

# Magic Place Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

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The following is the proposed agenda for the Board of Supervisors' Meeting for the Magic Place Community Development District ("District"), scheduled to begin at 10:00 a.m. on October 17, 2016 in the offices located at the Historic Courthouse, 3 Courthouse Square, 2<sup>nd</sup> Floor Conference Room 204, Kissimmee, Florida 34741. Questions or comments on the Board Meeting or proposed agenda be addressed to Doris Houck [dorish@fishkind.com](mailto:dorish@fishkind.com) or (407) 721-9370. A quorum consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Dial-In: 1-877-864-6450  
Code: 585986

## **BOARD OF SUPERVISORS' MEETING PROPOSED AGENDA**

### **Organizational Matters**

- Roll call to confirm a quorum
  - Public Comment Period (*During which time any member of the public may speak on a specific agenda item before the item is considered by the Board of Supervisors.*)
- 1. Consideration of Minutes of the September 12, 2016 Board of Supervisors' Meeting**

### **Matters Related to District Financing**

- 2. Consideration of Funding Request #8**
- 3. Review of District's Financial Position and Budget to Actual Year to Date**

### **Other Business**

- A. Staff Reports
  1. District Counsel
  2. District Manager
  3. District Engineer
- B. Audience Comments
- C. Supervisor Requests

### **Adjournment**

MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Minutes  
September 12, 2016 Board of Supervisors'  
Meeting

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**BOARD OF SUPERVISORS' MEETING MINUTES**

**FIRST ORDER OF BUSINESS**

The Board of Supervisors' Meeting for the Magic Place Community Development District was called to order on Monday, September 12, 2016 at 10:36 a.m. in the offices located at the Historic Courthouse, 3 Courthouse Square, 2<sup>nd</sup> Floor Conference Room 204, Kissimmee, Florida 34741. Members listed below constituted a quorum.

Mike Donnel	Board Member
Liza Haynes	Board Member
Hector Lizasuain	Board Member

Also attending:

Mark Watts	Cobb Cole	
Rachel Pringle	Cobb Cole	
Steve Boyd	Boyd Civil Engineering	
Doris Houck	Fishkind & Associates, Inc.	
Mike Williams	Akerman Senterfitt	(via phone)

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
July 11, 2016 Board of Supervisors  
Meeting**

The Board reviewed the Minutes of the July 11, 2016 Board of Supervisors Meeting.

On Motion by Mr. Lizasuain, second by Mr. Donnel, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the July 11, 2016 Board of Supervisors' Meeting, as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal to Retain FMS Bonds Underwriter Services Agreement**

The Board reviewed the proposal to retain FMS Bonds.

On Motion by Mr. Lizasuain, second by Mr. Donnel, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the proposal to Retain FMS Bonds Underwriter Services Agreement.

**FIFTH ORDER OF BUSINESS**

**Consideration of Bond Financing Team Funding Agreement**

Mr. Watts noted that on page two there is a blank for District Underwriter's Counsel and the District may need to fill that in so he asked the board to approve the agreement in substantial form so that District staff can make those revisions and grant authority to the Chairman to sign the final document.

On Motion by Mr. Lizasuain, second by Mr. Donnel, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Bond Financing Team Funding Agreement in Substantial form authorizing the Chairman to sign off on the finalized document.

**SIXTH ORDER OF BUSINESS**

**Discussion of Bond Anticipation Note**

There was no discussion necessary at this time and no action was required to be taken by the Board.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Funding Request #7**

Board Members reviewed Funding Request Number 7.

On Motion by Mr. Lizasuain, second by Mr. Donnel, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the submission of Funding Request No. 7 to the developer for funding.

**EIGHTH ORDER OF BUSINESS**

**Review of District Financial Statements and Budget to Actual Year to Date.**

The District reviewed the financial statements of the District. There was no action required by the Board.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

District Counsel - No Report

District Engineer - No Report

District Manager - The next meeting is scheduled for October 3, 2016 at 10:00 a.m. at this location. Ms. Houck will send out a calendar invite.

**TENTH ORDER OF BUSINESS**

**Supervisor and Audience Comments & Adjournment**

There was no further business to discuss. Ms. Houck requested a motion to adjourn.

On Motion by Mr. Lizasuain, second by Ms. Haynes, with all in favor, the September 12, 2016 Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Funding Request #8

**Magic Place  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 8**

10/10/2016

Item No.	Payee	Invoice Billing #	General Fund	Capital Projects
<b>1</b>	<b>Osceola News Gazette</b>			
	Legal Advertising 9/10/16	300046790	\$68.17	
	Legal Advertising 10/6/16	00029228	\$45.88	
<b>2</b>	<b>Fishkind &amp; Associates</b>			
	DM Fee: September 2016 & Reimbursements	19335	\$2,089.58	
<b>3</b>	<b>Boyd Civil Engineering</b>			
	Attend CDD Meetings	1346	\$38.88	
			\$2,242.51	\$0.00
<b>TOTAL</b>			<b>\$2,242.51</b>	

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

Please make check payable to:  
Magic Place CDD  
Attn: Jennifer Glasgow  
12051 Corporate Boulevard  
Orlando, FL 32817

# Legal Invoice

## Osceola News Gazette

1/1

DBA Sun Publications of Florida  
108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Doris Houck  
Fishkind & Associates Inc.  
12051 Corporate Blvd.  
Orlando, FL 32817

Acct #: 00027882

Phone #: (407)382-3256

Date: 09/10/2016

Due Date: 10/27/2016

Invoice #: 300046790

PO #:

Salesperson: ONG08

Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00027118	4021 Sat. Osceola News	09/10/2016	09/10/2016	Fishkind*Magic Place ONG Legal Proof	65.17 3.00

*Cyma*

*FR#8*

*9/23/16*

RECEIVED SEP 13 2016

*001-051-3000-48-01*

Please return a copy with payment

**Total Due**

**68.17**



# Legal Invoice

## Osceola News Gazette

DBA Sun Publications of Florida  
108 Church Street  
Kissimmee, FL 34741  
Phone: 407-846-7600  
Fax: 407-846-8515  
URL: aroundosceola.com

Doris Houck  
Fishkind & Associates Inc.  
12051 Corporate Blvd.  
Orlando, FL 32817

Acct #: 00027882  
Phone: (407)382-3256  
Date: 10/03/2016  
Ad #: 00029228  
Salesperson: ONG08 Ad Taker: ONG08

Class: NG0093

Ad Notes:

RECEIVED OCT 03 2016

Sort Line: Fishkind\*Magic Place\*10/17/16

Description	Start	Stop	Ins.	Cost/Day	Amount
ONLP ONG Legal Proof					3.00
4020 Thurs. Osceola News Gazette	10/06/2016	10/06/2016	1	42.88	42.88

*Cyrral  
FRAB*

*10/10/16*

*001-051-3000-48-01*

Ad Text:

MAGIC PLACE  
Community Development District

Notice of Meeting

The Board of Supervisors for the Magic Place Community Development District will hold its meeting at 10:00 a.m. on Monday, October 17, 2016 at the Historic Courthouse, 3 Courthouse Square, Conference Room 204, Kissimmee, Florida 34741. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District

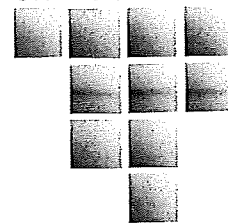
Payment Reference:

Total:	45.88
Tax:	0.00
Net:	45.88
Prepaid:	0.00

**Total Due 45.88**

Fishkind & Associates, Inc.  
 12051 Corporate Blvd.  
 Orlando, FL 32817

**FISHKIND  
 & ASSOCIATES**



**Invoice**

Invoice #:	19335
9/14/2016	

RECEIVED SEP 15 2016

Magic Place CDD  
 c/o Fishkind & Associates, Inc.  
 12051 Corporate Blvd  
 Orlando, FL 32817

