



Rizzetta & Company

Magnolia Creek Community Development District

Board of Supervisors Regular Meeting October 7, 2021

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-334-9055**

www.magnoliacreekcdd.org

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton County Coast Branch Library 437 Greenway Trail Santa Rosa Beach, FL 32459
October 7, 2021 at 2:00 p.m.

District Board of Supervisors	Dale (Chip) Jones Scott Campbell William McConnell Tom Hidell Adam Lerner	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Kimberly O'Mera	Rizzetta & Company, Inc.
District Attorney	Tucker Mackie	Hopping, Green & Sams, P.A.
District Engineer	Richard Moore, P.E.	Moore-Bass Consulting, Inc.
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

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

The **regular** meeting will begin promptly at **2:00 p.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. 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 (850) 334-9055 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 and Audience Comments**. 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 (850) 334-9055, 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 CREEK COMMUNITY DEVELOPMENT DISTRICT
District Office · Panama City Beach, Florida · (850) 334-9055
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

magnoliacreekcdd.org

September 30, 2021

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Magnolia Creek Community Development District will be held on **Thursday, October 7, 2021, at 2:00 p.m. (CDT)** at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459. The following is the tentative agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Meeting Held August 5, 2021.....Tab 1
 - B.** Ratification of Operation and Maintenance Expenditures for July 2021 – August 2021.....Tab 2
 - C.** Consideration of Resolution 2022-01, Designating the Officers of the District.....Tab 3
- 4. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2022-02, Adopting Annual Meeting Schedule.....Tab 4
 - B.** Ratification of Insurance Proposal – Egis Insurance.....Tab 5
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at 850-334-9055.

Sincerely,
Kimberly O'Mera
Kimberly O'Mera
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 CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Magnolia Creek Community Development District was held on **Thursday, August 5, 2021, at 2:02 p.m. (CDT)** at The Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32404 Present and constituting a quorum:

Chip Jones	Board Supervisor, Chairman
Scott Campbell	Board Supervisor, Vice Chairman
Adam Lerner	Board Supervisor, Assistant Secretary (via speakerphone)
William McConnell	Board Supervisor, Assistant Secretary

Also present were:

Kimberly O'Mera	District Manager, Rizzetta & Company, Inc.
Carl Eldred	District Counsel, Hopping Green & Sams, P.A.

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 2:02 p.m. and read roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Rick Brambley asked if the pending sale closed. Mr. Campbell advised the deal is still pending, the contract has been extended. Mr. Brambley also wanted to know how many owners are still involved and Mr. Campbell stated that most have not paid assessments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting Held
June 3, 2021**

On a Motion by Mr. Campbell, seconded by Mr. McConnell, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on June 3, 2021, for the Magnolia Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for May
2021 – June 2021**

Ms. O'Mera presented and reviewed the Operations and Maintenance Expenditures
For May 2021 – June 2021.

On a Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board ratified the
Operation and Maintenance expenditures for May 2021 in the amount of \$4,891.83 and June
2021 in the amount of \$4,311.41, for the Magnolia Creek Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Road Conveyance

Ms. O'Mera turned over the Consideration of Road Conveyance over to Mr. Eldred. The
Roads were originally built using bond proceeds. Typically, the District takes ownership of the
roads but when the roads in Phase 1 were platted they were dedicated to the HOA but bond
proceeds were used and this means the roads must be public. The conveyance had been
planned but did with the potential buyer the roads need to be conveyed and owned by the
District. This is a corrective measure to put the roads and alleys in the Districts name.

On a Motion by Mr. McConnell, seconded by Mr. Campbell, with all in favor, the Board of
Supervisors Approved the Road Conveyance Quit-Claim Deed, for the Magnolia Creek
Community Development District.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit

Ms. O'Mera turned over the presentation to Mr. Eldred. The findings were the same as
previous years audits. Mr. Eldred stated that adverse findings have been due to foreclosures.
The SPE did not obtain an appraisal for the land acquired. The Districts financial condition
continues to deteriorate as a result of the developer failing to pay the assessments in prior years.

On a Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board of
Supervisors Accepted the Fiscal Year 2020 Audit as presented, for the Magnolia Creek
Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Fiscal Year 2021/2022 Annual Meeting
Schedule**

Mr. O'Mera presented and reviewed Resolution 2021-06, Fiscal Year 2021/2022
annual Meeting Schedule. Mr. Campbell asked about setting monthly meetings for Fiscal
Year 2021/2022 instead of keeping the schedule as quarterly. Monthly meetings were
decided upon: October 7, 2021, November 4, 2021, December 2, 2021, January 6, 2022,
February 3, 2022, March 3, 2022, April 7, 2022, May 5, 2022, June 2, 2022, July 7, 2022,
August 4, 2022 and September 1, 2022.

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

**August 5, 2021
Minutes of Meeting
Page 3**

On a Motion by Mr. Campbell, seconded by Mr. McConnell, with all in favor, the Board of Supervisors Adopted Resolution 2021-06 Fiscal Year 2021/2022 Annual Meeting Schedule with monthly meetings, for the Magnolia Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2021/2022 Budget**

Ms. O'Mera presented the Fiscal Year 2021/2022 Budget with the Board and opened to discussion.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board of Supervisors Opened a Public Hearing on Fiscal Year 2021/2022 Final Budget, for the Magnolia Creek Community Development District.

Mr. Brambly asked about the increase in debt. Mr. Campbell advised the amount of bond debt won't change but every year assessments are placed on property to repay the bond debt. Mr. Brambly wanted clarification on maintenance. Mrs. Brambly asked if road maintenance costs would be shared with any other entity. Mr. Campbell explained the no, since the roads should have been deeded to the district originally. There hasn't been any maintenance on the roads and not certain at this point what maintenance will be needed in the future.

On a Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board of Supervisors Closed the Public Hearing on Fiscal Year 2021/2022 Final Budget, for the Magnolia Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Adopting Fiscal Year 2021-2022 Final
Budget**

On a Motion by Mr. Jones, seconded by Mr. McConnell, with all in favor, the Board of Supervisors Approved Resolution 2021-04, Adopting Fiscal Year 2021-2022 Final Budget, for the Magnolia Creek Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. O'Mera turned over the presentation to Mr. Eldred. Mr. Eldred explained Resoution 2021-05 levies and imposes O&M assessments that supports the budget and the manner in which they assessments will be collected.

On a Motion by Mr. Campbell, seconded by Mr. McConnell, with all in favor, the Board of Supervisors Adopted Resolution 2021-05, Imposing Special Assessments and Certifying and Assessment Roll, for the Magnolia Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eldred did not have anything to report but opened to questions. Mr. Campbell asked the timing to convey deed electronically for the road conveyance. Mr. Eldred advised next couple of days.

B. District Engineer

The District Engineer was not present at this time.

C. District Manager

Ms. O'Mera advised the next regular meeting of the Board of Supervisors is October 7, 2021 at 2:00 p.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. McConnell, seconded by Mr. Campbell, with all in favor, the Board of Supervisors adjourned the meeting at 2:35 p.m. for the Magnolia Creek Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

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

WWW.MAGNOLIACREEKCDD.ORG

Operation and Maintenance Expenditures July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,911.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Magnolia Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger Toombs Elam Gains & Frank	418	354591	Audit Services FY 09/30/20	\$ 4,525.00
Hopping Green & Sams	413	123000	General/Monthly Legal Services 05/21	\$ 153.00
LLS Tax Solutions Inc.	414	2337	Arbitrage Calculation Report PE 06/30/20	\$ 500.00
Rizzetta & Company, Inc.	416	INV0000059405	District Management Fees 07/21	\$ 4,033.33
Rizzetta Technology Services, LLC	417	INV0000007734	Email/Website Hosting Services 07/21	\$ 100.00
Scott Cambell	411	SC060321	Board of Supervisors Meeting 06/03/21	\$ 200.00
Thomas Hidell	412	TH060321	Board of Supervisors Meeting 06/03/21	\$ 200.00
William G. McConnell	415	WM060321	Board of Supervisors Meeting 06/03/21	\$ 200.00
Report Total				<u>\$ 9,911.33</u>

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WWW.MAGNOLIACREEKCDD.ORG

Operation and Maintenance Expenditures August 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2021 through August 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,179.63**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Magnolia Creek Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam Blake Lerner	425	AL080521	Board of Supervisors Meeting 08/05/21	\$ 200.00
CA Florida Holdings, LLC	428	3985342	Acct# 536178 Legal Advertising 07/21	\$ 411.80
Dale S Jones Jr.	424	DJ080521	Board of Supervisors Meeting 08/05/21	\$ 200.00
Hopping Green & Sams	419	123861	General/Monthly Legal Services 06/21	\$ 6,055.00
Hopping Green & Sams	427	124571	General/Monthly Legal Services 07/21	\$ 1,279.50
LLS Tax Solutions Inc.	420	2368	Arbitrage Calculation Report PE 06/30/21	\$ 500.00
Rizzetta & Company, Inc.	421	INV0000060338	District Management Fees 08/21	\$ 4,033.33
Rizzetta Technology Services, LLC	422	INV0000007818	Email/Website Hosting Services 08/21	\$ 100.00
Scott Cambell	423	SC080521	Board of Supervisors Meeting 08/05/21	\$ 200.00
William G. McConnell	426	WM080521	Board of Supervisors Meeting 08/05/21	\$ 200.00
Report Total				<u>\$ 13,179.63</u>

Tab 3

RESOLUTION 2022-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, AND ASSISTANT SECRETARIES OF THE MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Magnolia Creek Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Freeport, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. _____ is appointed Chair.
2. _____ is appointed Vice Chair.
3. _____ is appointed Secretary.
4. _____ is appointed Assistant Secretary.
5. _____ is appointed Assistant Secretary.
6. _____ is appointed Assistant Secretary.
7. This Resolution shall become effective immediately upon its adoption.

Adopted this 7th day of October, 2021.

ATTEST:

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chair

Tab 4

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA CREEK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Magnolia Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Freeport, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 (“Fiscal Year 2021-2022”), attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of October 2021.

ATTEST:

**MAGNOLIA CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022**

The Board of Supervisors of the Magnolia Creek Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the Walton County Coastal Branch Library, 437 Greenway Trail, Santa Rosa Beach, Florida 32459, unless otherwise indicated as follows:

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 or by calling (850) 334-9055 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (850) 334-9055 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

Tab 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Magnolia Creek 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 more than 800 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. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121233

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

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:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery		Not Included
TRIA		Not Included

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

TOTAL PROPERTY PREMIUM

Not Included

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
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	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.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	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
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121233

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,078
Public Officials and Employment Practices Liability	\$2,797
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$5,875

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)



Florida
Insurance
Alliance™

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., 10/01/2021, 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 Creek Community Development District

(Name of Local Governmental Entity)

By: _____

Signature

Print Name

Witness By: _____

Signature

Kimberly O'Mera

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2021

By: _____

Administrator