post-Service Cleanup	40/42
Ornamental Shrub Pruning	12
Bed Weed Control	12
Total Annual Maintenance Price:	**$153,984.00**

Horticultural Services	Service Frequency
St. Augustine Turf: Granular Fertilization	4
St. Augustine Turf: Insect & Weed Control	12
Bahia Turf Fertilization – Irrigated Areas	2
Ornamental Shrub: Fertilization	3/4
Ornamental Shrub: Pest Control	12
Total Annual Horticultural Price:	**$19,248.00**

Irrigation Services	Service Frequency
Irrigation Wet Check Inspections	12
Total Annual Irrigation Price:	**$15,408.00**

Palm Tree Pruning (Over 12 Feet)	Service Frequency
Palm Tree Pruning	1
Total Annual Palm Pruning Price:	**$3,852.00**

Annual Maintenance Total:	**$192,492.00**

Optional Services (Upon Request)
Annual Flowers – Additional Proposal
Bed Area Mulching – Additional Proposal

***NOTE: Timing of services may vary due to weather. Services provided are dependent on contracted services.**

YELLOW BIRD OUTDOOR

Magnolia Park CDD – Pricing & Scope

Basis of Pricing

- Submitted pricing is based on the CDD maps provided. All quantities, acreage, and areas of service reflect the maps supplied for this proposal. Should the maps be revised or additional areas be added, pricing will be reviewed and adjusted accordingly.

Maintenance Specifications and Service Details

- Specifications will follow previous CDD RFPs. Maintenance specifications and service details for the CDD areas will be consistent with those outlined in previous CDD RFPs.
- HOA scope of services applies. Service frequencies, standards, and methods will also follow the existing HOA scope of services.

Coordinated Service with the HOA

Yellowbird Outdoor is currently the maintenance provider for the Magnolia Park HOA. Because our crews are already servicing the community, we will make every effort to service the CDD areas at the same time as the HOA areas while our teams are on site. This approach allows us to:

- Maximize efficiency by scheduling CDD and HOA work together, minimizing repeated mobilization and disruption to the community.
- Deliver a consistent look across the entire community, so there is no visible difference between HOA and CDD areas.
- Uphold the HOA standard of service throughout all CDD areas, using the same crews, equipment, and quality expectations.
- Single point of contact. With one provider handling both the HOA and CDD areas, resident service requests can be received, tracked, and resolved through one system, regardless of whether the request falls in HOA or CDD territory.
- Faster response. Our crews are already familiar with the property, which reduces confusion over responsibility boundaries and shortens resolution time.

Clean Up Requirements

- If cleanup becomes necessary due to the previous Contractor's failure to perform adequately, Yellowbird Outdoor will conduct an inspection prior to the contract start date. This inspection will include a detailed report documenting landscape maintenance items neglected by the prior contractor, along with photographic evidence where applicable. Based on these findings, Yellowbird Outdoor will provide an estimated cleanup fee to address the outstanding issues before beginning routine maintenance under the new contract.
- Yellowbird Outdoor will maintain conservation easement boundaries at their current level, preventing any further vegetation encroachment. If previous contractors did not maintain these areas to the agreed standard, a one-time cleanup fee will apply to reestablish original boundaries as needed. This restoration work will be documented, estimated, and submitted for Client approval before commencement.

Magnolia Park CDD – Pricing & Scope

Payment Terms & Conditions

Upon acceptance, this agreement is for an initial term of 12 months beginning with the start date entered below. Either Client or Yellowbird Outdoor, LLC, may terminate this agreement at any time during the 12-month term with 30-day certified mail notice, with or without cause. In the event neither party terminates this agreement, it will automatically renew for successive 12-month terms, with a 4% increase, unless either party provides notice as described above. Yellowbird Outdoor may terminate this agreement at any time due to payment outside of terms. For the convenience of our Client only, the monthly contract charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. Payment is due upon receipt and an interest rate of 1.5% per month will be applied to invoices that are past due. Monthly contract payments are typically made by check, ACH, or electronic bank transfer at no additional cost. Credit card payments are accepted; where the processing cost to Yellowbird Outdoor exceeds 1.25% of the monthly payment, Yellowbird Outdoor reserves the right to bill the Client for the amount above 1.25%, disclosed in advance.

Yellowbird Outdoor reserves the right to suspend or delay the provision of certain additional services on accounts that remain unpaid for more than 75 days after invoicing. These services include, but are not limited to, irrigation services, fertilization, pest control, palm pruning, and mulching.

In the event of termination of this agreement, the Client agrees to remit payment based on number of service visits rendered to point of termination. All services are rendered on an as needed basis, weather permitting.

Repairs for damage caused by animals (e.g., active armadillo holes, hog disturbances, or any other animal damage) are not included in the service scope and will incur additional charges if requested. For certain animal activity, the Client may need to contact an animal control company for removal services.

Yellowbird Outdoor will not be responsible for environmental cleanup work or repairs due to acts of God, actions outside of our control, including, but not limited to, underground wiring or line damage, lethal yellowing disease, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, vehicle damage, or vandals.

Start Date:_____

Client: Magnolia Park CDD

Signature:_____

Printed Name:_____

Date:_____

Contractor: Yellowbird Outdoor, LLC

Signature: DBM

Printed Name: Derek Buehler

Date: 11.2.2026

YELLOWBIRD OUTDOOR

Transition Plan

Pre-Transition (Before Contract Start)

- ☑ **Contract Review:** The production team and community management team will thoroughly review the contract service specifications to ensure a shared understanding of scope and expectations.
- ☑ **Community Start Up Meeting:** A meeting will be held with community representatives to discuss current landscape challenges and goals to achieve within the first 60 days.
- ☑ **Service Scheduling:** The account manager will schedule key service dates, prioritizing efficient and effective service delivery.

Initial Service Implementation (First 60 Days)

- ☑ **Address Open Service Items:** Review and resolve outstanding service items.
- ☑ **Initial Site Inspections:** Horticultural and irrigation technicians will conduct comprehensive site inspections to identify and address areas of the landscape exhibiting signs of stress or decline.
- ☑ **Turf Area Service:** Complete maintenance of all turf areas.
- ☑ **Corrective Pruning:** Begin corrective pruning as needed to improve plant health and aesthetics.
- ☑ **Targeted Weed Control:** Application of herbicides to control bed weeds.
- ☑ **Pest Inspection & Spot Treatment:** Inspection for active pests and application of targeted treatments.
- ☑ **Turf Weed & Disease Control:** Application of appropriate treatments to control weeds and diseases.
- ☑ **Soil Testing:** Analysis of soil samples to determine nutrient levels and soil health.

60 Day Review Meeting

- ☑ **Progress Review:** The account manager will meet with community manager/board to review the progress made during the first 60 days.
- ☑ **Review & Finalize Service Maps:** For turf services, shrub pruning services, and bed weed control.

60 Day Start Up Plan

Reporting

- ☑ **Start Up Report:** We will do a start up report noting the current site conditions.
- ☑ **Weekly Service Reports:** Your account manager will provide weekly reports detailing completed services.
- ☑ **Irrigation Inspection Reports:** Our irrigation team will thoroughly inspect the community's system and provide an inspection report for each controller.

General Maintenance

- ☑ **Open Service Items:** Review and resolve outstanding service items.
- ☑ **Turf Services:** Complete core turf maintenance, including mowing at the proper height for healthy turf (based on turf type) and re-establishing bed edging.
- ☑ **Shrub Pruning:** Address areas where pruning has been neglected. Begin corrective pruning as needed to improve plant health and aesthetics. Implement a pruning rotation to ensure regular maintenance.
- ☑ **Targeted Weed Control:** Begin bed weed control. Hand-pull large weeds, treat smaller weeds with non-selective herbicide, and use selective herbicides over the top of woody ornamentals.
- ☑ **Service Schedule:** After startup is complete, provide the association with an updated landscape maintenance service schedule.
- ☑ **Enhancement:** Begin submitting enhancement proposals for areas needing improvement, considering recent observations and community priorities.

Fertilization & Pest Control

- ☑ **Address Active Pests:** Inspect and treat turf and ornamentals for active pests, including chinch bugs, aphids, mealybugs, scale, and thrips.
- ☑ **Turf Weed & Disease:** Inspect and spot-treat for turf weeds and disease.
- ☑ **Palm Tree:** Inspect palm trees for signs of nutrient deficiency and submit a plan for correction. *(Note: Severely deficient palms may not fully recover.)*
- ☑ **Soil Testing:** Conduct soil tests in turf areas with symptoms of nutrient deficiency.
- ☑ **Fertilization:** Begin granular fertilization of all turf and ornamental plants with granular fertilizer. *(Note: Application may be delayed due to weather or irrigation iss*

60 Day Start Up Plan

Irrigation

Irrigation Controller Check

- [x] Verify controller power supply and grounding.
- [x] Inspect internal electrical connections.
- [x] Record controller name/number, watering days, seasonal adjust percentage, and program start times.
- [x] Document any system alarms.
- [x] Verify communication between the controller and decoders.
- [x] Document any controller error codes.

Valve Box Wiring

- [x] Inspect visible wiring connections (DBRY) at valve boxes and the controller for tightness, corrosion, or damage.

Zone Inspection

- [x] Activate each zone to identify malfunctions, including faulty valves, leaks, or other issues.
- [x] Inspect spray heads, rotors, and nozzles for proper functionality and physical damage.

Inoperable Valve Count

- [x] Provide a count of inoperable valves (valves not communicating with the controller or damaged/non-functional).

Battery-Operated Valve Identification

- [x] Identify and note any battery-operated valves (nodes). Recommend connecting these to the standard controller for increased efficiency.

Zone Run Time Review

- [x] Review all program run times to ensure efficient watering schedules.

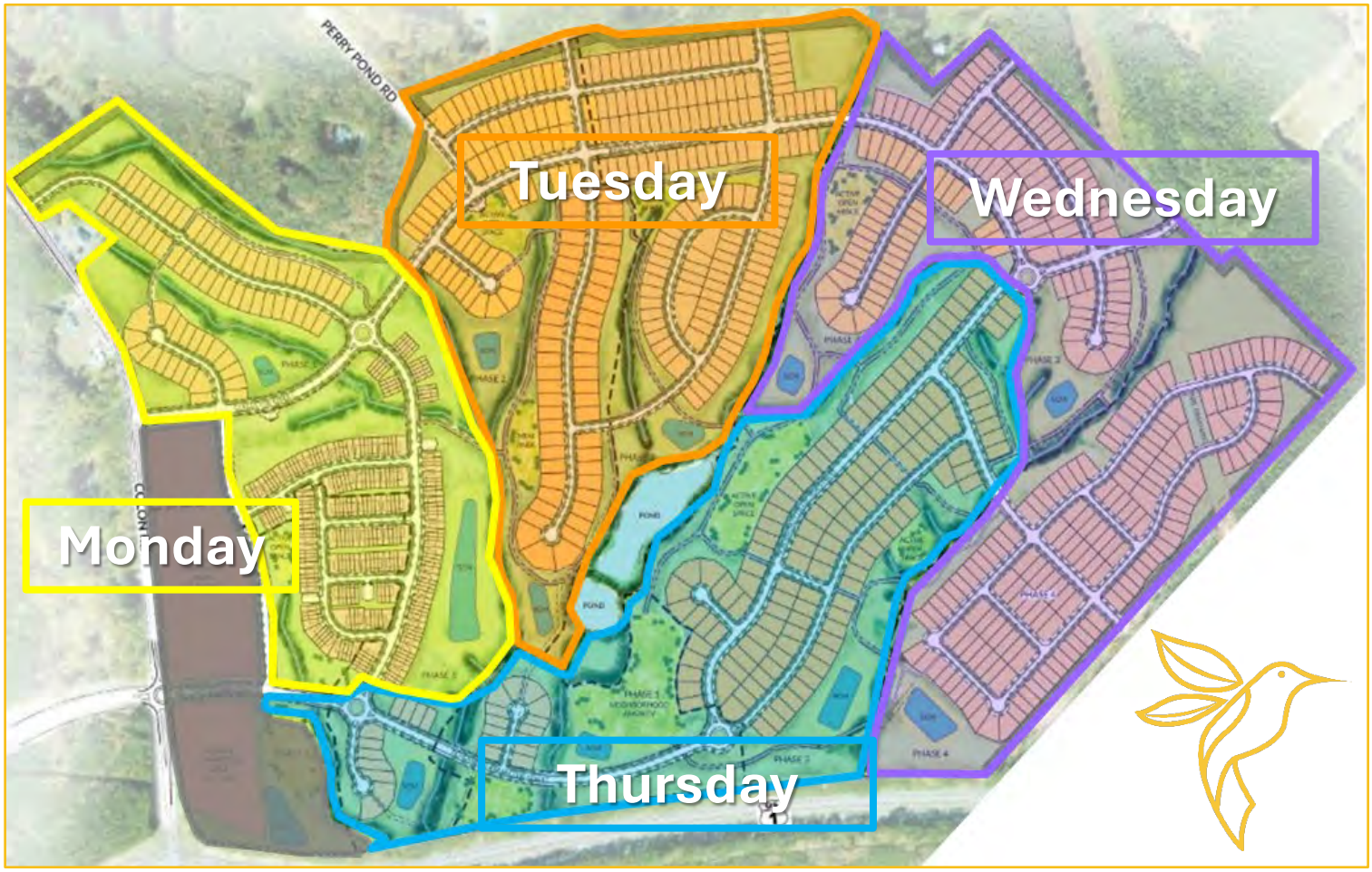
System Optimization Recommendations

- [x] Provide suggestions for improving system communication and irrigation coverage.

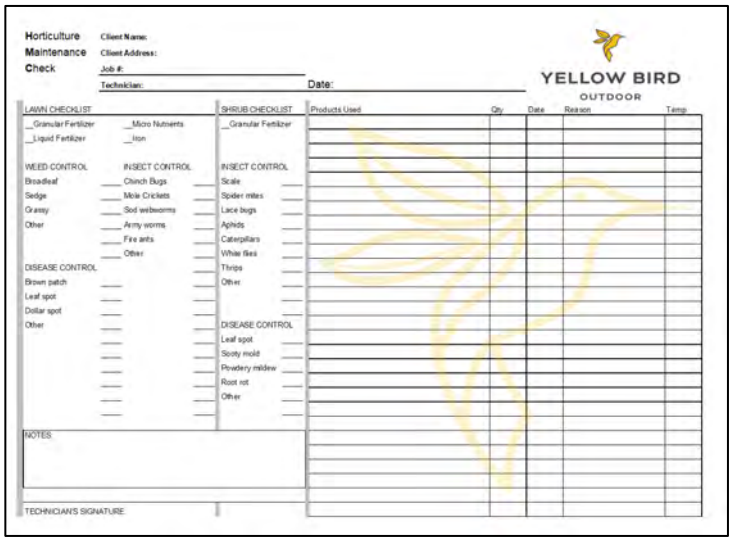
Service Maps/Service Reports

As part of our job playbook and management we create service schedules, reports, and maps that are unique to each community.

Maintenance Rotational Map



Fert/Pest Reports



Horticulture Maintenance Check

Client Name:
Client Address:
Job #:
Technician:
Date:

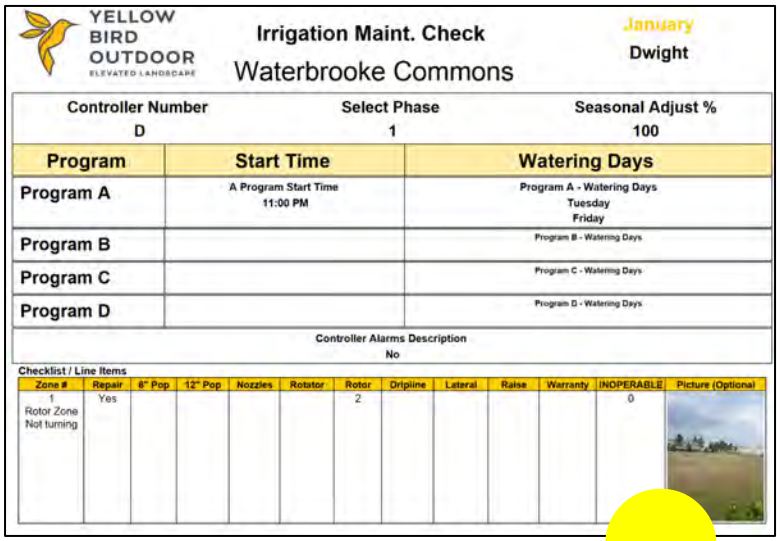
YELLOW BIRD OUTDOOR

LAWN CHECKLIST		SHRUB CHECKLIST	Products Used	Qty	Date	Reason	Temp
_Granular Fertilizer	_Micro Nutrients	_Granular Fertilizer					
_Liquid Fertilizer	_Iron						
WEED CONTROL	INSECT CONTROL	INSECT CONTROL					
Broadleaf	Chinch Bugs	Scale					
Sedge	Mole Crickets	Spider mites					
Grassy	Sod webworms	Lace bugs					
Other	Army worms	Aphids					
	Fire ants	Caterpillars					
	Other	White flies					
DISEASE CONTROL		Thrips					
Brown patch		Other					
Leaf spot							
Dollar spot		DISEASE CONTROL					
Other		Leaf spot					
		Sooty mold					
		Powdery mildew					
		Root rot					
		Other					

NOTES

TECHNICIAN'S SIGNATURE

Irrigation Reports



YELLOW BIRD OUTDOOR
ELEVATED LANDSCAPE

Irrigation Maint. Check
Waterbrooke Commons

January
Dwight

Controller Number	Select Phase	Seasonal Adjust %
D	1	100

Program	Start Time	Watering Days
Program A	A Program Start Time 11:00 PM	Program A - Watering Days Tuesday Friday
Program B		Program B - Watering Days
Program C		Program C - Watering Days
Program D		Program D - Watering Days

Controller Alarms Description
No

Checklist / Line Items

Zone #	Repair	6" Pop	12" Pop	Nozzles	Rotator	Rotor	Dripline	Lateral	Raise	Warranty	INOPERABLE	Picture (Optional)
1 Rotor Zone Not turning	Yes					2					0	

YELLOW BIRD OUTDOOR

Annual Service Schedule



This schedule is a planning guide. Timing of services may vary due to weather, plant conditions, and local regulations. Services provided are dependent on the community's contracted scope of work.

YELLOWBIRD OUTDOOR

Certificates/Licenses













YELLOWBIRD OUTDOOR

Certificate of Insurance

YELLOUT-01 TAYLORJ

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Insurance Office of America 1217 Kentucky Ave Saint Cloud, FL 34769	PHONE (A/C, No, Ext): (407) 346-6817	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
YELLOWBIRD OUTDOOR, LLC 11954 Narcoosee Road Orlando, FL 32832	INSURER A : Southern-Owners Insurance Company	10190
	INSURER B : Ascot Specialty Insurance Company	45055
	INSURER C : Bridgefield Employers Insurance Company	10701
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY							
	[ ] CLAIMS-MADE [X] OCCUR			72105783	7/26/2025	7/26/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:						EPLI	$ 10,000
B	AUTOMOBILE LIABILITY							
	[ ] ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS			CA-73013-0	7/26/2025	7/26/2026	BODILY INJURY (Per person)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						[X] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y	N / A		0196-64273	7/26/2025	7/26/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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YELLOWBIRD OUTDOOR

Landscape Maintenance

Rooted in Central Florida



Yellow Bird Outdoor is a family-owned company that was founded with a clear vision: to prioritize what truly matters—our people and our clients. With decades of combined experience at award-winning landscaping firms, the founders earned a reputation for exceptional customer satisfaction.

Our landscape maintenance teams work closely with community managers & board members to understand the unique needs of their community & develop a custom service plan. This ensures the job quality will meet & exceed expectations.



YELLOW BIRD
OUTDOOR

Horticultural Services

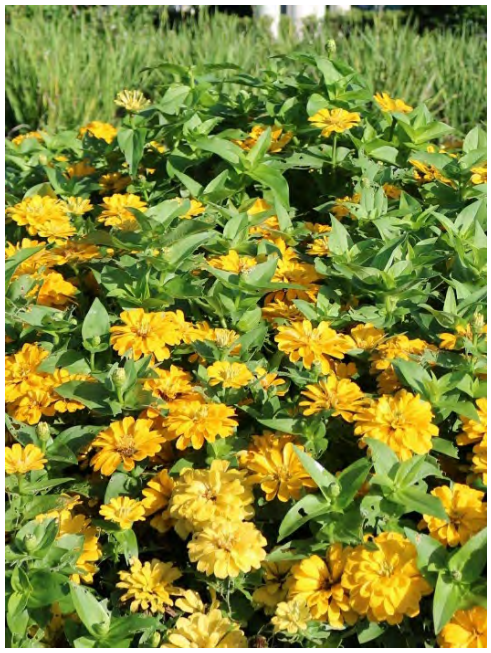
Turf & Ornamental Care

We go beyond basic maintenance. Our team is trained to identify and correct plant problems *before* they escalate, using the right fertilizers and best practices.

We handle all fertilization and pest control in-house, and our CPCO ensures our technicians are expertly trained.

Our horticulturalists hold specialized certifications, including GI-BMP from the University of Florida Extension, so your landscape receives expert, preventative care.









Irrigation Maintenance

We Have You Covered

Irrigation is about more than just repairs; it's about optimizing your entire system for a vibrant, healthy landscape.

Investing in modern irrigation management, including upgrades and technology integration, is key to significantly elevating your community's curb appeal.

Our proactive approach to irrigation management ensures continuous improvement and a consistently beautiful landscape.



Irrigation Services

Our certified team is here to handle all your irrigation needs.

- ☑ Monthly Inspections
- ☑ Repairs
- ☑ Water Monitoring
- ☑ Irrigation Audits
- ☑ Drip Irrigation Conversions
- ☑ Controller Installation
- ☑ Soil Moisture Sensors
- ☑ 2 –Wire Troubleshooting



YELLOWBIRD OUTDOOR

Landscape Enhancements

Create a Fresh Look

We have everything you need to update, renovate, or simply build and elevate your landscape. Allow us to help you create a landscape that you will love for years to come. Our teams work hard to deliver a quality project on time & on budget.

We can help with:

- Entrance refreshes
- Amenity area improvements
- Roadway beautifications
- Florida Friendly projects
- Community gardens





Experience & Passion Make a Winning Combination



YELLOWBIRD OUTDOOR

Landscape Design

Design with Maintenance in Mind

With over 25 years of experience in Central Florida, we can help you choose a plant palette that not only looks good now but will be there for the long term.

One of the most important steps in landscape design & management is appropriate plant selection & placement. The principle of “the right plant in the right place” can prevent many common problems associated with landscapes & potentially reduce maintenance requirements.



DESIGNING & PLANNING FOR THE LONG TERM



Local Plant Material

Florida Friendly

We are passionate about being a local company. At Yellow Bird Outdoor we only purchase plant material from Central Florida growers. These local growers provide us with over 300 plant varieties. Having been grown in this area, plants are better suited and acclimated to the climate here in Central Florida, as opposed to those in southern Florida that rarely experience freezes.

We enjoy working with local nurseries that take pride in their products to provide plants that are strong, vigorous, and ready for everything our Central Florida weather can throw at them.









Annual Flower Program

Elevating Beds with Flowers

We design custom annual flower programs tailored to each community, ensuring vibrant and eye-catching displays throughout the year.

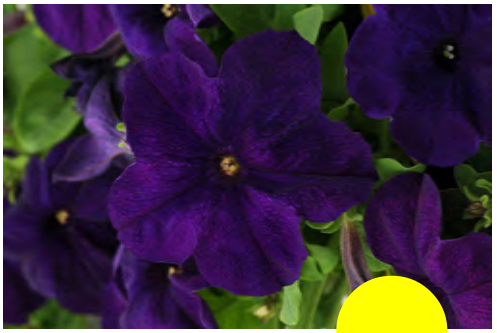


Keys To Having Annual Displays That Impress

- **Contract-Grown Flowers:** High quality annuals grown specifically for your needs.
- **Custom Designed Displays:** Installations that emphasize color, profusion, and impact in high-profile areas.
- **Scheduled Installations**: Timely updates for a fresh look all year long.
- **Additional Fertilization:** Keeps flowers healthy and thriving, ensuring lasting beauty.







YELLOWBIRD OUTDOOR

Arbor Care & Storm Clean Up

Certified Professionals

Services Provided

- ☑ Hardwood tree pruning
- ☑ Palm tree pruning
- ☑ Cable and bracing
- ☑ Tree inventory
- ☑ Tree healthcare program
- ☑ Treatment of lethal bronzing



Emergency Storm Clean Up

When a storm strikes you can be certain that Yellow Bird Outdoor is prepared to help.

Living in Central Florida and working in landscape for the last two decades, we understand the impact storms have in our area and the challenges that they bring.

After a storm event has passed, our management team will meet with you and provide recommendations to best handle damaged trees and restore landscape areas.





CERTIFIED ARBORIST ISA

Yellow Bird Outdoor's in-house ISA Certified Arborist is here to address all your tree health care needs. Preventive maintenance ensures your trees stay healthy while minimizing the risks of insects, diseases, and site-related issues.

YELLOW BIRD OUTDOOR

Hurricane Service Plan

Overview & Priorities

Pre-Hurricane Season Preparation

- [x] Hurricane plan meeting/communication.
- [x] Confirm all emergency contact information is up to date.
- [x] Set the community's initial clean up priorities and preauthorization amount.

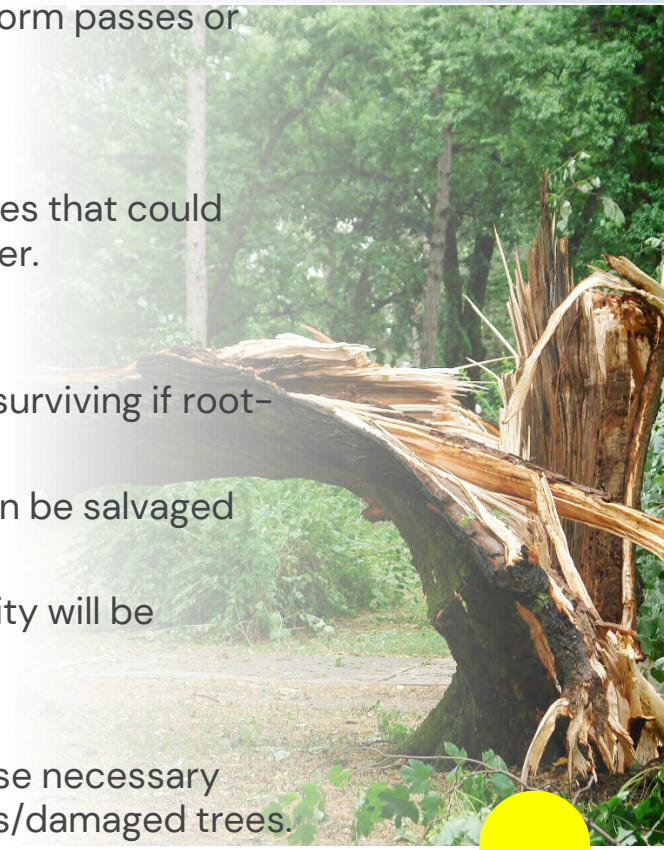


Standard Post-Hurricane Cleanup

- [x] Prioritize the clearance of roadways and exits.
- [x] Removal/clearing of any debris off amenity structures or homes, unless notified otherwise.
- [x] Re-staking or replanting of salvageable trees and/or palms that have fallen.
- [x] Cleaning up debris in communal areas.

Priority One

- [x] Enabling emergency personnel to service your needs and access your property by clearing vehicle access areas (typically begins within 24-72 hours after a storm passes or when governing entity allows).



Priority Two

- [x] Removing any debris from residential structures that could potentially present an immediate risk or danger.

Priority Three *(requires additional authorization)*

- [x] Re-planting trees that may have a chance of surviving if root-balls can be planted and watered soon.
- [x] Plants that, within our professional opinion, can be salvaged and re-staked safely will be addressed.
- [x] Any trees or plants that pose a potential liability will be marked for removal.

Priority Four *(requires additional authorization)*

- [x] Review trees throughout the property. Propose necessary pruning and removals of potentially hazardous/damaged trees.

YELLOWBIRD OUTDOOR

Company Overview

Owners/Founders

As a family-owned company, we maintain direct relationships with the managers serving our clients. We're committed to quality and provide hands-on oversight for every project, ensuring on-time completion and adherence to contract specifications.

Account Manager | **Irrigation Manager** | **Horticultural Manager** | **Enhancement Manager**

Our management team collaborates with the association manager, homeowners, and field teams to ensure project quality, proactively address issues, verify service requests, coordinate material orders, and oversee enhancement and arbor team scheduling.

Maintenance Team

This team performs contracted landscape maint, including turf care, shrub pruning, weed control in beds, addressing service requests, and ensuring overall quality.

Irrigation Team

This team inspects, tests, and maintains various irrigation systems, determining each property's unique needs for optimal coverage, water conservation, and budget savings.

Horticultural Team

This team regularly inspects plants and turf for health, identifies areas needing fertilization or pest control, and prevents pest damage through targeted action.

Enhancement Team

This team installs contracted and additional services, such as annual flower installations, landscape enhancements, and improvements to drainage systems.

YELLOW BIRD OUTDOOR

Safety & Training

The safety of our clients and team members is our top priority!
Our company-wide safety program, implemented by our managers, ensures a safe environment for everyone.

- ☑ **New hire safety orientation**
- ☑ **Professionally uniformed team**
- ☑ **Required use of PPE**
- ☑ **Equipment certifications**
- ☑ **Weekly safety meetings**
- ☑ **Daily jobsite reviews**
- ☑ **Traffic control systems**
- ☑ **Best practices training**





Eye Protection

Safety glasses protect eyes from liquid splash and flying debris.

Ear/Hearing Protection

Earplugs help prevent hearing loss in noisy work environments.

Safety Vest

High-visibility vest or shirt that meets or exceeds local code requirement for landscape maintenance or construction.

Uniform/Clothing

Uniforms will be clean and clearly identify crews as Yellow Bird team members. Long pants are required.

Gloves

Cut-resistant gloves protect against lacerations and some punctures caused by handling sharp items.

Footwear

Steel/composite-toed work boots or are required. Tennis shoes, soft soles, running shoes or any open toe/heel shoes are prohibited.

Note: Hard hats, trimming chaps and respiratory protection are worn as necessary.

YELLOW BIRD OUTDOOR

YELLOW BIRD OUTDOOR · ELEVATED LANDSCAPE ·

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407.801.7141

EXHIBIT 9

MINUTES OF MEETING
MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District was held on October 13, 2026 at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Jeskewich called the meeting to order and conducted roll call.

Present and constituting a quorum were:

David Turner (S1)	Board Supervisor, Chair
Jean Williams (S2)	Board Supervisor, Assistant Secretary
Rafael Lloveras (S3)	Board Supervisor, Vice Chair

Also present were:

Barry Jeskewich	District Manager, Vesta District Services
Michael Bush	Field Services Manager, Vesta District Services
Tucker Mackie	District Counsel, Kutak Rock *(virtually)*
Greg Woodcock	District Engineer, Stantec *(virtually)*
Kyle DuBois	United Land Services
Thomas Mootz	United Land Services *(virtually)*
Alex Kurth	Premier Lakes *(virtually)*

SECOND ORDER OF BUSINESS - Audience Comments *(limited to 3 minutes per individual for agenda items)*

An audience member stated that he was present for the District Engineer's report.

THIRD ORDER OF BUSINESS - Office of Elected Supervisors

A. Exhibit 1: Consideration of Appointment to Seat #5 Vacancy on the Board of Supervisors

No action was taken by the Board as the interested individual was not present at the meeting. Mr. Jeskewich stated that this Order of Business would be removed from subsequent meeting agendas unless further communications were received.

B. Exhibit 2: Administration of Oath of Officer

C. Exhibit 3: New Supervisor Information Sheet

D. Review of Sunshine and Public Records Laws (external links)

- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- 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 discussed the lake conditions with the Board, noting that recent rainfalls were improving bank appearances. The Board commented on cattail overgrowth at certain ponds, which Mr. Kurth suggested would lead to other issues if removed without a remediation plan putting in native species, which could become costly if more ponds were included in the plan's scope. Mr. Kurth acknowledged that cattails were typically sprayed as part of the regular maintenance.

Mr. Kurth additionally noted that when Premier Lakes had been awarded the RFP, they had committed to attending every monthly meeting. Mr. Kurth stated that he was happy to continue doing so but suggested that for routine months where maintenance was regular and there was not much to report, they could transition to an attendance-as-needed basis. Suggestions were heard to

B. Landscape Maintenance – *United Land Services*

- Exhibit 5: Consideration of Renewal of United Land Services Maintenance Agreement 2026-2027

Mr. DuBois stated that the renewal agreement was being presented with no change to the annual price, and would add in Ponds 29 and 32 to the contract's scope of annual maintenance services.

> On a MOTION by Ms. Williams, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved the renewal of the United Land Services Maintenance Agreement 2026-2027, for the Magnolia Park Community Development District.

- Consideration of United Land Services Proposals (if any):

No proposals were presented to the Board. Comments were heard suggesting for perennials to be installed at the community entrances instead of annuals at the next rotation.

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

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

Ms. Mackie gave an update on the research on the parking lot, explaining that following review she was not confident that the CDD had constructed the parking lot without the use of bond proceeds, and as such the CDD's ability to convey the lot to the HOA per the initial request was restricted. Ms. Mackie advised that the CDD had the ability to enact rules and restrictions concerning overnight/long-term parking which were the focal point of why the HOA had submitted the conveyance request, and the Board agreed to next steps of notifying the HOA.

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock stated that the wetland line for the U rip-rap project had been delineated and surveyed, and that plans would be resubmitted to the Southwest

Florida Water Management District for permit approval, with a response expected within the next 45 days.

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

Mr. Bush noted that he had received a quote from Good Looking Fence for an easement fenceline that had been damaged, which would remove and remount the fence to the side of the retaining wall for improving its structure compared to its previous bracing, in the total amount of $7,768. The Board opted to table consideration and approval pending additional competing quotes for the work, and Mr. Jeskewich stated that he would get with the District Engineer to double-check the area.

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

- Exhibit 7: Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log *(updated as of October 6)*

The Board, Mr. Bush, and Mr. Jeskewich discussed the maintenance requests. Mr. Jeskewich stated that he would get with Mr. Fisher at United Land Services regarding a reported 10-foot-high fence under Request #195, as well as overgrown scrub area beneath power lines reported on Request #197.

SIXTH ORDER OF BUSINESS - Consent Agenda

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 14, 2026

B. Exhibit 9: Consideration for Acceptance – The August 2026 Unaudited Financial Statements

C. Exhibit 10: Ratification of Signed DiBartolomeo, Hartley, McBee, & Barnes P.A. Audit Services Engagement Letter – FY2026 through 2028

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

SEVENTH ORDER OF BUSINESS – Business Items

A. Discussion of HOA Well Cost-Share Agreement Reimbursement Requests and Counsel Guidance

Ms. Mackie gave an overview of the request timeline from the HOA, noting that the Board had not given direction on the outstanding invoices. Comments were heard from the Board regarding some of the invoices being above an established threshold in the agreement and proper notification protocols for expenses in excess of $1,000. The Board additionally commented on adjusting the thresholds in a subsequent revision to the cost-share agreement, and Mr. Jeskewich recommended asking for Counsel to send a letter to the HOA Counsel to move forward with the process. Ms. Mackie stated that she would reach out.

- Exhibit 11: Consideration of Outstanding HOA Reimbursement Invoice No. 12-25 - $10,504.44

> On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved paying the Outstanding HOA Reimbursement Invoice No. 12-25 in full, in the total amount of $10,504.44, for the Magnolia Park Community Development District.

- Exhibit 12: Consideration of HOA Well Cost-Share Invoice No. 09-26 - $1,136.05

Mr. Jeskewich noted that he had not been notified of any of the invoices grouped in this exhibit, including the single item that was in excess of $1,000. Mr. Lloveras spoke in favor of a system where the CDD was notified of all invoices regardless of dollar amount.

> On a MOTION by Ms. Williams, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved HOA Well Cost-Share Invoice No. 09-26, in the total amount of $1,136.05, for the Magnolia Park Community Development District.

NINTH ORDER OF BUSINESS - Supervisors' Requests

Mr. Turner requested for cost-share invoices to come before the Board in a more timely manner.

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

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS - Next Meeting Quorum Check

The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on November 10, 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.

TWELFTH ORDER OF BUSINESS - Adjournment

> On a MOTION by Ms. Williams, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:46 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 November 10, 2026.

□ Barry Jeskewich, Secretary

□ David Turner, Chair

EXHIBIT 10

Magnolia Park
Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2026

Magnolia Park CDD
Balance Sheet
September 30, 2026

		General Fund	2020 Debt Service Fund	Total
1	**Assets:**			
2	Operating Account	$ 1,444,279	$ -	$ 1,444,279
3	Trust Accounts:			
4	Reserve Fund	-	7,500	7,500
5	Prepayment Fund	-	-	-
6	Revenue Fund	-	51,632	51,632
7	Sinking Fund	-	-	-
8	Interest Fund	-	-	-
9	Accounts Receivable	-	-	-
10	On Roll Assessments Receivable	-	-	-
11	Undeposited funds	-	-	-
12	Due From Other Fund	-	-	-
13	Prepaid Items	1,915	-	1,915
14	Deposits	1,326	-	1,326
15	**Total Assets**	**$ 1,447,520**	**$ 59,132**	**$ 1,506,652**
16	**Liabilities:**			
17	Accounts Payable	$ 14,644	$ -	14,644
18	Accrued Expenses	9,604	$ -	9,604
18	Due to Other Fund	-	-	-
19	Deferred Revenue	-	-	-
20	**Total Liabilities**	24,248	-	24,248
21	**Fund Balance:**			
22	Non-Spendable:			
23	Prepaid & Deposits	3,241	-	3,241
24	Assigned:			
25	Capital Reserves	560,785	-	560,785
26	Operating Capital	245,020	-	245,020
27	Unassigned	614,226	59,132	682,962
28	**Total Fund Balance**	1,423,272	59,132	1,492,008
29	**Total Liabilities & Fund Balance**	**$ 1,447,520**	**$ 59,132**	**$ 1,516,256**

Magnolia Park
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		Adopted Budget	FY2027 SEPTEMBER	FY2027 Yr-to-Date	Variance +/(-)	% of Budget
1	**Revenues:**					
2	Assessments On-Roll	$ 585,555	$ -	$ 587,560	$ 2,005	100.34%
3	Interest	-	-	-	-	0.00%
4	Miscellaneous	3,200	-	-	(3,200)	0.00%
5	**Total Revenues**	**$ 588,755**	**$ -**	**$ 587,560**	**$ (1,195)**	**99.80%**
6	**Expenditures:**					
7	**Administrative**	#				
8	Board of Supervisors	$ 12,000	$ 800	$ 8,000	$ (4,000)	66.67%
9	Payroll Taxes	918	61	612	(306)	66.67%
10	Payroll Services	650	50	550	(100)	84.62%
11	Management Consulting Services	38,582	3,215	38,582	0	100.00%
12	General Administrative	4,542	379	4,542	-	100.00%
13	Miscellaneous & Contingency	2,293	-	1,958	(335)	85.38%
14	Assessment Administration	6,736	561	6,736	(0)	100.00%
15	Auditing	3,500	-	3,350	(150)	95.71%
16	Insurance - Liability, Property & Casuality	13,112	-	11,910	(1,202)	90.83%
17	Regulatory & Permit Fees	175	-	175	-	100.00%
18	Legal Advertisments	1,000	-	1,109	109	110.91%
19	Engineering Services	12,000	10,837	55,191	43,191	459.92%
20	Legal Services	12,000	4,322	16,458	4,458	137.15%
21	Postage & Freight (Mass Mailing)	1,500	-	1,972	472	131.46%
22	Website	2,600	50	605	(1,995)	23.26%
23	Meeting Room	4,428	369	4,067	(361)	91.85%
24	**Total Administrative**	**116,036**	**20,645**	**155,816**	**39,780**	**134.28%**
25	**Debt Service Administration**					
26	Trustee Fees	4,149	-	4,247	98	102.37%
27	Arbitrage	650	-	-	(650)	0.00%
28	Trust Fund Accounting	3,245	270	3,245	0	100.00%
29	**Total Debt Service Administration**	**8,044**	**270**	**7,492**	**(552)**	**93.14%**
30	**Field Operations**					
31	Electricity General	3,000	402	2,557	(443)	85.24%
32	Water	180	-	100	(80)	55.56%
33	Streetlights	23,500	3,821	24,977	1,477	106.28%
34	Pond Mitigation, Monitoring & Maintenance	1,600	-	1,600	-	100.00%
35	Pond & Lake Maintenance	45,210	3,120	45,111	(99)	99.78%
36	Pond & Lake Maintenance - Special Services	14,790	-	1,765	(13,025)	11.93%
37	Irrigation Maintenance	10,000	1,873	26,995	16,995	2.70
38	Landscape Maintenance	189,480	14,917	179,894	(9,586)	94.94%
39	Landscape Replenishment	10,000	1,673	9,830	(170)	98.30%
40	Landscape Extra Projects	12,500	-	15,301	2,801	122.41%
41	Tree Trimming	1,715	-	699	(1,016)	40.76%
42	Field Contingency	18,000	-	19,873	1,873	110.41%

43 Renewal & Replacement Reserve	134,700	225	123,463	(11,237)	91.66%
44 **Total Field Operations**	**464,675**	**26,031**	**452,165**	**(12,510)**	**97.31%**
45 **Total Expenditures**	**$ 588,755**	**$ 46,946**	**$ 615,473**	**$ 26,718**	**104.54%**
46 **Other Financing Sources (Uses)**					
47 Transfer In			-		
48 Transfer Out			-		
49 **Total Other Financing Sources (Uses)**			$ -		
50 Fund Balance - Beginning			1,451,186		
51 **Excess of Revenues Over (Under) Expenditures**		$ (46,946)	$ (27,914)		
52 **Fund Balance - Ending**			**$ 1,423,272**		

Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		Adopted Budget	Year to Date	Variance +/(-)
1	**Revenues:**			
2	Special Assessments (Net)	$ 103,720	$ 104,075	$ 355
3	Interest	-	1,713	1,713
4	**Total Revenues**	**$ 103,720**	**$ 105,788**	**$ 2,068**
5	**Expenditures:**			
6	Debt Service Requirement			
7	May 1, 2026	#		
8	Interest	21,700	21,700	-
9	Principal	60,000	60,000	-
10	November 1, 2025			
11	Interest	20,500	21,700	1,200
12	**Total Expenditures**	**$ 102,200**	**$ 103,400**	**$ 1,200**
13	**Excess of Revenues Over (Under) Expenditures**	$ 1,520	$ 2,388	
14	**Other Financing Sources (Uses)**			
15	Transfer In	-	-	
16	Transfer Out	-	-	
17	**Total Other Financing Sources (Uses)**	$ -	$ -	
18	Fund Balance - Beginning	-	56,744	
19	Debt Service Reserve Fund	509,453	-	
20	**Fund Balance - Ending**	**$ 510,973**	**$ 59,132**	

Magnolia Park CDD
Check Register
FY2026

Date	Num	Name	Memo	Deposits	Disbursements	Balance
9/30/2025						**$ 1,512,453.26**
10/06/2025	01ACH100625	Google Services	Monthly services		50.40	1,512,402.86
10/08/2025	1786	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 Policy #100125768		11,910.00	1,500,492.86
10/15/2025	100305	Business Observer	Invoice: 25-02553H (Reference: Legal Advertising.) Invoice: 25-03043H (Reference: Legal Adver...		144.38	1,500,348.48
10/15/2025	100306	Kutak Rock LLP	Invoice: 3613411 (Reference: Professional legal services rendered.) Invoice: 3639655 (Referen...		3,481.00	1,496,867.48
10/15/2025	100307	Solitude Lake Management	Invoice: PSI194260 (Reference: annual Maintenance Aug25.) Invoice: PSI202579 (Reference: annu...		10,653.76	1,486,213.72
10/15/2025	100308	VESTA DISTRICT SERVICES	Invoice: 428446 (Reference: Management fees.) Invoice: 428510 (Reference: Billable Expenses -...		9,459.42	1,476,754.30
10/15/2025	100309	Stantec Consulting Services, Inc	Invoice: 2454967 (Reference: Engineering service.)		3,788.85	1,472,965.45
10/15/2025	100310	SchoolNow	Invoice: INV-SN-986 (Reference: Website Hosting.)		1,515.00	1,471,450.45
10/15/2025	100311	Unleashed Fencing	Invoice: 1701 (Reference: Tear out and haul away.)		4,800.00	1,466,650.45
10/15/2025	100312	United Land Services	Invoice: 170282 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance September 2025...		31,613.29	1,435,037.16
10/16/2025	100313	Stantec Consulting Services, Inc	Invoice: 2466264 (Reference: Engineering service.)		4,580.47	1,430,456.69
10/16/2025	2/28/2026	United Land Services	Invoice: 165528 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance August 2025.)		15,806.64	1,414,650.05
10/16/2025	1787	Code Enforcement Department	Case #HC-WE-25-002495 Parcel# 049102.2354		100.00	1,414,550.05
10/24/2025	102425BOS1	Adelmarie Bones	BOS MTG 10/13/25		184.70	1,414,365.35
10/24/2025	102425BOS2	DAVID TURNER	BOS MTG 10/13/25		184.70	1,414,180.65
10/24/2025	102425BOS3	Engage Peo	BOS MTG 10/13/25		172.40	1,414,008.25
10/24/2025	102425BOS4	Jean Williams	BOS MTG 10/13/25		184.70	1,413,823.55
10/24/2025	102425BOS5	Robert Shannon	BOS MTG 10/13/25		184.70	1,413,638.85
10/28/2025	01ACH102825	TECO	6510 Falkenburg Rd 08.30.25- 09.30.25		174.73	1,413,464.12
10/29/2025	01ACH102925	TECO	Magnolia Park Blvd PH F 09.03.25- 10.01.25		978.15	1,412,485.97
10/29/2025	02ACH102925	TECO	Faulkenburg/Progress 09.03.25- 10.01.25		948.88	1,411,537.09
10/30/2025	100315	Kutak Rock LLP	Invoice: 3643068 (Reference: For Professional Legal Services Rendered.)		2,758.50	1,408,778.59
10/30/2025	100316	United Land Services	Invoice: 177221 (Reference: Job #186703 - Magnolia Park CDD - Cleared Falkenburg Fenceline 10/24...		15,938.68	1,392,839.91
10/31/2025			**EOM TOTALS**	**$ -**	**$ 119,613.35**	**$ 1,392,839.91**
11/03/2025			Deposit	4,788.27		1,397,628.18
11/05/2025	01ACH110525	Google Services	Monthly services		50.40	1,397,577.78
11/06/2025	100317	Premier Lakes, Inc.	Invoice: 3031 (Reference: Annual Lake Maintenance.) Invoice: 2960 (Reference: Semi-Annual Wet...		7,920.00	1,389,657.78
11/07/2025			Deposit	4,447.76		1,394,105.54
11/12/2025	100318	United Land Services	Invoice: 178775 (Reference: Job #187403 - Magnolia Park CDD - Removed Vegetation Along Fence Pon...		8,157.33	1,385,948.21
11/12/2025	100319	VESTA DISTRICT SERVICES	Invoice: 429504 (Reference: Monthly Management fees.)		4,425.42	1,381,522.79
11/14/2025	100320	United Land Services	Invoice: 179875 (Reference: ob #176263 - Magnolia Park CDD Landscape Maintenance November 2025. ...		21,345.57	1,360,177.22
11/14/2025			Deposit	23,205.80		1,383,383.02
11/18/2025	100321	Stantec Consulting Services, Inc	Invoice: 2481875 (Reference: Engineering services.)		4,666.96	1,378,716.06
11/18/2025	100322	VESTA DISTRICT SERVICES	Invoice: 429440 (Reference: Billable Expenses - Oct 2025.)		398.00	1,378,318.06
11/21/2025	1788	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	1,378,143.06
11/21/2025	100323	United Land Services	Invoice: 180440 (Reference: Job #193871 - Magnolia Park CDD Pond 32 Cleanup 11/17/2025.) Invo...		9,605.44	1,368,537.62
11/21/2025	112125BOS1	Adelmarie Bones	BOS MTG 11/10/25		184.70	1,368,352.92
11/21/2025	112125BOS2	DAVID TURNER	BOS MTG 11/10/25		184.70	1,368,168.22
11/21/2025	112125BOS3	Engage Peo	BOS MTG 11/10/25		172.40	1,367,995.82
11/21/2025	112125BOS4	Jean Williams	BOS MTG 11/10/25		184.70	1,367,811.12
11/21/2025	112125BOS5	Robert Shannon	BOS MTG 11/10/25		184.70	1,367,626.42
11/21/2025			Deposit	22,907.05		1,390,533.47
11/30/2025			**EOM TOTALS**	**$ 55,348.88**	**$ 57,655.32**	**$ 1,390,533.47**
12/02/2025	01ACH120225	TECO	Magnolia Park Blvd PH F 10.02.25- 11.03.25		978.15	1,389,555.32
12/02/2025	02ACH120225	TECO	6510 Falkenburg Rd 10.01.25- 10.31.25		153.84	1,389,401.48
12/02/2025	03ACH120225	TECO	Faulkenburg/Progress 10.02.25- 11.03.25		948.88	1,388,452.60
12/02/2025	100324	Premier Lakes, Inc.	Invoice: 3111 (Reference: Annual Lake Maintenance.)		3,120.00	1,385,332.60
12/03/2025			Deposit	79,022.92		1,464,355.52
12/05/2025	01ACH120525	Google Services	Monthly services		50.40	1,464,305.12
12/05/2025			Deposit	520,728.60		1,985,033.72
12/10/2025	100325	Kutak Rock LLP	Invoice: 3670361 (Reference: General Counsel Oct 25.)		2,093.00	1,982,940.72
12/12/2025	121225BOS1	DAVID TURNER	BOS MTG 12/8/25		184.70	1,982,756.02
12/12/2025	121225BOS2	Engage Peo	BOS MTG 12/8/25		141.80	1,982,614.22
12/12/2025	121225BOS3	Jean Williams	BOS MTG 12/8/25		184.70	1,982,429.52

12/12/2025	121225BOS4	Robert Shannon	BOS MTG 12/8/25		184.70	1,982,244.82
12/15/2025	100326	Miami Bee Removal Corp.	Invoice: 18561 (Reference: Bee Removal Service From Fence.)		395.00	1,981,849.82
12/15/2025	100327	United Land Services	Invoice: 183610 (Reference: Landscape Enhancement.)		14,917.00	1,966,932.82
12/15/2025	100328	VESTA DISTRICT SERVICES	Invoice: 429992 (Reference: Management Fees Dec 25.)		4,425.42	1,962,507.40
12/15/2025	100329	Unleashed Fencing	Invoice: 1729 (Reference: Fencing Replacement.)		2,500.00	1,960,007.40
12/18/2025	100330	Kutak Rock LLP	Invoice: 3673409 (Reference: General Counsel Nov 25.)		941.00	1,959,066.40
12/19/2025			Deposit	10,791.72		1,969,858.12
12/31/2025	01ACH123125	TECO	Faulkenburg/Progress 11.04.25- 12.03.25		948.88	1,968,909.24
12/31/2025	02ACH123125	TECO	Magnolia Park Blvd PH F 11.04.25- 12.03.25		978.15	1,967,931.09
12/31/2025	03ACH123125	TECO	6510 Falkenburg Rd 11.01.25- 12.02.25		199.50	1,967,731.59
12/31/2025			**EOM TOTALS**	**$ 610,543.24**	**$ 33,345.12**	**$ 1,967,731.59**
01/05/2026	100331	Premier Lakes, Inc.	Invoice: 3254 (Reference: JAN25 Annual Lake Maintenance.)		3,120.00	1,964,611.59
01/05/2026	01ACH010526	Google Services	Monthly services		50.40	1,964,561.19
01/06/2026			Deposit	6,162.98		1,970,724.17
01/07/2026	1789	US BANK	Trustee Fees - Series 2020 FY 11/01/25-10/31/26		4,256.13	1,966,468.04
01/08/2026	100332	VESTA DISTRICT SERVICES	Invoice: 430309 (Reference: JAN26 District Management services.)		4,425.42	1,962,042.62
01/14/2026	100333	United Land Services	Invoice: 187126 (Reference: Landscape Maintenance Jan 26.)		14,917.00	1,947,125.62
01/14/2026	100334	VESTA DISTRICT SERVICES	Invoice: 430390 (Reference: Billable Expenses - Dec 2025.)		366.00	1,946,759.62
01/16/2026			Deposit	611.84		1,947,371.46
01/27/2026	100335	VESTA DISTRICT SERVICES	Invoice: 429882 (Reference: billable Expenses Nov25.)		369.02	1,947,002.44
01/27/2026	100336	United Land Services	Invoice: 188534 (Reference: Job #195848 - Magnolia Park CDD - Installed Pine Bark Mulch 1/23/202...		33,928.57	1,913,073.87
01/30/2026	01ACH013026	TECO	6510 Falkenburg Rd 12.03.25-01.02.26		202.22	1,912,871.65
01/31/2026			**EOM TOTALS**	**$ 6,774.82**	**$ 61,634.76**	**$ 1,912,871.65**
02/02/2026	01ACH020226	TECO	Faulkenburg/Progress 12.04.25- 01.05.26		914.19	1,911,957.46
02/02/2026	02ACH020226	TECO	Magnolia Park Blvd PH F 12.04.25- 01.05.26		978.85	1,910,978.61
02/02/2026	100337	VESTA DISTRICT SERVICES	Invoice: 430654 (Reference: FEB26 District Management services.)		4,425.42	1,906,553.19
02/03/2026	100338	Kutak Rock LLP	Invoice: 3690238 (Reference: Professional Legal Services Rendered.)		807.00	1,905,746.19
02/04/2026	100339	Premier Lakes, Inc.	Invoice: 3405 (Reference: Annual Lake Maintenance.) Invoice: 3362 (Reference: Annual Wetland/...		4,320.00	1,901,426.19
02/04/2026			Deposit	6,161.39		1,907,587.58
02/05/2026	01ACH020526	Google Services	Monthly services		50.40	1,907,537.18
02/09/2026	100340	Stantec Consulting Services, Inc	Invoice: 2518159 (Reference: Engineering services.)		2,510.25	1,905,026.93
02/12/2026	100341	United Land Services	Invoice: 191111 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance February 2026.)		14,917.00	1,890,109.93
02/19/2026	100342	VESTA DISTRICT SERVICES	Invoice: 430887 (Reference: Billable Expenses - Dec 2025.)		369.00	1,889,740.93
02/19/2026	100343	United Land Services	Invoice: 191692 (Reference: Job #208743 - 2025 December Irrigation Repairs.)		2,718.13	1,887,022.80
02/20/2026	022026BOS1	DAVID TURNER	BOS MTG 2/9/26		184.70	1,886,838.10
02/20/2026	022026BOS2	Engage Peo	BOS MTG 2/9/26		141.80	1,886,696.30
02/20/2026	022026BOS3	Jean Williams	BOS MTG 2/9/26		184.70	1,886,511.60
02/20/2026	022026BOS4	Robert Shannon	BOS MTG 2/9/26		184.70	1,886,826.90
02/23/2026	1790	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,886,326.90
02/28/2026			**EOM TOTALS**	**$ 6,161.39**	**$ 35,206.14**	**$ 1,886,326.90**
03/02/2026	100344	VESTA DISTRICT SERVICES	Invoice: 431100 (Reference: Management fee services Mar26.)		4,425.42	1,881,901.48
03/02/2026	01ACH030226	TECO	6510 Falkenburg Rd 01.03.26- 02.02.26		198.25	1,881,703.23
03/03/2026	01ACH030326	TECO	Magnolia Park Blvd PH F 01.06.26- 02.03.26		978.85	1,880,724.38
03/03/2026	02ACH030326	TECO	Faulkenburg/Progress 01.06.26- 02.03.26		949.69	1,879,774.69
03/04/2026	100345	Premier Lakes, Inc.	Invoice: 3533 (Reference: Annual Lake Maintenance.)		3,120.00	1,876,654.69
03/05/2026	01ACH030526	Google Services	Monthly services		50.40	1,876,604.29
03/05/2026			Deposit	5,065.69		1,881,669.98
03/11/2026	100346	United Land Services	Invoice: 194730 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance March 2026.)		14,917.00	1,866,752.98
03/12/2026	100347	VESTA DISTRICT SERVICES	Invoice: 431339 (Reference: Billable Expenses - Feb 2026.)		54.04	1,866,698.94
03/16/2026	100348	Business Observer	Invoice: 26-00864H (Reference: Legal Advertising - Board Meeting.)		70.00	1,866,628.94
03/20/2026	032026BOS1	DAVID TURNER	BOS MTG 3/11/26		184.70	1,866,444.24
03/20/2026	032026BOS2	Engage Peo	BOS MTG 3/11/26		141.80	1,866,302.44
03/20/2026	032026BOS3	Jean Williams	BOS MTG 3/11/26		184.70	1,866,117.74
03/20/2026	032026BOS4	Robert Shannon	BOS MTG 3/11/26		184.70	1,865,933.04
03/23/2026	100349	United Land Services	Invoice: 196331 (Reference: Irrigation Repairs.)		4,550.00	1,861,383.04
03/31/2026	01ACH033126	TECO	6510 Falkenburg Rd 02.03.26- 03.03.26		158.40	1,861,224.64
03/31/2026			**EOM TOTALS**	**$ 5,065.69**	**$ 30,167.95**	**$ 1,861,224.64**
04/01/2026	02ACH040126	TECO	Faulkenburg/Progress 02.04.26- 03.04.26		949.69	1,860,274.95
04/01/2026	03ACH040126	TECO	Magnolia Park Blvd PH F 02.04.26- 03.04.26		978.85	1,859,296.10
04/03/2026	1791	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,856,796.10
04/03/2026	100351	United Land Services	Invoice: 197983 (Reference: Job #220679 - Installed Spring Annuals 3/23/2026.)		2,450.00	1,854,346.10

04/03/2026	100352	Premier Lakes, Inc.	Invoice: 3660 (Reference: Annual Lake Maintenance.)				3,120.00	1,851,226.10
04/06/2026	01ACH040626	Google Services	Monthly services				50.40	1,851,175.70
04/07/2026			Deposit		4,861.83			1,856,037.53
04/08/2026	100354	Stantec Consulting Services, Inc	Invoice: 2541970 (Reference: Engineering services.)				4,550.00	1,851,487.53
04/08/2026	100355	United Land Services	Invoice: 199184 (Reference: #214766 - 2026 Installed Replacement Oaks and Magnolia Trees.)				22,890.00	1,828,597.53
04/08/2026	100356	VESTA DISTRICT SERVICES	Invoice: 431781 (Reference: Apr26 Management fees.)				4,425.42	1,824,172.11
04/09/2026	1792	US Bank Tax Distribution	Tax Distribution Series 2020				102,899.69	1,721,272.42
04/15/2026	100357	United Land Services	Invoice: 200505 (Reference: Item Amount Job #176263 - Magnolia Park CDD Landscape Maintenance Ap...				14,917.00	1,706,355.42
04/15/2026	100358	VESTA DISTRICT SERVICES	Invoice: 431916 (Reference: Billable Expenses - Mar 2026.)				396.00	1,705,959.42
04/23/2026			Deposit		49.25			1,706,008.67
04/24/2026	042426BOS1	DAVID TURNER	BOS MTG 4/20/26				184.70	1,705,823.97
04/24/2026	042426BOS2	Engage Peo	BOS MTG 4/20/26				141.80	1,705,682.17
04/24/2026	042426BOS3	Jean Williams	BOS MTG 4/20/26				184.70	1,705,497.47
04/24/2026	042426BOS4	Robert Shannon	BOS MTG 4/20/26				184.70	1,705,312.77
04/30/2026	01ACH043026	TECO	6510 Falkenburg Rd 03.04.26- 04.01.26				176.19	1,705,136.58
04/30/2026			**EOM TOTALS**	**$**	**4,911.08**	**$**	**160,999.14**	**$ 1,705,136.58**
05/01/2026	01ACH050126	TECO	Faulkenburg/Progress 03.05.26- 4.02.26				949.69	1,704,186.89
05/01/2026	02ACH050126	TECO	Magnolia Park Blvd PH F 03.05.26- 04.02.26				978.85	1,703,208.04
05/04/2026	100359	Premier Lakes, Inc.	Invoice: 3826 (Reference: Annual Wetland/Preserve Maintenance.) Invoice: 3800 (Reference: Ann...				5,120.00	1,698,088.04
05/05/2026	01ACH050526	Google Services	Monthly services				50.40	1,698,037.64
05/07/2026			Deposit		2,227.48			1,700,265.12
05/12/2026	100360	United Land Services	Invoice: 205139 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance May 2026.)				14,917.00	1,685,348.12
05/12/2026	100361	VESTA DISTRICT SERVICES	Invoice: 432473 (Reference: Management fee services May26.)				4,425.42	1,680,922.70
05/15/2026	051526BOS1	DAVID TURNER	BOS MTG 5/11/26				184.70	1,680,738.00
05/15/2026	051526BOS2	Engage Peo	BOS MTG 5/11/26				141.80	1,680,596.20
05/15/2026	051526BOS3	Jean Williams	BOS MTG 5/11/26				184.70	1,680,411.50
05/15/2026	051526BOS4	Robert Shannon	BOS MTG 5/11/26				184.70	1,680,226.80
05/29/2026	01ACH052926	TECO	6510 Falkenburg Rd 04.02.26-05.01.26				181.68	1,680,045.12
05/31/2026			**EOM TOTALS**	**$**	**2,227.48**	**$**	**27,318.94**	**$ 1,680,045.12**
06/01/2026	01ACH060126	TECO	Magnolia Park Blvd PH F 04.03.26- 05.04.26				978.85	1,679,066.27
06/01/2026	02ACH060126	TECO	Faulkenburg/Progress 04.03.26- 05.04.26				949.69	1,678,116.58
06/03/2026	100362	Premier Lakes, Inc.	Invoice: 4037 (Reference: Lake Maintenance.)				3,120.00	1,674,996.58
06/03/2026	100363	United Land Services	Invoice: 208635 (Reference: Irrigation Repairs Apr 26.)				3,243.11	1,671,753.47
06/05/2026	01ACH060526	Google Services	Monthly services				50.40	1,671,703.07
06/05/2026			Deposit		938.05			1,672,641.12
06/08/2026	100364	VESTA DISTRICT SERVICES	Invoice: 432894 (Reference: Billable Expenses - May 2026.)				738.00	1,671,903.12
06/08/2026	100365	Stantec Consulting Services, Inc	Invoice: 2498812 (Reference: Engineering services.) Invoice: 2557663 (Reference: Engineering ...				5,418.45	1,666,484.67
06/11/2026	100366	Stantec Consulting Services, Inc	Invoice: 2524916 (Reference: Engineering services.)				1,712.01	1,664,772.66
06/11/2026	100367	United Land Services	Invoice: 209766 (Reference: Cleared Overgrowth Adjacent to Pond 29 Areas. We Were Unable to Use ...				18,741.44	1,646,031.22
06/11/2026	100368	VESTA DISTRICT SERVICES	Invoice: 433040 (Reference: Jun26 Management services.)				4,425.42	1,641,605.80
06/17/2026			Deposit		4,415.62			1,646,021.42
06/18/2026	100369	United Land Services	Invoice: 211633 (Reference: Job #229706 - Cleared Overgrowth South of Pond 29 6/16/2026.)				8,380.68	1,637,640.74
06/22/2026	100370	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90119500 (Reference: auditing services.)				3,350.00	1,634,290.74
06/30/2026	01ACH063026	TECO	6510 Falkenburg Rd 05.02.26- 06.02.26				270.63	1,634,020.11
06/30/2026			**EOM TOTALS**	**$**	**5,353.67**	**$**	**51,378.68**	**$ 1,634,020.11**
07/01/2026	01ACH070126	TECO	Magnolia Park Blvd PH F 05.05.26- 06.03.26				978.85	1,633,041.26
07/01/2026	02ACH070126	TECO	Faulkenburg/Progress 05.05.26- 06.03.26				949.69	1,632,091.57
07/02/2026	070226BOS1	DAVID TURNER	BOS MTG 6/8/26				184.70	1,631,906.87
07/02/2026	070226BOS2	Engage Peo	BOS MTG 6/8/26				203.00	1,631,703.87
07/02/2026	070226BOS3	Jean Williams	BOS MTG 6/8/26				184.70	1,631,519.17
07/02/2026	070226BOS4	Rafael A. Lloveras-Mattei	BOS MTG 5/11/26 & 6/8/26				369.40	1,631,149.77
07/02/2026	070226BOS5	Robert Shannon	BOS MTG 6/8/26				184.70	1,630,965.07
07/06/2026	100371	VESTA DISTRICT SERVICES	Invoice: 433147 (Reference: JUL26 District Management services.)				4,425.42	1,626,539.65
07/06/2026	100372	Premier Lakes, Inc.	Invoice: 4135 (Reference: Annual Lake Maintenance Jul26.)				3,120.00	1,623,419.65
07/06/2026	01ACH070626	Google Services	Monthly services				50.40	1,623,369.25
07/07/2026	100373	Stantec Consulting Services, Inc	Invoice: 2583485 (Reference: Engineering services.) Invoice: 2570256 (Reference: Engineering ...				13,694.22	1,609,675.03
07/16/2026			Deposit		36.67			1,609,711.70
07/17/2026	100374	United Land Services	Invoice: 215996 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance July 2026.)				14,917.00	1,594,794.70
07/17/2026	100375	Business Observer	Invoice: 26-02525H (Reference: Legal Advertising - Notice of Public Hearing to Consider the Adop...				387.19	1,594,407.51
07/17/2026	100376	VESTA DISTRICT SERVICES	Invoice: 433450 (Reference: Billable Expenses - June 2026.)				380.19	1,594,027.32
07/21/2026	100377	Stantec Consulting Services, Inc	Invoice: 2589261 (Reference: Engineering Services 6/15/26 - 7/3/26.)				7,632.00	1,586,395.32
07/24/2026	1793	Stivender Surveying, Inc.	Reference: Topographic Survey.				3,325.00	1,583,070.32

