



Rizzetta & Company

Magnolia West Community Development District

**Board of Supervisors' Meeting
October 11, 2022**

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

www.magnoliawestcdd.org

MAGNOLIA WEST DEVELOPMENT DISTRICT AGENDA

District Board of Supervisors	Judith Linde Arrington Lentz Douglas Kuhrt Cynthia Riegler Ferman Lewis	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Michelle Rigoni	Kutak Rock, LLP
District Engineer	Ryan Stilwell	Prosser

**All Cellular phones and pagers must be turned off while in the meeting.
The District Agenda is comprised of five different sections:**

The **regular** meeting will begin promptly at **3:30 p.m.** with the first section which is called **Public Comments**. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (904) 436-6270, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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

October 3, 2022

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

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Magnolia West Community Development District will be held on **October 11, 2022 at 3:30 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, FL 32043. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 3, 2022.....Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for June and July 2022.....Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report – First Coast CMS.....Tab 3
 - D. Landscape Report
 1. Brightview Landscape Report.....Tab 4
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposals from BrightView for Landscape Enhancements.....Tab 5
 - B. Consideration of Proposal for Repairs to Outflow Structure (under separate cover)
 - C. Consideration of Proposal from Oak Wells for Second Pool Chemical Controller.....Tab 6
 - D. Ratification of FY 2022-2023 District Insurance Policy Renewal.....Tab 7
 - E. Update on Turner Pest Control Fees.....Tab 8
- 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.

Very truly yours,
Lesley Gallagher
Lesley Gallagher

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 **regular** meeting of the Board of Supervisors of Magnolia West Community Development District was held on **Tuesday, August 2, 2022 at 6:00 p.m.** at the Magnolia West Amenity Center located at 3490 Canyon Falls Drive, Green Cove Springs, Florida 32043. Following is the agenda for the meeting.

Present and constituting a quorum:

Judith Linde	Board Supervisor, Chairman
Arrington Lentz	Board Supervisor, Vice Chairman
Douglas Kuhrt	Board Supervisor, Assistant Secretary (via speakerphone)
Cynthia Riegler	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Michelle Rigoni	District Counsel, Kutak Rock (via speakerphone)
Tony Shiver	President, First Coast CMS

Audience present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher opened the Board of Supervisors Meeting at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held May 10, 2022

On a motion by Ms. Riegler, seconded by Ms. Lentz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held May 10, 2022 for Magnolia West Community Development District.

FOURTH ORDER OF BUSINESS**Ratification of the Operation and
Maintenance Expenditures for April and
May 2022**

On a motion by Ms. Linde, seconded by Ms. Lentz, with all in favor, the Board ratified Operation and Maintenance Expenditures for April 2022 in the amount of \$17,936.78, and May 2022 in the amount of \$21,446.08 for Magnolia West Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Rigoni was available to answer questions.

B. District Engineer

The District Engineer was not requested to attend.

C. Amenity Manager Report**1. First Coast CMS**

Mr. Shiver reviewed his report under tab 3 of the agenda and noted that he would have proposals at the next meeting for a spare motor to have on hand as well as a proposal to install a second chemical system for the Board to consider at their next meeting. Preventative maintenance service was also discussed, and Mr. Shiver indicated that the pumps could be removed each February and the shaft seal replaced preemptively. He would also contact Oak Wells to get further recommendations. The Board then discussed policies during storms or lightning near the facility and putting a policy in place for this. They then took public comments on this item. Due to the inclement weather season we are in and the safety concerns related to this, the Board adopted an interim policy and will bring back the formal policy to the next meeting. The Board adopted the following interim policy: If the District is expected to be impacted by a named storm within 48 hours, the amenity center will be closed and should lightning be detected within 10 miles of the facility, the pool, playgrounds and courts will be closed until 30 minutes after the last thunder.

On a motion by Ms. Lentz, seconded by Ms. Linde, with all in favor, the Board adopted the interim policy, for Magnolia West Community Development District.

D. Landscape Report

Brightview was not present, but Ms. Gallagher said that she would relay any questions to them following the meeting.

E. District Manager

Ms. Gallagher provided a copy of her report to the Board.

SIXTH ORDER OF BUSINESS

Consideration of Brightview Enhancement and Replacement Proposals

The Board reviewed three proposals from Brightview found under tab 5 of the agenda. The Board authorized Mr. Kurht to work with staff and Brightview between meetings on designs for improvements of the fountain planters for the Board to review at the next meeting.

1. Azalea Replacement

On a motion by Ms. Riegler, seconded by Ms. Lentz, with all in favor, the Board approved the azalea replacement at the facility and tennis courts proposal in the amount of \$1,344.29, for Magnolia West Community Development District.

2. Remove and Replace Holly Tree
The Board took no further action.

3. Replace Podocarpus on Playground
The Board requested other options for the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Renewal Proposal from Brightview Landscape

On a motion by Ms. Riegler, seconded by Ms. Lentz, with all in favor, the Board approved the renewal proposal from Brightview for Landscape maintenance services effective November 1, 2022, for Magnolia West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Renewal Proposal from Lake Doctors

On a motion by Ms. Linde, seconded by Ms. Lentz, with all in favor, the Board approved the Lake Doctors Renewal Proposal in the monthly amount of \$615.00, for Magnolia West Community Development District.

NINETH ORDER OF BUSINESS**Consideration of Renewal Proposal from First Coast CMS**

On a motion by Ms. Lentz, seconded by Ms. Riegler, with all in favor, the Board approved the Renewal Proposal from First Coast CMS, for Magnolia West Community Development District.

TENTH ORDER OF BUSINESS**Ratification of Air McCall Proposal for AC Services**

On a motion by Ms. Lentz, seconded by Ms. Riegler, with all in favor, the Board ratified the Air McCall proposal for the new AC unit in the amount of \$13,273.00, for Magnolia West Community Development District.

ELEVENTH ORDER OF BUSINESS**Ratification of Florida Pump Services Proposal for Splash Pad Repairs**

On a motion by Ms. Lentz, seconded by Ms. Linde, with all in favor, the Board ratified the two proposals from Florida Pump Services to rebuild pumps, for Magnolia West Community Development District.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2022-04; Setting the Date, Time, and Location of FY 2022/23 Regular Meetings**

On a motion by Ms. Linde, seconded by Ms. Lentz, with all in favor, the Board adopted Resolution 2022-04; Approving the FY 2022/23 Meeting Schedule as presented, for Magnolia West Community Development District.

THIRTEENTH ORDER OF BUSINESS**Public Hearing on FY 2022/23 Budget**

- 1.) Consideration of Resolution 2022-05; Adopting FY 2022/23 Budget

On a motion by Ms. Lentz, seconded by Ms. Riegler, with all in favor, the Board opened the Public Hearing, for Magnolia West Community Development District.

Ms. Gallagher reviewed the proposed budget and any adjustments since the May meeting noting that there were no changes in operation and maintenance assessments from the current fiscal year. She also noted that the debit service table has adjusted since the proposed budget was circulated and the new total expenditure amount of the table found under page 5 of the proposed budget is \$48,644.91 and the gross amount is \$51,749.91.

The Board took public comments on reserves.

Ms. Rigoni confirmed and it was noted that there were no audience member on the phone line.

On a motion by Ms. Lentz, seconded by Ms. Riegler, with all in favor, the Board closed the Public Hearing, for Magnolia West Community Development District.

On a motion by Ms. Lentz, seconded by Ms. Linde, with all in favor, the Board adopted Resolution 2022-05; Adopting FY 2022/23 Budget , for Magnolia West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06; Imposing Special Assessments

On a motion by Ms. Linde, seconded by Ms. Lentz, with all in favor, the Board adopted Resolution 2022-06; Imposing Special Assessments, for Magnolia West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Third Addendum – Contract for Professional District Services

On a motion by Ms. Lentz, seconded by Ms. Linde, with all in favor, the Board accepted the Third Addendum for Professional District Services, for Magnolia West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisors Request and Audience Comments

There were no supervisor comments.

Audience members had comments on the people responsible for the restroom damage being held accountable for the repairs if identified, debt service on all lots, and 3:30 pm meetings.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Riegler, seconded by Ms. Lentz, with all in favor, the Board of Supervisors adjourned the meeting at 7:19 p.m. for the Magnolia West Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.MAGNOLIAWESTCDD.ORG

Assistant Secretary

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brightview Landscape Services, Inc.	2150	7906615	Landscape Maintenance 06/22	\$ 2,949.00
Brightview Landscape Services, Inc.	2150	7940459	Landscape Enhancement 06/22	\$ 10,900.13
Clay County Health Department	2141	10-BID-5884111	Pool Permit #10-60-0137 2022/2023	\$ 250.00
Clay Electric Cooperative, Inc.	20220630-1	Electric Summary 05/22	Electric Summary 05/22	\$ 1,681.00
Clay Today	2146	2022-225670	Legal Advertising Acct 19536 05/22	\$ 43.20
Comcast	20220607-01	8495 74 150 0248350 06/22	Amenity Cable/Phone/Internet 06/22	\$ 287.43
First Coast CMS, LLC	2143	6796	Reimbursement for Purchases 05/22	\$ 1,997.60
First Coast CMS, LLC	2151	6835	Reimbursement for Purchases 06/22	\$ 1,127.75
Fitness Pro	2144	27538	Equipment Test and Repair 05/22	\$ 110.00
Katherine Francisco	2147	Francisco 060522	Rental Deposit Refund - Katherine Francisco 060522	\$ 150.00
Mark Stevenson	2149	Stevenson 070122	Rental Deposit Refund - Mark Stevenson 070122	\$ 100.00
Prosser Inc.	2142	48020	Professional Services 04/22	\$ 1,500.00
Prosser Inc.	2152	48117	Professional Services 05/22	\$ 2,395.24
Republic Services #687	20220607-02	0687-001220592	Waste Disposal Services 05/22	\$ 299.24

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	2148	INV0000068699	District Management Fees 06/22	\$ 3,868.17
Samuel Brown	2145	60522	Rental Deposit Refund - Samuel Brown 060522	\$ 50.00
The Lake Doctors, Inc	2153	659617	Lake Maintenance 06/22	<u>\$ 597.00</u>
Report Total				<u><u>\$ 28,305.76</u></u>

MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT

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

WWW.MAGNOLIAWESTCDD.ORG

Operation and Maintenance Expenditures

July 2022

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **10,615.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amerigas Propane LP	2160	3138361241	Tank Rent 06/22	\$ 133.29
Clay County Utility Authority	2161	00605029 06.22	00605029 Caynon Falls Drive Utility 05.22-07.22	\$ 158.69
Clay County Utility Authority	44746	Clay Summary 05/22	Clay Water Summary 05/22	\$ 879.72
Clay Electric Cooperative, Inc.	44743	Electric Summary 06/22	Electric Summary 06/22	\$ 1,383.00
Clay Today	2162	2022-227718	Legal Advertising Acct 19536 07/22	\$ 135.00
Comcast	44744	8495 74 150 0248350 07/22	Amenity Cable/Phone/Internet 07/22	\$ 287.43
First Coast CMS, LLC	2163	6897	Reimbursement for Purchases 06/22	\$ 337.48
Fitness Pro	2155	27868	Replaced pedal straps 06/22	\$ 120.00
Fitness Pro	2164	27904	Qrtly Preventative Maintenance 07/22	\$ 150.00
Innersync Studio, Ltd dba. Campus Suite	2154	20471	Website Service ADA Compliance Q4 FY 21/22	\$ 384.38
Kutak Rock, LLP	2157	3068578	Legal Services 05/22	\$ 743.00
Mark Stevenson	2166	62622	Rental Deposit Refund 06/22	\$ 100.00
Prosser Inc.	2165	48308	Professional Services 06/22	\$ 1,500.00

Magnolia West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services #687	44745	0687-001235587	Waste Disposal Services 07/22	\$ 311.37
Rizzetta & Company, Inc.	2158	INV0000069334	District Management Fees 07/22	\$ 3,868.17
Turner Pest Control, LLC	2159	18097500	Pest Control 06/22	\$ 73.50
Zenaida Rolle Hernandez	2156	61822	Rental Deposit Refund 06/22	<u>\$ 50.00</u>
Report Total				<u><u>\$ 10,615.03</u></u>

Tab 3



Magnolia West Community Development District

Field Report Oct 2022

**First Coast CMS LLC
10/03/2022**

Swimming Pool

We have obtained a proposal for Oak Wells Aquatics for the installation of a second ORP controller to be installed on the pool equipment.

We have had to replace several pieces of grating at the zero entry end of the pool. We are attempting to source more pieces of the grating in the event we need more.

The pool was a mess following Hurricane Ian. We turned the power off to the pool prior to the storm to protect the motors and equipment. There was no damage from the storm.

Facility

The playground gate lock was broken and needed to be replaced

The facility was prepped by staff for the storm and we did not find any damage.

There are a few pieces of fitness equipment that we are waiting on Fitness Pro to repair (missing bolts)

There is a step on the front of the clubhouse that has loose pavers. We have resecured them.

There was a resident who attempted to have a Labor Day party at the Amenity Center without prior approval. The party was cancelled after staff made contact with the resident and informed her of the rules that must be followed.

Tab 4

Quality Site Assessment

Prepared for: **Magnolia West CDD**

General Information

DATE: Monday, Oct 03, 2022

NEXT QSA DATE: Monday, Oct 10, 2022

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Willie Perez Davila

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



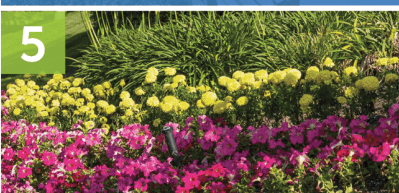
Green Turf

4



Crisp Edges

5



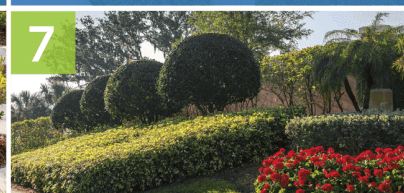
Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

Carryover Items



- 1** Crape Myrtle needs to be trimmed of marque sign.

Maintenance Items



- 1** Palm Tree at the pool were trimmed.

Recommendations for Property Enhancements

1



- 1 Recommend the following landscape change to the fountain in the entrance.

QUALITY SITE ASSESSMENT

Magnolia West CDD

Notes to Owner / Client



1 As per last request we are changing the plant material from Viburnum to Podocarpus proposal will be sent together with the QSA.

2 As per our last meeting the holly tree was cut back and is doing good.

QUALITY SITE ASSESSMENT

Magnolia West CDD

Completed Items



1 The flower installation was completed.

2 The Asiatic Jasmine are filling in very well and looks healthy.



Tab 5

Proposal for Extra Work at Magnolia West CDD

Property Name	Magnolia West CDD	Contact	Lesley Gallagher
Property Address	3438 Canyon Falls Drive Green Cove Springs, FL 32043	To	Magnolia West CDD
		Billing Address	c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Replacing Indian hawthorns with Podocarpus at Play ground area

Project Description Removing Indian hawthorns and replacing with Podocarpus 3g around Playground

Scope of Work

Irrigation will be build separately.

QTY	UoM/Size	Material/Description	Unit Price	Total
30.00	EACH	Podocarpus - 3 gal. Shrub/perennial Installed	\$55.83	\$1,674.85
1.00	LUMP SUM	Removal and Disposal of debris	\$395.73	\$395.73
10.00	EACH	Bag Brown Mulch	\$10.64	\$106.41

For internal use only

SO# 7876371
JOB# 346100449
Service Line 130

Total Price \$2,176.99

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 for 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

Property Manager

Signature _____ Title _____

Lesley Gallagher

Printed Name _____ Date _____

October 03, 2022

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Willie Perez Davila

Printed Name _____ Date _____

October 03, 2022

Job #: 346100449

SO #: 7876371

Proposed Price: \$2,176.99

Proposal for Extra Work at Magnolia West CDD

Property Name Magnolia West CDD
Property Address 3438 Canyon Falls Drive
Green Cove Springs, FL 32043

Contact Lesley Gallagher
To Magnolia West CDD
Billing Address c/o Rizzetta & Company Inc 3434 Colwell
Ave Ste 200
Tampa, FL 33614

Project Name Front Entrance Fountain

Project Description Front Entrance Fountain

Scope of Work

Due to the fountain condition is unknown. Irrigation will be billed separately.

QTY	UoM/Size	Material/Description	Unit Price	Total
30.00	EACH	Formosa - 3 gal. Shrub/perennial Installed	\$65.75	\$1,972.49
30.00	EACH	Blue Daze - 1 gal. Ground Cover Installed	\$18.26	\$547.65

Images

Magnolia West Fountain



For internal use only

SO# 7941191
JOB# 346100449
Service Line 130

Total Price \$2,520.14

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 for 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

Property Manager

Signature _____ Title _____

Lesley Gallagher

Printed Name _____ Date _____

October 03, 2022

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Willie Perez Davila

Printed Name _____ Date _____

October 03, 2022

Job #: 346100449

SO #: 7941191

Proposed Price: \$2,520.14

Tab 6



Oak Wells Aquatics
8608 Beach Blvd
Jacksonville, FL 32216
Tel (904) 619-3281
Cell [904] 247-7873
Tony Hall CPC1458530
Tony@oakwellsaquatics.com
www.oakwellsaquatics.com

Tony Shiver/ First Coast CMS

Magnolia West

3490 Canyon Falls Drive

Green Cove Springs, FL. 32043

Proposal:

CATPP400WIFI ORP CONTROLLER , WITH INSATLLATION: \$4595.09

2 45m5 STENNNER PUMPS WITH INSTALLATION: \$1,340.08

Total: \$5,935.17

Scope of Work:

Order and install controller.

Activate and set controls.

Install two 45m5 Stenner pumps, one for the chorine and one for the PH control

Building Materials Price Escalation and Supply Chain Delays: If, during the performance of the Work, the price of building material significantly increases, through no fault of the Contractor, the price shall be equitably adjusted by an amount reasonably necessary to cover the actual price increases, without any markup for profit or overhead. As used herein, a significant price increase shall mean an increase of 5% or more in the price of any building materials from the date of the Contract signing. Such price increases shall be documented through quotes, invoices, or receipts. Where the delivery of material is delayed, through no fault of the Contractor, as a result of the shortage or unavailability of building materials and/or supply chain issues, the Contract price and/or time shall be equitably adjusted for the actual additional costs and/or time associated with such delay(s).

Owner:

By: _____

Accepted this _____ day of _____ 2022

Signature: _____

Tab 7



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Magnolia West Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Magnolia West Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122681

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,761,302
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$8,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,368

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Magnolia West Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122681

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,368
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,341
Public Officials and Employment Practices Liability	\$2,733
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$14,442

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Magnolia West Community Development District

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Magnolia West Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,761,302	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$8,000	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Magnolia West Community Development District**

Policy No.: 100122681
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Pool In Ground w/Splash Pad Pumps & Equipment		2007	10/01/2022	\$398,725		\$398,725		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Below ground liquid storage tank / pool	10/01/2023					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Pool Furniture in the Open and Grill		2007	10/01/2022	\$37,500		\$37,500		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Property in the Open	10/01/2023					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Gazebo		2007	10/01/2022	\$24,019		\$24,019		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Frame	10/01/2023					
	Pyramid hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
4	Recreational Court with Fence, Shade Structure, and lights		2007	10/01/2022	\$45,580		\$45,580		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Non combustible	10/01/2023					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
5	Playground Equipment		2007	10/01/2022	\$25,000		\$25,000		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Non combustible	10/01/2023					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
6	Fence - Wrought Iron		2007	10/01/2022	\$27,040		\$27,040		
	Canyon Falls Drive Green Cove Springs FL 32043		Non combustible	10/01/2023					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
7	Street Lights @ parking lot		2007	10/01/2022	\$25,000		\$25,000		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Non combustible	10/01/2023					

Sign: _____

Print Name: _____

Date: _____

**Magnolia West Community Development District**

Policy No.: 100122681
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Irrigation Systems		2007	10/01/2022	\$25,000		
	Canyon Falls Drive Green Cove Springs FL 32043		Pump / lift station	10/01/2023		\$25,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Entry Features including sign and fencing and PVC fencing along Medinah and CR 315		2007	10/01/2022	\$67,160		
	Medinah Lane Canyon Falls Drive Green Cove Springs FL 32043		Joisted masonry	10/01/2023		\$67,160	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Amenity Center		2007	10/01/2022	\$884,974		
	3490 Canyon Falls Drive Green Cove Springs FL 32043		Frame	10/01/2023	\$33,000	\$917,974	
	Complex			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Monument & Lights		2018	10/01/2022	\$64,931		
	Medinah Lane Canyon Falls Drive Green Cove Springs FL 32043		Masonry non combustible	10/01/2023		\$64,931	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Monument & Lights		2018	10/01/2022	\$64,931		
	Medinah Lane Canyon Falls Drive Green Cove Springs FL 32043		Masonry non combustible	10/01/2023		\$64,931	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Perimeter Fencing around Playground		2019	10/01/2022	\$9,176		
	Derby Forest Driver Green Cove Springs FL 32043		Non combustible	10/01/2023		\$9,176	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Playground Equipment		2019	10/01/2022	\$29,266		
	Derby Forest Driver Green Cove Springs FL 32043		Non combustible	10/01/2023		\$29,266	
			Total:	Building Value \$1,728,302	Contents Value \$33,000	Insured Value \$1,761,302	

Sign: _____

Print Name: _____

Date: _____



Inland Marine Schedule

Magnolia West Community Development District

Policy No.: 100122681
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. Date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2022	\$8,000	\$1,000
	Pool Access Equipment - ADA Lift			10/01/2023		
				Total	\$8,000	

Sign: _____ Print Name: _____ Date: _____

Tab 8

RECEIVED
AUG 11 2022
BY:

Magnolia West CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

August 5, 2022

RE: January 2023 Price Increase Notification

Service Location(s): Magnolia West Clubhouse, 3490 Canyon Falls Dr, Green Cove Springs, FL
32043-9230

Dear Valued Client,

While we strive to manage costs wherever possible and shield our clients from price adjustments as often as we can, we find it necessary to raise our prices in 2023 due to increasing labor and materials costs. As a result, and in order to continue providing the highest-quality service in the market, we will be implementing a 10% price increase on all commercial contracts as of January 1, 2023. This is an advanced notice for the upcoming budgeting season to allow you as much time to plan as possible.

You have my personal assurance that this will allow us to continue delivering unsurpassed service, top-of-the-line products and equipment, the latest technological advancements, and the best-trained technicians.

If you have any questions or concerns, please do not hesitate to contact me at 1-800-225-5305. I, and the entire Turner Pest Control team, look forward to many more years of working with you to support the success of your business.

Best regards,

Cheri Michaels
President
Turner Pest Control