

**MINUTES OF MEETING  
MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Magnolia Island Community Development District held a Public Hearing and Regular Meeting on August 14, 2025 at 1:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

**Present:**

Grant Striepling  
Allison Martin  
Ben Viola  
Carmen Perry  
Paula Roberts

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Kristen Suit  
Jordan Lansford  
Cari Webster (via telephone)  
Toxey Hall (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:02 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Supplemental Engineer's Report**

This item was deferred to the Continued Meeting.

**FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Special  
Assessment Methodology Report**

This item was deferred to the Continued meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Delegating to the Chairman of the Board Of Supervisors of Magnolia Island Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Magnolia Island Community Development District Capital Improvement Revenue Bonds, Series 2025a (Assessment Area Two) (the "Series 2025a Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the Assessment Area Two Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025A Bonds; Approving a Negotiated Sale of the Series 2025A Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025A Bonds; Approving the Form of the Series 2025A Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025A Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025A Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to**

**Execute and Deliver All Documents, Instruments And Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025A Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025A Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date**

This item was deferred to the Continued Meeting.

**SIXTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

**On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the Public Hearing was opened.**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Approving the Form of a Budget Funding Agreement and Providing an Effective Date**

Ms. Suit presented Resolution 2025-07. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget with Operation and Maintenance (O&M) expenses funded as they are incurred and the off-roll debt service assessments will be billed to the Landowner/Developer.

No affected property owners or members of the public spoke.

**On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Approving the Form of a Budget Funding Agreement and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS****Consideration of FY 2025-2026 Budget Funding Agreement**

**On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the Fiscal Year 2025-2026 Budget Funding Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Ms. Perry and seconded by Ms. Roberts, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**NINTH ORDER OF BUSINESS****Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

This item was deferred to the Continued Meeting.

**TENTH ORDER OF BUSINESS****Consideration of Resolution 2025-08, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]**

Ms. Suit presented Resolution 2025-08. The purpose of this Resolution is to add Ms. Lansford to the slate; all other appointments remain unchanged.

Ms. Martin nominated the following:

Jordan Lansford	Assistant Secretary
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No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Grant Striepling	Chair
Allison Martin	Vice Chair
Craig Wrathell	Secretary
Paula Roberts	Assistant Secretary
Ben Viola	Assistant Secretary
Carmen Perry	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

<b>On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, Resolution 2025-08, Electing Officer(s) of the District, as nominated, and Providing for an Effective Date, was adopted.</b>
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#### **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

#### **TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2025**

<b>On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.</b>
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**THIRTEENTH ORDER OF BUSINESS**

**Approval of May 8, 2025, Special Meeting Minutes**

**On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, the May 8, 2025, Special Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: Clearview Land Design, P.L.**

There were no reports from District Counsel or the District Engineer.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be the Continued Meeting on September 4, 2025 at 1:00 p.m.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS**


**Adjournment**

**On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, the meeting recessed and was continued to September 4, 2025 at 1:00 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair