

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

The Board of Supervisors of the Magnolia Island Community Development District held a Regular Meeting on December 11, 2025 at 5:00 p.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Grant Striepling
Allison Martin
Carmen Perry

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Cari Webster (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:16 p.m.

Supervisors Striepling, Martin and Perry were present. Supervisors Viola and Roberts were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Assignment and Assumption of
Amenity Construction Agreement/Contract**

A. Land Development Amenity Construction Agreement Between HBWB Development Services, LLC and RIPA & Associates (for informational purposes)

Ms. Suit discussed assignment and assumption of the Amenity Construction Agreement and presented the Land Development Amenity Construction Agreement Between HBWB Development Services, LLC and RIPA & Associates.

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, accepting assignment and assumption of the Land Development Amenity Construction Agreement Between HBWB Development Services, LLC and RIPA & Associates, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Ms. Suit presented Resolution 2026-01. Seats 3, 4 and 5 will be up for election at the November 2026 Landowners’ Election.

On MOTION by Ms. Perry and seconded by Ms. Martin, with all in favor, Resolution 2026-01, Designating a Date, Time and Location November 3, 2026 at 10:30 a.m., at 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544, for the Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Suit noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Discussion: GIG Fiber, LLC Outdoor Solar Lighting Service Agreements

- A. Streetleaf – Amenity**
- B. Streetleaf - Blvd.**
- C. Streetleaf - Phase 1**
- D. Streetleaf - Phase 2**

Ms. Suit stated that these items are for ratification. She discussed the next steps in revising the agreements and obtaining insurance.

Discussion ensued regarding insuring solar lighting.

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the GIG Fiber, LLC Outdoor Solar Lighting Service Agreements, as listed, were ratified.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Cypress Creek Aquatics, Inc. Aquatic Maintenance Agreement**
- B. Steadfast Contractors Alliance, LLC Landscape Maintenance and Irrigation Services Agreement**
- C. Ripa & Associates Change Orders**
 - I. #7 Mass Grading (Earthwork: Extended Berm and Remove/Replace Sod for Ponds & Storm Drainage: Rip Rap)**
 - **HBWB Development Services, LLC (for informational purposes)**
 - II. #8 Mass Grading (Base & Paving: Concrete Sidewalk)**
 - **HBWB Development Services, LLC (for informational purposes)**
 - III. #9 Mass Grading (Earthwork: Fill in Sonotubes)**

- IV. #10 Mass Grading (Earthwork: Seed and Mulch)
- V. #11 Damaged Wall Repair (Earthwork)
- D. Joinder and Consent to Required Improvements Agreement and Temporary Construction Easement for Private Improvements (executed copy with County)

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, Ratification Items 8A through 8D, including all sub items, as listed, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the Acceptance of Unaudited Financial Statements as of October 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 14, 2025 Public Hearing and Regular Meeting
- B. September 4, 2025 Continued Regular Meeting

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the August 14, 2025 Public Hearing and Regular Meeting Minutes and the September 4, 2025 Continued Regular Meeting Minutes, both as presented, were approved.

ELEVENTH 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
 - 0 Registered Voters in District as of April 15, 2025
 - 2026 Property Insurance Schedule
 - NEXT MEETING DATE: January 8, 2026 at 5:00 PM
 - QUORUM CHECK

The January 8, 2026 meeting will be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Striepling and seconded by Ms. Perry, with all in favor, the meeting adjourned at 5:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair