



Rizzetta & Company

Magnolia West Community Development District

**Board of Supervisors'
Regular Meeting
May 05, 2026**

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

www.magnoliawestcdd.org

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

Magnolia West Amenity Center
3400 Canyon Falls Drive, Green Cove Springs, FL 32043
www.magnoliawestcdd.org

Board of Supervisors	Judith Linde Cynthia Riegler Curtiss Akim Ferman Lewis Douglas Kuhrt	Chairman Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Michelle Rigoni	Kutak Rock, LLP
District Engineer	Ryan Stilwell	Prime AE Group

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.magnoliawestcdd.org

Board of Supervisors
Magnolia West Community
Development District

April 28, 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 **May 05, 2026 at 3:30 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 March 03, 2026Tab 1
 - B. Ratification of Operation and Maintenance Expenditures February and March 2026.....Tab 2
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report – First Coast CMSTab 3
 - 1.) Field Report
 - D. Landscape Report – Brightview's QSA.....Tab 4
 - E. District Manager
 - 1.) Presentation of Registered Voter Count
5. **BUSINESS ITEMS – PART A**
 - A. Consideration of Playground Fencing Replacement Proposal (*Under Separate Cover*)
 - B. Consideration of Resolution 2026-02; Reappointing Assistant TreasureTab 5
 - C. Presentation of Proposed Budget for Fiscal Year 2026-2027
 - 1.) Consideration of Resolution 2026-03; Approving Fiscal Year 2026-2027 Proposed Budget & Setting the Public Hearing.....Tab 6
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

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MAGNOLIA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Magnolia West Community Development District was held on **March 3, 2026, at 6:00 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, Florida 32043.

Attendance:

Judith Linde	Board Supervisor, Chair
Cynthia Riegler	Board Supervisor, Vice Chair
Douglas Kuhrt	Board Supervisor, Assistant Secretary
Ferman Lewis	Board Supervisor, Assistant Secretary (via speakerphone)
Curtiss Akim	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Company, Inc.
Tony Shiver	President, First Coast CMS
Michelle Rigoni	District Counsel, Kutak Rock
Ryan Stilwell	District Engineer, Prosser (via speakerphone)
Karen Fisher	Account Manager, BrightView

Audience present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Pfuhl opened the meeting at 6:00 p.m. and read the roll.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF MINUTES OF THE
BOARD OF SUPERVISORS MEETING HELD
NOVEMBER 4TH, 2025**

On a motion by Ms. Riegler, seconded by Mr. Kuhrt, with all in favor, the Board approved the minutes from the November 4, 2025, Board of Supervisors Meeting, for Magnolia West Community Development District.

46
47
48
49
50
51
52

FOURTH ORDER OF BUSINESS

**RATIFICATION OF OPERATION AND
MAINTENANCE EXPENDITURES
FOR OCTOBER 2025 – JANUARY 2026**

Mr. Pfuhl reviewed the expenditures with the Board.

On a motion by Ms. Riegler, seconded by Ms. Linde, with all in favor, the Board ratified Operation and Maintenance Expenditures for October 2025, in the amount of \$33,364.96, November 2025, in the amount of \$13,359.21, December 2025, in the amount of \$45,016.76, and January 2026, in the amount of \$30,439.71, for Magnolia West Community Development District.

53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Rigoni reviewed her report with the Board, highlighting the 4-hour ethics training requirement for each Supervisor.

Ms. Riegler requested the information on the ethics training be distributed to the Board.

B. District Engineer

Mr. Stilwell reviewed his report with the Board, highlighting the recent concern about sinking roadways and requested that a Board Member be appointed to work with him outside of meetings to determine who should be responsible for the repairs.

On a motion by Ms. Riegler, seconded by Mr. Kuhrt, with all in favor, the Board appointed the Chair, Ms. Linde, to work with staff outside of meetings to resolve the concern of the sinking roadways, for Magnolia West Community Development District.

70
71
72
73
74
75
76
77
78
79

C. Landscaping

Ms. Fisher reviewed her report with the Board.

1.) Consideration of BrightView Tree Work Proposal

Ms. Fisher reviewed the proposal for tree canopy lifting with the Board. The Board requested additional areas be added to the proposal.

On a motion by Ms. Riegler, seconded by Ms. Linde with all in favor, the Board approved the BrightView Proposal for tree canopy lifting with all areas throughout the community included setting a not to exceed amount of \$3,000, for Magnolia West Community Development District.

80

81 Ms. Fisher presented the Board with proposals for common areas mulching as well as
82 playground mulching (Exhibit A).
83

On a motion by Mr. Kuhrt, seconded by Ms. Riegler, with all in favor, the Board approved the BrightView Proposal for common area mulching in the amount of \$2,960, for Magnolia West Community Development District.

84
85 An audience member requested that the annual flowers be available to residents once they are
86 changed out. The Board agreed and asked BrightView to work with the on-site staff to allow
87 residents to pick up flowers that are set to be discarded from the amenity center.
88

89 **D. Amenity Manager**

90
91 Mr. Shiver reviewed his report with the Board, highlighting that they previously approved LED
92 light installation at the pool came in under the not to exceed amount.
93

94 **E. District Manager**

95
96 Mr. Pfuhl Reviewed his report with the Board.
97

98 The Board discussed concerns about the dust from the construction and the content for the
99 upcoming Community Newsletter.
100

101 **SIXTH ORDER OF BUSINESS**

**CONSIDERATION OF RESOLUTION 2026-01;
GENERAL ELECTION**

102
103
104 Mr. Pfuhl reviewed the resolution with Board, stating that Seat 1, currently held by Ferman Lewis,
105 Seat 2, currently held by Cynthia Riegler, and Seat 3, currently held by Judith Linde, will be up for
106 the General Election in November.
107

On a motion by Mr. Kuhrt, seconded by Mr. Akim, with all in favor, the Board adopted Resolution 2026-01; General Election, for Magnolia West Community Development District.

108 **SEVENTH ORDER OF BUSINES**

RATIFICATION OF EASEMENT AGREEMENT

109
110
111
112 Ms. Rigoni reviewed the easement agreement with the Board and stated that it has been
113 approved by the Chair outside of a meeting.
114

On a motion by Ms. Riegler, seconded by Mr. Kuhrt, with all in favor, the Board ratified the acceptance of the easement agreement, for Magnolia West Community Development District.

115
116
117
118

EIGHTH ORDER OF BUSINESS

**DISCUSSION REGARDING THE BUDGET
FOR FISCAL YEAR 2026-2027**

The Board discussed what potential changes they would like to see in the budget for fiscal year 2026-2027, including: replacing the roof, repainting the amenity center, changing internet service providers, upgrading holiday lights, tinting the windows, changing pest control services, and replacing pool deck furniture.

NINETH ORDER OF BUSINESS

**AUDIENCE COMMENTS AND SUPERVISOR
REQUESTS**

AUDIENCE COMMENTS:

There were no audience comments at this time.

SUPERVISOR REQUESTS:

There were no Supervisor Requests at this time.

TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Kuhrt, seconded by Ms. Linde, with all in favor, the Board adjourned the meeting of the Board of Supervisors at 7:52 p.m., for Magnolia West Community Development District.

119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140

141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

Proposal for Extra Work at Magnolia West CDD

Property Name	Magnolia West CDD	Contact	Ben Pfuhl
Property Address	3438 Canyon Falls Drive Green Cove Springs, FL 32043	To Billing Address	Magnolia West CDD c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	2026 Common Area Mulch		
Project Description	2026 Common Area Mulch		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Common Area Mulch - Inside Pool, front of Amenity Center, outside perimeter of the Amenity Center Playground, 4-Way Intersection and Tree Rings at the Preserve Playground.	\$2,960.00	\$2,960.00

For internal use only

SO# 8862845
JOB# 346100449
Service Line 160

Total Price \$2,960.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	District Manager
Signature	Title
Ben Pfuhl	March 02, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Karen E Fisher	March 02, 2026
Printed Name	Date

Job #:	346100449		
SO #:	8862845	Proposed Price:	\$2,960.00

Proposal for Extra Work at Magnolia West CDD

Property Name	Magnolia West CDD	Contact	Ben Pfuhl
Property Address	3438 Canyon Falls Drive Green Cove Springs, FL 32043	To Billing Address	Magnolia West CDD c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	2026 Playground Mulch		
Project Description	2026 Playground Mulch		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	30 Yards Certified Playground Mulch Refresh at Both Playgrounds (15 yards each).	\$2,462.00	\$2,462.00

For internal use only

SO# 8862790
JOB# 346100449
Service Line 160

Total Price \$2,462.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	District Manager
Signature	Title
Ben Pfuhl	March 02, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Karen E Fisher	March 02, 2026
Printed Name	Date

Job #:	346100449		
SO #:	8862790	Proposed Price:	\$2,462.00

Tab 2

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.MAGNOLIAWESTCDD.ORG

Operation and Maintenance Expenditures February 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,829.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bob's Backflow & Plumbing Services, Inc.	300495	31698	Backflow 02/26	\$ 260.00
BrightView Landscape Services, Inc.	300486	9647752	Landscape Maintenance 02/26	\$ 3,662.75
Clay County Utility Authority	20260225-1	A00014625-020226	Water Services 01/26	\$ 368.35
Clay County Utility Authority	20260225-1	A00032300-020226	Water Services 01/26	\$ 23.66
Clay County Utility Authority	20260225-1	A00044567-020226	Water Services 01/26	\$ 324.43
Clay Electric Cooperative, Inc.	20260217-1	7213663-012626	Electric Services 01/26	\$ 1,826.00
Clay Electric Cooperative, Inc.	20260217-1	9075317-012626	Electric Services 01/26	\$ 50.00
Clay Electric Cooperative, Inc.	20260217-1	9075319-012626	Electric Services 01/26	\$ 49.00
Clay Today	300496	2026-312221	Legal Advertising 02/26	\$ 67.50
COMCAST	20260209-1	8495741500248350-011326	Phone, Internet & Cable Services 02/26	\$ 341.44

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Coast Contract Maintenance Service, LLC	300484	9914	Reimbursable Expenses 10/25	\$ 1,124.84
First Coast Contract Maintenance Service, LLC	300484	9998	Management Services 01/26	\$ 1,696.64
First Coast Contract Maintenance Service, LLC	300484	10018	Management Services 02/26	\$ 4,636.00
First Coast Contract Maintenance Service, LLC	300484	10047	Reimbursable Expenses 12/25	\$ 333.93
Fitness Pro	300487	2770034	Fitness Equipment Maintenance & Repair 01/26	\$ 175.00
Kutak Rock, LLP	300488	3685825	Legal Services 11/25	\$ 4,590.17
Kutak Rock, LLP	300488	3689305	Legal Services 12/25	\$ 434.50
Kutak Rock, LLP	300488	3689306	Legal Services - Drainage Enforcement 12/25	\$ 818.50
Kutak Rock, LLP	300497	3702537	Legal Services 01/26	\$ 136.00
Kutak Rock, LLP	300497	3702538	Legal Services - Drainage Enforcement 01/26	\$ 680.00

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	20260206-1	0687-001596219	Waste Disposal Services 02/26	\$ 644.48
Rizzetta & Company, Inc.	300485	INV0000106650	Accounting Services 02/26	\$ 4,887.42
TLD-Southeast, Inc.	300489	2124669	Pond Maintenance 01/26	\$ 950.00
TLD-Southeast, Inc.	300490	343781B	Pond Maintenance 02/26	\$ 660.00
Turner Pest Control, LLC	300498	621858143	Pest Control 02/26	<u>\$ 88.61</u>
Report Total				<u><u>\$ 28,829.22</u></u>

