

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

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**Board of Supervisors
Magnolia West Community
Development District**

February 24, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Magnolia West Community Development District will be held on **March 03, 2026 at 6:00 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, FL 32043.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Special Board of Supervisors’ Meeting held November 04, 2025 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures October 2025 – January 2026 Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report – First Coast CMS Tab 3
 - 1.) Field Report
 - D. Landscape Report - BrightView’s QSA Tab 4
 - 1.) Consideration of BrightView’s Tree Work Proposal Tab 5
 - E. District Manager
- 5. BUSINESS ITEMS – PART A**
 - A. Consideration of Pool Light Replacement Proposal Tab 6
 - B. Consideration of Resolution 2026-01; General Election Tab 7
 - C. Ratification of Easement Agreement Tab 8
 - D. Discussion Regarding Budget for FY 2026/2027
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,
Ben Pfuhl
District Manager