07/24/2026	072426BOS1	DAVID TURNER	BOS MTG 7/13/26				184.70	1,582,885.62
07/24/2026	2072426BOS2	Engage Peo	BOS MTG 7/13/26				172.40	1,582,713.22
07/24/2026	072426BOS3	Jean Williams	BOS MTG 7/13/26				184.70	1,582,528.52
07/24/2026	072426BOS4	Rafael A. Lloveras-Mattei	BOS MTG 7/13/26				184.70	1,582,343.82
07/24/2026	072426BOS5	Robert Shannon	BOS MTG 7/13/26				184.70	1,582,159.12
07/28/2026	100378	Business Observer	Invoice: 26-02585H (Reference: Legal Advertising.)				94.06	1,582,065.06
07/30/2026	01ACH073026	TECO	6510 Falkenburg Rd 06.03.26- 07.01.26				218.79	1,581,846.27
07/31/2026	01ACH073126	TECO	Magnolia Park Blvd PH F 06.04.26- 07.02.26				978.85	1,580,867.42
07/31/2026	02ACH073126	TECO	Faulkenburg/Progress 06.04.26- 07.02.26				949.69	1,579,917.73
07/31/2026	100379	United Land Services	Invoice: 217036 (Reference: Remove Dead Sabal Palm on Magnolia Park Blvd; Hauled Debris.) Inv...				2,462.61	1,577,455.12
07/31/2026	100380	Premier Lakes, Inc.	Invoice: 4240 (Reference: Lake 37 - Fish Kill Cleanup.) Invoice: 4251 (Reference: Fish Kill C...				1,765.00	1,575,690.12
07/31/2026			**EOM TOTALS**	**$**	**36.67**	**$**	**58,366.66**	**$ 1,575,690.12**
08/03/2026	100381	Alphagraphics Tampa Print	Invoice: 262298 (Reference: Magnolia Park CDD Letters.)				1,930.68	1,573,759.44
08/04/2026	100382	VESTA DISTRICT SERVICES	Invoice: 433774 (Reference: Monthly contracted management Aug26.)				4,425.42	1,569,334.02
08/04/2026	100383	Premier Lakes, Inc.	Invoice: 4303 (Reference: Annual Lake Maintenance Aug26.) Invoice: 4376 (Reference: Annual We...				4,320.00	1,565,014.02
08/05/2026	01ACH080526	Google Services	Monthly services				50.40	1,564,963.62
08/06/2026	100384	Good Lookin Fence	Invoice: 060626 (Reference: 50% Deposit - Install 220' of 6'H 3 Rail Flat Top.)				4,832.50	1,560,131.12
08/11/2026	100385	VESTA DISTRICT SERVICES	Invoice: 434136 (Reference: Billable Expenses - July 2026.)				369.00	1,559,762.12
08/13/2026	100386	United Land Services	Invoice: 220380 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance August 2026.)				14,917.00	1,544,845.12
08/13/2026	100387	Business Observer	Invoice: 26-02835H (Reference: Legal Advertising - Public Hearing to Consider the Adoption of th...				389.38	1,544,455.74
08/24/2026	1794	US Bank Tax Distribution	Tax Distribution Series 2020				1,884.49	1,542,571.25
08/25/2026	100388	Business Observer	Invoice: 26-02877H (Reference: Legal Advertising - Notice of Public Hearing to Consider the Adop...				94.06	1,542,477.19
08/28/2026	01ACH082826	TECO	6510 Falkenburg Rd 07.02.26- 07.31.26				220.79	1,542,256.40
08/28/2026	100389	Stantec Consulting Services, Inc	Invoice: 2603591 (Reference: 2026 FY General Consulting Services.)				4,169.68	1,538,086.72
08/28/2026	100390	Good Lookin Fence	Invoice: 080626 (Reference: Balance Due.)				5,517.50	1,532,569.22
08/28/2026	100391	Alphagraphics Tampa Print	Invoice: 262664 (Reference: Magnolia Park CDD Letters and postage.)				1,930.76	1,530,638.46
08/28/2026	082826BOS1	DAVID TURNER	BOS MTG 8/19/26				184.70	1,530,453.76
08/28/2026	082826BOS2	Engage Peo	BOS MTG 8/19/26				172.40	1,530,281.36
08/28/2026	082826BOS3	Jean Williams	BOS MTG 8/19/26				184.70	1,530,096.66
08/28/2026	082826BOS4	Rafael A. Lloveras-Mattei	BOS MTG 8/19/26				184.70	1,529,911.96
08/28/2026	082826BOS5	Robert Shannon	BOS MTG 8/19/26				184.70	1,529,727.26
08/31/2026	01ACH083126	TECO	Magnolia Park Blvd PH F 07.03.26- 08.03.26				970.46	1,528,756.80
08/31/2026	02ACH083126	TECO	Faulkenburg/Progress 07.03.26- 08.03.26				940.05	1,527,816.75
08/31/2026			**EOM TOTALS**	**$**	**-**	**$**	**47,873.37**	**$ 1,527,816.75**
09/04/2026	100392	Premier Lakes, Inc.	Invoice: 4498 (Reference: Annual Lake Maintenance Sep26.)				3,120.00	1,524,696.75
09/08/2026	100393	SchoolNow	Invoice: INV-SN-1611 (Reference: Website hosting Sep26.)				1,560.00	1,523,136.75
09/08/2026	01ACH090826	Google Services	Monthly services				50.40	1,523,086.35
09/09/2026	100394	VESTA DISTRICT SERVICES	Invoice: 434681 (Reference: Billable Expenses - Aug 2026.)				1,130.25	1,521,956.10
09/18/2026	100395	VESTA DISTRICT SERVICES	Invoice: 434828 (Reference: Monthly Management Fees September 2026.)				4,425.42	1,517,530.68
09/21/2026	100396	United Land Services	Invoice: 225218 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance September 2026...				14,917.00	1,502,613.68
09/25/2026	092526BOS1	DAVID TURNER	BOS MTG 9/14/26				184.70	1,502,428.98
09/25/2026	092526BOS2	Engage Peo	BOS MTG 9/14/26				172.40	1,502,256.58
09/25/2026	092526BOS3	Jean Williams	BOS MTG 9/14/26				184.70	1,502,071.88
09/25/2026	092526BOS4	Rafael A. Lloveras-Mattei	BOS MTG 9/14/26				184.70	1,501,887.18
09/25/2026	092526BOS5	Robert Shannon	BOS MTG 9/14/26				184.70	1,501,702.48
09/28/2026	01ACH092826	TECO	6510 Falkenburg Rd 08.01.26- 08.31.26				251.88	1,501,450.60
09/28/2026	100397	Kutak Rock LLP	Invoice: 3815147 (Reference: legal services Aug26.)				1,215.00	1,500,235.60
09/30/2026	01ACH093026	TECO	Faulkenburg/Progress 08.04.26- 09.01.26				940.05	1,499,295.55
09/30/2026	02ACH093026	TECO	Magnolia Park Blvd PH F 08.04.26- 09.01.26				970.46	1,498,325.09
09/30/2026	100398	Kutak Rock LLP	Invoice: 3715205 (Reference: legal services Jan26.) Invoice: 3716826 (Reference: legal servic...				10,030.50	1,488,294.59
09/30/2026	100399	Finn Outdoor	Invoice: 3050 (Reference: O and M Items.)				39,350.00	1,448,944.59
09/30/2026	100400	Stantec Consulting Services, Inc	Invoice: 2620702 (Reference: Engineering services -2026 FY General Consulting.)				4,665.34	1,444,279.25
09/30/2026			**EOM TOTALS**	**$**	**-**	**$**	**83,537.50**	**$ 1,444,279.25**