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.MAGNOLIAWESTCDD.ORG

Operation and Maintenance Expenditures March 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,471.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Always Improving, LLC	300506	277290	Fitness Equipment Maintenance & Repair 02/26	\$ 718.51
American Electrical Contracting, Inc.	300501	79094119	Maintenance & Repairs 02/26	\$ 667.40
BrightView Landscape Services, Inc.	300502	9684203	Landscape Replacement 02/26	\$ 1,254.59
BrightView Landscape Services, Inc.	300507	9685699	Landscape Maintenance 03/26	\$ 3,662.75
Clay County Utility Authority	20260325-1	A00014625-030226	Water Services 02/26	\$ 368.35
Clay County Utility Authority	20260325-1	A00032300-030226	Water Services 02/26	\$ 23.68
Clay Electric Cooperative, Inc.	20260317-1	7213663-022426	Electric Services 02/26	\$ 1,756.00
Clay Electric Cooperative, Inc.	20260317-1	9075317-022426	Electric Services 02/26	\$ 49.00
Clay Electric Cooperative, Inc.	20260317-1	9075319-022426	Electric Services 02/26	\$ 49.00
COMCAST	20260306-1	8495741500248350-021326	Phone, Internet & Cable Services 03/26	\$ 341.44
Cynthia R Riegler	300504	CR030326-410	Board of Supervisors Meeting 03/03/26	\$ 200.00

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

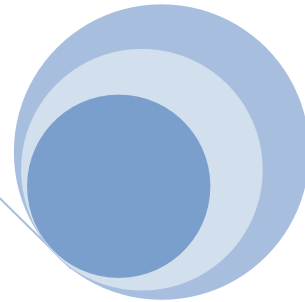
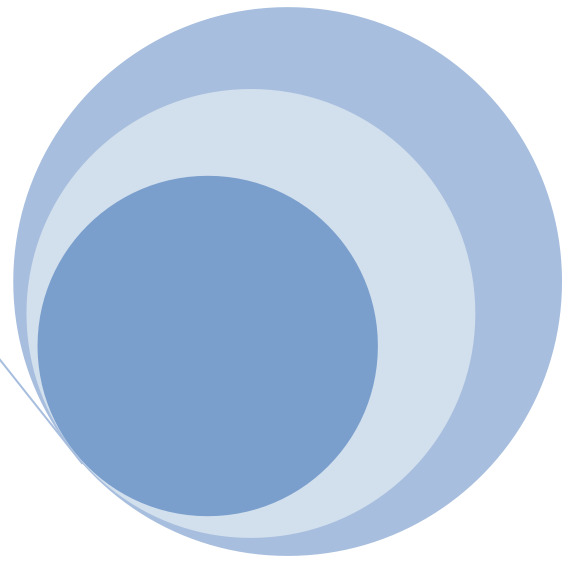
March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Douglas Robert Kuhrt	300505	DK030326-410	Board of Supervisors Meeting 03/03/26	\$ 200.00
Egis Insurance Advisors, LLC	300508	31209	WC Insurance 11/04/25-11/04/26	\$ 771.00
Ferman Clifford Lewis II	300510	FL030326-410	Board of Supervisors Meeting 03/03/26	\$ 200.00
First Coast Contract Maintenance Service, LLC	300503	10084	Management Services 03/26	\$ 4,636.00
First Coast Contract Maintenance Service, LLC	300499	10120	Reimbursable Expenses 02/26	\$ 446.75
Hawkins, Inc	300511	7367728	Pool Chemicals 03/26	\$ 959.07
Republic Services	20260310-1	0687-001604858	Waste Disposal Services 03/26	\$ 620.92
Rizzetta & Company, Inc.	300500	INV0000107466	Accounting Services 03/26	\$ 4,887.42
TLD-Southeast, Inc.	300509	351608B	Pond Maintenance 03/26	\$ <u>660.00</u>
Report Total				\$ <u>22,471.88</u>