*cyma*  
*9/23/16*  
*FR8*

File: MagicPlaceCDD

Services:	Amount
District Management Fee: Sept 2016 <i>001-051-3000-31-02</i>	2,083.33
Postage <i>001-051-3000-43-01</i>	1.39
Conference Call <i>001-051-3000-41-01</i>	4.86

Please include the invoice  
 number on your remittance  
 and submit to:

**Fishkind & Associates, Inc.**  
 12051 Corporate Blvd.  
 Orlando, FL 32817  
 Ph: 407-382-3256  
 Fax: 407-382-3254

Balance Due

\$2,089.58

### Account Summary Report

Date Range: Aug 1, 2016 to Aug 31, 2016  
 Meter Group: All Meters  
 Meter 1M00 - 4232753 at ORLANDO, FL  
 Meter 1W00 - 1376538 at ORLANDO, FL

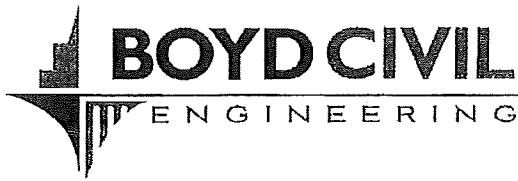
#### Meter Details

Location	Meter Name	Model	Serial Number	PbP Account Number	Status	Last transaction	Status Flag
ORLANDO, FL	1M00 - 4232753	1M00	4232753	24978470	Inactive	Apr 30, 2012	
ORLANDO, FL	1W00 - 1376538	1W00	1376538	24978470	Active	Sep 2, 2016	

#### Account Summary

Account	Sub Account	Sub Sub Account	Pieces	Total Charged
Magic Place CDD	-	-	3	\$1.395
		Sub Total	3	\$1.395
		Total	3	\$1.395
		Grand Total	3	\$1.395





6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

**INVOICE**

October 5, 2016

Contract: 01068.002

Invoice: 01346

Mr. Joe MacLaren  
 District Manager  
 Magic Place CDD  
 12051 Corporate Blvd.  
 Orlando, FL 32817

Email: [jenniferg@fishkind.com](mailto:jenniferg@fishkind.com)

Re: Master Agreement for District Engineer  
 Magic Place CDD  
 Miscellaneous Hourly Tasks as Requested  
 Services Performed: August 29, 2016 – October 2, 2016

**Professional Services:**

Date	Description	Hours	Hourly Rate	Total Fee
09/02/06	S. Boyd Bond Team Conference call	0.5	\$ 185.00	\$92.50
09/07/16	S. Boyd Revisions to Engineers Report	4	\$ 185.00	\$740.00
09/12/16	S. Boyd Attend CDD meeting	2	\$ 185.00	\$370.00
09/27/16	S. Boyd Conference call with Bond Team	1	\$ 185.00	\$185.00
<b>Total</b>		<b>7.5</b>		<b>\$1,387.50</b>

**Reimbursable Expenses:**

Date	Description	Amount
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**Mileage:**

Date	Description	Miles	Rate	Amount
09/12/16	S. Boyd- Attend CDD meeting	72	\$ 0.54	\$38.88

**Total Reimbursables:**

\$0.00  
 \$38.88

**Total Due: \$1,426.38**



MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT

Review of District's Financial Position  
And Budget to Actual Year to Date

**Magic Place CDD**  
Statement of Financial Position  
As of 8/31/2016

	General Fund	Capital Projects Fund	Total
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
General Checking Account	\$6,171.61	\$0.00	\$6,171.61
Total Current Assets	\$6,171.61	\$0.00	\$6,171.61
<b>Total Assets</b>	<b>\$6,171.61</b>	<b>\$0.00</b>	<b>\$6,171.61</b>
<b><u>Liabilities and Net Assets</u></b>			
<b><u>Current Liabilities</u></b>			
Accounts Payable	\$10,621.23	\$10,055.00	\$20,676.23
Total Current Liabilities	\$10,621.23	\$10,055.00	\$20,676.23
<b>Total Liabilities</b>	<b>\$10,621.23</b>	<b>\$10,055.00</b>	<b>\$20,676.23</b>
<b><u>Net Assets</u></b>			
Net Assets - General Government	(\$4,449.62)	(\$10,055.00)	(\$14,504.62)
<b>Total Net Assets</b>	<b>(\$4,449.62)</b>	<b>(\$10,055.00)</b>	<b>(\$14,504.62)</b>
<b>Total Liabilities and Net Assets</b>	<b>\$6,171.61</b>	<b>\$0.00</b>	<b>\$6,171.61</b>

**Magic Place CDD**  
Statement of Activities (YTD)  
As of 9/30/2016

	General Fund	Capital Projects Fund	Total
<b><u>Revenues</u></b>			
Developer Contributions	\$28,851.53	\$2,405.00	\$31,256.53
Total Revenues	<u>\$28,851.53</u>	<u>\$2,405.00</u>	<u>\$31,256.53</u>
<b><u>Expenses</u></b>			
Management	\$14,583.31		\$14,583.31
Engineering	\$1,241.11		\$1,241.11
District Counsel	\$12,506.00		\$12,506.00
Telephone	\$190.91		\$190.91
Postage & Shipping	\$15.87		\$15.87
Copies	\$274.95		\$274.95
Legal Advertising	\$2,687.25		\$2,687.25
Office Supplies	\$21.75		\$21.75
Insurance	\$1,780.00		\$1,780.00
Engineering		\$12,460.00	\$12,460.00
Total Expenses	<u>\$33,301.15</u>	<u>\$12,460.00</u>	<u>\$45,761.15</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>			
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>Change In Net Assets</b>	(\$4,449.62)	(\$10,055.00)	(\$14,504.62)
<b>Net Assets At Beginning Of Year</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>Net Assets At End Of Year</b>	<u><u>(\$4,449.62)</u></u>	<u><u>(\$10,055.00)</u></u>	<u><u>(\$14,504.62)</u></u>



**Magic Place CDD**  
 Budget to Actual  
 For the period of 10/1/2015 Through 9/30/2016

	Actual	Year To Date Budget	Variance	FY 2016 Adopted Budget
<b><u>Revenues</u></b>				
Developer Contributions	\$28,851.53	\$44,508.00	\$(15,656.47)	\$44,508.00
<b>Net Revenues</b>	<b>\$28,851.53</b>	<b>\$44,508.00</b>	<b>\$(15,656.47)</b>	<b>\$44,508.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Management	\$14,583.31	\$14,583.00	\$0.31	\$14,583.00
Engineering	1,241.11	5,833.00	(4,591.89)	5,833.00
District Counsel	12,506.00	14,583.00	(2,077.00)	14,583.00
Telephone	190.91	583.00	(392.09)	583.00
Postage & Shipping	15.87	175.00	(159.13)	175.00
Copies	274.95	292.00	(17.05)	292.00
Legal Advertising	2,687.25	2,917.00	(229.75)	2,917.00
Bank Fees	0.00	146.00	(146.00)	146.00
Office Supplies	21.75	0.00	21.75	0.00
Miscellaneous	0.00	875.00	(875.00)	875.00
Website	0.00	1,458.00	(1,458.00)	1,458.00
Dues, Licenses, and Fees	0.00	146.00	(146.00)	146.00
General Insurance	1,780.00	2,917.00	(1,137.00)	2,917.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$33,301.15</b>	<b>\$44,508.00</b>	<b>\$(11,206.85)</b>	<b>\$44,508.00</b>
<b>Total Expenses</b>	<b>\$33,301.15</b>	<b>\$44,508.00</b>	<b>\$(11,206.85)</b>	
<b>Net Income (Loss)</b>	<b>\$(4,449.62)</b>	<b>\$0.00</b>	<b>\$(4,449.62)</b>	<b>\$0.00</b>