Tab 3



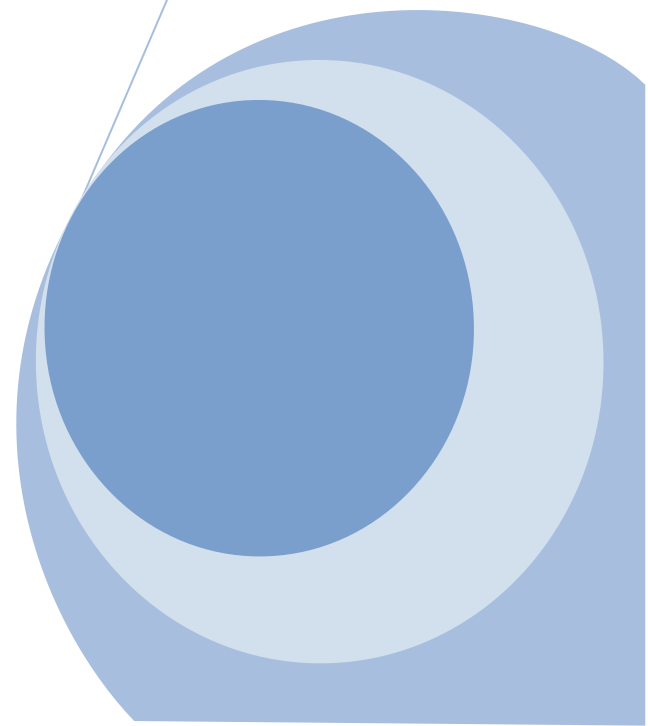
First Coast
CMS



Magnolia West Community Development District

Field Report April 2026

First Coast CMS LLC
4/27/2026



Swimming Pool

At this time, there are no maintenance issues regarding the pool.

Fecal Accident on April 4th was treated and pool reopened next day

Facility

The irrigation backflow at 3179 Canyon Falls Dr was inspected and required repair. The repair was completed on 2/20

A/C service to rental room unit was performed on March 20th. The cause was most likely caused by the extreme dust from the construction

The curtain rod in rental room was rehung due to falling.

Playground railing had some missing bolts that needed to be replaced to ensure safety of the slide feature

Men's Bathroom needed to have changing station replaced

The main gate lock failed and needed to be replaced. This was done on April 20th.

Tab 4



Quality Site Assessment

Prepared for: Magnolia West CDD

General Information

- DATE: Tuesday, Apr 28, 2026
- NEXT QSA DATE: Tuesday, May 05, 2026
- CLIENT ATTENDEES: Karen Fisher
- BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Clubhouse

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

QUALITY SITE ASSESSMENT

Magnolia West CDD

Maintenance Items



1 Annuals have filled in beautifully and are still showing great color. Next change out will be in May.

2 Amenity Center is in neat order.

3 Tree canopy lifting and building clearance around the amenity center was completed.

4 Some areas of turf throughout are showing signs of winter cold damage. We will continue to monitor for improvements.

QUALITY SITE ASSESSMENT

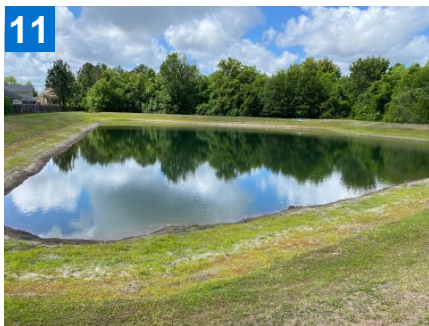
Magnolia West CDD

Maintenance Items



- 5** Low visibility areas are well maintained.
- 6** Large Pine Tree hanger was observed at the tennis courts. This should be removed as soon as possible as it is a safety hazard.
- 7** Common area along Canyon Falls Dr. is in rotation.
- 8** Pond maintenance is in rotation.

Maintenance Items



9 Pond maintenance is in rotation.

10 Pond maintenance is in rotation.

11 Pond maintenance is in rotation.

12 The Preserve Playground Sycamore Trees are flushing back out beautifully. Tree canopies were lifted and tree straps removed.

Tab 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-10; and

WHEREAS, the Board now desires to remove Shawn Wildermuth as Assistant Treasurer and appoint Susan Garcia to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF MAY, 2026.

**MAGNOLIA WEST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 6

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Magnolia West Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:

TIME:

LOCATION: Magnolia West Amenity Center
15855 Twin Creek Drive
Jacksonville, Florida 32218

3. TRANSMITTAL TO LOCAL GENERAL-PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 05th DAY OF May, 2026.

ATTEST:

**MAGNOLIA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget