

Magic Place Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

www.magicplacecdd.com

The meeting of the Board of Supervisors of Magic Place Community Development District will be held **Monday, May 4, 2020 at 10:00 a.m.** via conference call due to the **COVID-19 Executive Orders 20-52 & 20-69**. Attached to this Agenda is a copy of the **Executive Orders 20-52 & 20-69**. The following is the proposed agenda for this meeting. For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956 (New)

Passcode: 790 562 990 # (New)

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period[for any members of the public desiring to speak on any proposition before the Board]

1. Discussion regarding Executive Orders 20-52 and 20-69

General Business Matters

2. Consideration of the Minutes of the February 3, 2020 Board of Supervisors Meeting
3. Consideration of Resolution 2020-01, Approving a Preliminary Budget for Fiscal Year 2021 and Setting a Public Hearing Date [Suggested Date, August 3, 2020]
4. Letter from Supervisor of Elections, Osceola County
5. Consideration of Resolution 2020-02, Designating a Date, Time and Location for the 2020 Landowners' Meeting [Suggested date of November 2, 2020].
6. Ratification of Requisitions 2019-5
7. Consideration of Funding Requests 56-57
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Manager
 - District Engineer
- Audience Comments
- Supervisor Requests

Adjournment



**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Discussion regarding Executive Orders 20-
52 and 20-69

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-52

(Emergency Management - COVID-19 Public Health Emergency)

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, in late 2019, a new and significant outbreak of COVID-19 emerged in China; and

WHEREAS, the World Health Organization previously declared COVID-19 a Public Health Emergency of International Concern; and

WHEREAS, in response to the recent COVID-19 outbreak in China, Iran, Italy, Japan and South Korea, the Centers for Disease Control and Prevention (“CDC”) has deemed it necessary to prohibit or restrict non-essential travel to or from those countries; and

WHEREAS, on March 1, 2020, I issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 7, 2020, I directed the Director of the Division of Emergency Management to activate the State Emergency Operations Center to Level 2 to provide coordination and response to the COVID-19 emergency; and

WHEREAS, as of March 9, 2020, eight counties in Florida have positive cases for COVID-19, and COVID-19 poses a risk to the entire state of Florida; and

WHEREAS, the CDC currently recommends community preparedness and everyday prevention measures be taken by all individuals and families in the United States, including voluntary home isolation when individuals are sick with respiratory symptoms, covering coughs and sneezes with a tissue and disposal of the tissue immediately thereafter, washing hands often with soap and water for at least 20 seconds, using of alcohol-based hand sanitizers with 60%-95% alcohol if soap and water are not readily available and routinely cleaning frequently touched surfaces and objects to increase community resilience and readiness for responding to an outbreak; and

WHEREAS, the CDC currently recommends mitigation measures for communities experiencing an outbreak including staying at home when sick, keeping away from others who are sick, limiting face-to-face contact with others as much as possible, consulting with your healthcare provider if individuals or members of a household are at high risk for COVID-19 complications, wearing a facemask if advised to do so by a healthcare provider or by a public health official, staying home when a household member is sick with respiratory disease symptoms if instructed to do so by public health officials or a health care provider; and

WHEREAS, as Governor, I am responsible for meeting the dangers presented to this state and its people by this emergency.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. Because of the foregoing conditions, I declare a state of emergency exists in the State of Florida.

Section 2. I designate the Director of the Division of Emergency Management (“Director”) as the State Coordinating Officer for the duration of this emergency and direct him to execute the State’s Comprehensive Emergency Management Plan and other response, recovery, and mitigation plans necessary to cope with the emergency. Additionally, I designate the State Health Officer and Surgeon General as a Deputy State Coordinating Officer and State Incident Commander.

Pursuant to section 252.36(1)(a), Florida Statutes, I delegate to the State Coordinating Officer the authority to exercise those powers delineated in sections 252.36(5)-(10), Florida Statutes, which he shall exercise as needed to meet this emergency, subject to the limitations of section 252.33, Florida Statutes. In exercising the powers delegated by this Order, the State Coordinating Officer shall confer with the Governor to the fullest extent practicable. The State Coordinating Officer shall also have the authority to:

A. Seek direct assistance and enter into agreements with any and all agencies of the United States Government as may be needed to meet the emergency.

B. Designate additional Deputy State Coordinating Officers, as necessary.

C. Suspend the effect of any statute, rule, or order that would in any way prevent, hinder, or delay any mitigation, response, or recovery action necessary to cope with this emergency.

D. Enter orders as may be needed to implement any of the foregoing powers; however, the requirements of sections 252.46 and 120.54(4), Florida Statutes, do not apply to any such orders issued by the State Coordinating Officer; however, no such order shall remain in effect beyond the expiration of this Executive Order, to include any extension.

Section 3. I order the Adjutant General to activate the Florida National Guard, as needed, to deal with this emergency.

Section 4. I find that the special duties and responsibilities resting upon some State, regional, and local agencies and other governmental bodies in responding to the emergency may require them to suspend the application of the statutes, rules, ordinances, and orders they administer. Therefore, I issue the following authorizations:

A. Pursuant to section 252.36(1)(a), Florida Statutes, the Executive Office of the Governor may suspend all statutes and rules affecting budgeting to the extent necessary to provide budget authority for state agencies to cope with this emergency. The requirements of sections 252.46 and 120.54(4), Florida Statutes, do not apply to any such suspension issued by the Executive Office of the Governor; however, no such suspension shall remain in effect beyond the expiration of this Executive Order, to include any extension.

B. Each State agency may suspend the provisions of any regulatory statute prescribing the procedures for conduct of state business or the orders or rules of that agency, if strict compliance with the provisions of any such statute, order, or rule would in any way prevent, hinder, or delay necessary action in coping with the emergency. This includes, but is not limited to, the authority to suspend any and all statutes, rules, ordinances, or orders which affect leasing, printing, purchasing, travel, and the condition of employment and the compensation of employees. For the purposes of this Executive Order, "necessary action in coping with the emergency" means any emergency mitigation, response, or recovery action: (1) prescribed in the State Comprehensive Emergency Management Plan ("CEMP"); or (2) ordered by the State Coordinating Officer. The requirements of sections 252.46 and 120.54, Florida Statutes, shall not apply to any such suspension issued by a State agency; however, no such suspension shall remain in effect beyond the expiration of this Executive Order, to include any extensions.

C. In accordance with section 465.0275, Florida Statutes, pharmacists may dispense up to a 30-day emergency prescription refill of maintenance medication to persons who reside in an area or county covered under this Executive Order and to emergency personnel who have been activated by their state and local agency but who do not reside in an area or county covered by this Executive Order.

D. In accordance with section 252.38, Florida Statutes, each political subdivision within the State of Florida may waive the procedures and formalities otherwise required of the political subdivision by law pertaining to:

- 1) Performance of public work and taking whatever prudent action is necessary to ensure the health, safety, and welfare of the community;
- 2) Entering into contracts; however, political subdivisions are cautioned against entering into time and materials contracts without ceiling as defined by 2 CFR 200.318(j) or cost plus percentage contracts as defined by 2 CFR 200.323(d);
- 3) Incurring obligations;
- 4) Employment of permanent and temporary workers;
- 5) Utilization of volunteer workers;
- 6) Rental of equipment;
- 7) Acquisition and distribution, with or without compensation, of supplies, materials, and facilities; and,
- 8) Appropriation and expenditure of public funds.

E. All State agencies responsible for the use of State buildings and facilities may close such buildings and facilities in those portions of the State affected by this emergency, to the extent necessary to meet this emergency. I direct each State agency to report the closure of any State

building or facility to the Secretary of the Department of Management Services. Under the authority contained in section 252.36, Florida Statutes, I direct each County to report the closure of any building or facility operated or maintained by the County or any political subdivision therein to the Secretary of the Department of Management Services. Furthermore, I direct the Secretary of the Department of Management Services to:

- 1) Maintain an accurate and up-to-date list of all such closures; and,
- 2) Provide that list daily to the State Coordinating Officer.

Section 5. I find that the demands placed upon the funds appropriated to the agencies of the State of Florida and to local agencies are unreasonably great and the funds currently available may be inadequate to pay the costs of coping with this emergency. In accordance with section 252.37(2), Florida Statutes, I direct that sufficient funds be made available, as needed, by transferring and expending moneys appropriated for other purposes, moneys from unappropriated surplus funds, or from the Budget Stabilization Fund.

Section 6. All State agencies entering emergency final orders or other final actions in response to this emergency shall advise the State Coordinating Officer contemporaneously or as soon as practicable.

Section 7. Medical professionals and workers, social workers, and counselors with good and valid professional licenses issued by states other than the State of Florida may render such services in Florida during this emergency for persons affected by this emergency with the condition that such services be rendered to such persons free of charge, and with the further condition that such services be rendered under the auspices of the American Red Cross or the Florida Department of Health.

Section 8. All activities taken by the Director of the Division of Emergency Management and the State Health Officer and Surgeon General with respect to this emergency before the issuance of this Executive Order are ratified. This Executive Order shall expire sixty days from this date unless extended.



ATTEST:

Laurel M. Lee
SECRETARY OF STATE

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 9th day of March, 2020.

[Signature]
RON DESANTIS, GOVERNOR

FILED
2020 MAR -9 PM 5:52
TALLAHASSEE, FLORIDA

STATE OF FLORIDA

OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 20-69

(Emergency Management – COVID-19 – Local Government Public Meetings)

WHEREAS, on March 1, 2020, I issued Executive Order 20-51 directing the Florida Department of Health to issue a Public Health Emergency as a result of COVID-19; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, on March 16, 2020, President Donald J. Trump and the Centers for Disease Control and Prevention (“CDC”) issued the “15 Days to Slow the Spread” guidance advising individuals to adopt far-reaching social distancing measures, such as working from home and avoiding gatherings of more than 10 people; and

WHEREAS, on March 17, 2020, I wrote a letter to Attorney General Ashley Moody seeking an advisory opinion regarding concerns raised by local government bodies about their ability to hold meetings through teleconferencing and other technological means in order to protect the public and follow the CDC guidance regarding social distancing; and

WHEREAS, on March 19, 2020, Attorney General Ashley Moody delivered an opinion to me indicating that certain provisions of Florida law require a physical quorum be present for local government bodies to conduct official business, and that local government bodies may only conduct meetings by teleconferencing or other technological means if either a statute permits a quorum to be present by means other than in person, or that the in person requirement for constituting a quorum is lawfully suspended during the state of emergency; and

WHEREAS, it is necessary and appropriate to take action to ensure that COVID-19 remains controlled, and that residents and visitors in Florida remain safe and secure;

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby suspend any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public place.

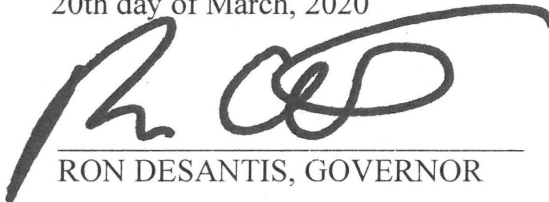
Section 2. Local government bodies may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

Section 3. This Executive Order does not waive any other requirement under the Florida Constitution and "Florida's Government in the Sunshine Laws," including Chapter 286, Florida Statutes.

Section 4. This Executive Order shall expire at the expiration of Executive Order 20-52, including any extension.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 20th day of March, 2020


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

FILED
2020 MAR 20 AM 9:38
TALLAHASSEE, FLORIDA

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
February 3, 2020 Board of Supervisors
Meeting

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, February 3, 2020

**Historic Courthouse, 3 Courthouse Square,
3rd Floor Conference Room 315,
Kissimmee, Florida 34741.**

10:00AM

Board Members present at roll call:

Hector Lizasuain	Chairman
Nayara Longaray	Assistant Secretary
Sue Legentil	Assistant Secretary
Dennis Swick	Assistant Secretary

Also Present:

Venessa Ripoll	Assistant ADM- PFM Group Consulting, LLC	
Steve Boyd	District Engineer - Boyd Civil Engineering	
Vivian Carvalho	District Manager- PFM Group Consulting, LLC	(via phone)
Mark Watts	District Counsel - Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the Magic Place Community Development District Board of Supervisors meeting to order at 10:02 a.m. Those in attendance are outlined above.

Public Comment Period

There were no members of the public present at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Administer Oath of Office for
Newly Appointed Board of
Supervisor Sue Legentil for Seat 4**

Ms. Ripoll administered the oath of office to Ms. Legentil prior to the start of the meeting. Ms. Legentil chose to waive compensation.

**Consideration of Minutes of the
January 6, 2020 Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the January 6, 2020 Board of Supervisors' Meeting.

Mr. Swick asked if Mr. Pas resigned from the Board. Mr. Lizasuain explained Mr. Pas was removed by Florida Statute. Mr. Watts stated the Mr. Pas was removed based on his departure from the Development Company and his failure to appear for the meetings.

On Motion by Mr. Swick, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the January 6, 2020 Board of Supervisors' Meeting.

**Ratification of Requisitions 2019-3
& 2019-4**

On Motion by Ms. Longaray, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Ratifications of Requisitions 2019-3 & 2019-4

**Consideration of Funding Request
55**

The Board reviewed Funding Request 55.

On Motion by Mr. Lizasuain, second by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Funding Request 55.

**Review of District's Financial
Position**

The Board reviewed the District's financial position. These financials are through December 31, 2019. No action was required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel - No Report

District Manager - Ms. Ripoll noted that the next meeting will be scheduled March 2, 2020 at 10:00 a.m. at this location.

District Engineer - Mr. Boyd reported that he just signed Requisition #5 and it will be brought before the Board for ratification at the next Board Meeting.

Supervisor and Audience Comments

There were no Supervisor requests and there were no members of the public present.

FOURTH ORDER OF BUSINESS

Adjournment

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

On Motion by Mr. Lizasuain, second by Ms. Legentil, with all in favor, the January 6, 2020 Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:07 AM.

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2020-01,
Approving a Preliminary Budget for Fiscal Year
2021 and Setting a Public Hearing Date
[Suggested Date, August 3, 2020]

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Magic Place Community Development District ("**Board**") prior to June 15, 2020, proposed budgets for Fiscal Year 2020/2021; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT:

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____, 2020

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District's Secretary is directed to transmit the approved budgets to the manager or administrator of Osceola County for posting on its website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____DAY OF MAY, 2020.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A
Magic Place Community Development District
Proposed FY2021 Operations & Maintenance Budget

	Actual Through 03/31/20	Anticipated April - Sept.	Anticipated FY 2020 Total	FY 2020 Adopted Budget	FY 2021 Proposed Budget
<u>Revenues</u>					
Assessments	\$18,299.72	\$63,788.53	\$82,088.25	\$84,926.00	\$97,579.00
Net Revenues	\$18,299.72	\$63,788.53	\$82,088.25	\$84,926.00	\$97,579.00
<u>CDD General & Administrative Expenses</u>					
Trustee Services	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
Management	\$10,416.65	\$14,583.35	\$25,000.00	\$25,000.00	\$31,500.00
Engineering	\$1,572.50	\$8,427.50	\$10,000.00	\$10,000.00	\$10,000.00
Dissemination Agent	\$1,250.00	\$3,750.00	\$5,000.00	\$5,000.00	\$5,000.00
District Counsel	\$1,356.00	\$23,644.00	\$25,000.00	\$25,000.00	\$25,000.00
Assessment Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00
Re-Amortization Schedule	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
Audit	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Travel and Per Diem	\$166.57	\$333.43	\$500.00	\$500.00	\$0.00
Telephone	\$0.00	\$200.00	\$200.00	\$200.00	\$0.00
Postage & Shipping	\$13.50	\$286.50	\$300.00	\$300.00	\$0.00
Copies	\$0.00	\$500.00	\$500.00	\$500.00	\$0.00
Legal Advertising	\$437.25	\$1,241.75	\$1,679.00	\$1,679.00	\$1,679.00
Contingency	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
Web Site Maintenance	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
Dues, Licenses, and Fees	\$175.00	\$0.00	\$175.00	\$175.00	\$175.00
Public Officials' Liability Insurance	\$2,588.00	\$190.00	\$2,778.00	\$2,778.00	\$2,847.00
General Liability Insurance	\$3,162.00	\$232.00	\$3,394.00	\$3,394.00	\$3,478.00
Total Expenses	\$21,137.47	\$63,788.53	\$84,926.00	\$84,926.00	\$97,579.00
Townhomes	459			Net	\$212.59
				Gross	\$231.08

**Magic Place Community Development District
FY 2021 Proposed Debt Service Budget**

**FY2021 Proposed
Series 2019 Budget**

REVENUES:

Capitalized Interest	\$ 1,222,978.14
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TOTAL REVENUES	<u>\$ 1,222,978.14</u>
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EXPENDITURES:

Interest 11/01/2020	\$ 407,659.38
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Interest 5/1/2021	\$ 407,659.38
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TOTAL EXPENDITURES	<u>\$ 815,318.76</u>
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EXCESS REVENUES	<u>\$ 407,659.38</u>
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Interest 11/01/2021	\$ 407,659.38
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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Letter from Supervisor of Elections, Osceola
County



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 16, 2020

Ms. Vivian Carvalho
District Manager
PFM Group Consulting, LLC.
12051 Corporate Blvd.
Orlando, FL 32817

RE: Magic Place Community Development District – Registered Voters

Dear Ms. Carvalho:

Thank you for your letter of April 12, 2020 requesting confirmation of the number of registered voters within the Magic Place Community Development District as of April 15, 2020.

The number of registered voters within the Magic Place CDD is zero as of April 15, 2020.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "M. J. Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2020-02,
Designating a Date, Time and Location for the
2020 Landowners' Meeting
[Suggested date of November 2, 2020]

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Magic Place Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Rodrigo Cunha	2020
2	Hector Lizasuain	2020
3	Nayara Longaray	2022
4	Sue Legentil	2022
5	Dennis Swick	2020

This year, Seat 1, currently held by Rodrigo Cunha, Seat 2, currently held by Hector Lizasuain, and Seat 5, currently held by Dennis Swick, are subject to election by landowners in November 2020. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2020, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its _____, 2020 meeting. A

sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, PFM Group Consulting, LLC., located at 12051 Corporate Blvd., Orlando, Florida 32817.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:

TIME:

LOCATION: **Historic Courthouse
3 Courthouse Square, 3rd Floor Conference Room #315
Kissimmee, Florida 34741**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**"), has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**"), every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, the two candidates receiving the highest number of votes shall be elected for a period of 4 years, and the one candidate receiving the next largest number of votes shall be elected for a period of 2 years, with the term of office for each successful candidate commencing upon election. The members of the Board elected by landowners shall serve their respective 4-year or 2-year terms.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – _____**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”), for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Magic Place Community Development District to be held at **Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room #315, Kissimmee, Florida 34741** on _____, 2020 at _____AM, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description:

Acreage

Authorized Votes

Exhibit A See Attached

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2014), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – _____

For Election (3 Supervisors): The two candidates receiving the highest number of votes will receive four (4) year terms, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Magic Place Community Development District and described as follows:

Description

Acreage

Exhibit A: **Legal Description Attached**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____

2. _____

3. _____

Date: _____

Signed: _____

Printed Name: _____

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Requisitions 2019-5

EXHIBIT B

FORM OF REQUISITION ACQUISITION AND CONSTRUCTION FUND

Magic Place Community Development District
Osceola County, Florida

U.S. Bank National Association
Orlando, Florida

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Magic Place Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 5
- (B) Name of Payee: Mack Concrete Industries, Inc.
- (C) Amount Payable: \$253,712
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Detail included on in backup provided.
- (E) Account from which disbursement to be made: Acquisition & Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project;

4. each disbursement represents a Cost of the 2019 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT

By: Hector P. Pizarro
Responsible Officer

Date: 2/3/20

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2019 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2019 Project improvements being acquired from the proceeds of the 2019 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2019 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2019 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2019 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them and (vi) if the disbursement is from moneys in the Commercial Account the disbursement is for Costs of the Commercial Project and if the disbursement is from moneys in the Residential Account such disbursement is for Costs of the Residential Project.

[Signature]
District Engineer

MACK CONCRETE INDUSTRIES, INC.

P.O. Box 157, ASTATULA, FLORIDA 34705

PH: 352-742-2333 / FAX: 352-742-0799

WEB SITE: HTTP://WWW.MACKCONCRETE.COM

Precast Manholes
Wet Wells and Dry Wells
Box Culverts

Precast Municipal Inlets
D.O.T. Precast Structures
Specialty Precast Items

Customer:

Ref. Proj: **MAGIC VILLAGE 3**

Location: KISSIMMEE, OSCEOLA CO.

Engineer: BOYD CIVIL

Owner:

Date: 12/9/2019

Quote #: QF56410

Bid Date: 12/9/2019

The Following Items Are Proposed To Be Furnished

Estimated Quantity	Item	Item	Unit Price	Totals
5	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, EVERGRIP, USF 663ABMK R/C, BOOTS (1,21,25,33,44)	0/6'	\$1,831	\$9,155
8	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, EVERGRIP, USF 663ABMK R/C, BOOTS (2,3,22,23,26,34,37,45)	6/8'	\$2,229	\$17,832
7	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, EVERGRIP, USF 663ABMK R/C, BOOTS (4,5,24,27,28,35,46)	8/10'	\$2,600	\$18,200
3	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, EVERGRIP, USF 663ABMK R/C, BOOTS (29,30,47)	10/12'	\$2,892	\$8,676
3	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (14,31,48)	12/14'	\$4,079	\$12,237
1	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (32)	14/16'	\$4,469	\$4,469
1	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, EVERGRIP, USF 663ABMK R/C, LINER, BOOTS (49)	14/16'	\$10,196	\$10,196
19	ROLLS 9" WRAPID SEAL		\$825	\$15,675
6	TYPE P MANHOLE, USF 170E R/C (4A,4B,4C,121A,125A,133A)		\$1,076	\$6,456
17	TYPE J MANHOLE, USF 170E R/C (50,53,53A,58,62,67,68,69,74,75,76,85,87,90,91,92,94)		\$2,511	\$42,687
3	TYPE P-5 CURB INLET, USF 5160-6310 F/G (78,79,118)		\$910	\$2,730
1	TYPE J-5 CURB INLET, USF 5160-6310 F/G (119)		\$2,293	\$2,293
4	TYPE 5 CURB INLET TOP		\$655	\$2,620
11	TYPE P-6 CURB INLET, USF 5160-6310 F/G (107,108,112,121,122,124,125,126,127,129,130)		\$838	\$9,218
3	TYPE J-6 CURB INLET, USF 5160-6310 F/G (70,71,123)		\$2,169	\$6,507
14	TYPE 6 CURB INLET TOP		\$950	\$13,300
2	TYPE C INLET, USF 6210 GRATE, C&E (4D,5BA)		\$692	\$1,384
22	TYPE C INLET, USF 6212 GRATE, C&E (41,42,52,64,65,80,80A,81,82,83,84,91B,98,99,100,101,106,111,114,115,116,133B)		\$822	\$18,084
17	TYPE C INLET W/ J BOTTOM, USF 6212 GRATE, C&E (45,46,47,48,49,55,56,57,59,60,61,72,73,86,91A,93,117)		\$2,475	\$42,075
1	TYPE C CONTROL STR., USF 6606 GRATE, SKIMMER, C&E (CS-5B)		\$1,819	\$1,819
2	TYPE E CONTROL STR., USF 6608 GRATE, SKIMMER, C&E (CS-4,7)		\$3,335	\$6,670
1	TYPE H INLET, USF 6305 GRATE, C&E (7A)		\$1,429	\$1,429
NOTE: JOINT SEALANT FOR STORM: \$80.00 PER BOX				
			Total	\$253,712

The above prices are F.O.B. jobsite location. The materials are to be unloaded and installed by the purchaser. Should field problems arise to materials covered by this contract, the Purchaser agrees to notify the Seller prior to performing corrective work. Sales tax not included.

Prices are based on truck load shipments. Unanticipated supplemental shipments may result in additional freight and handling charges. Demurrage charges may be charged to the purchaser. Prices are firm for thirty (30) days.

Prices are contingent upon approval of our design and specifications.

Company: _____

Accepted By: _____

Title: _____

Date: _____

Purchaser Job No.: _____

Project Taxable: Yes: _____ No: _____

Tax Exempt No: _____

Very Truly Yours,

GREG KNOTTS

gknotts@mackconcrete.com

Mack Concrete Industries Inc.

Cell #: 352-406-0870

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Funding Requests 56-57

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 56

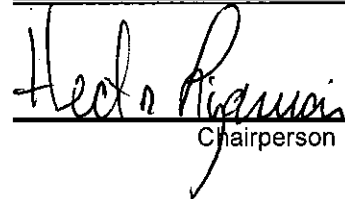
1/21/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	Boyd Civil Engineering Engineering Services December 2019	2532	\$ 740.00
2	Osceola News-Gazette Legal Ad 29920 12/28/19	168484	\$ 54.27
3	PFM Group Consulting LLC Billable Expenses thru September 2019	106883	\$ 7.65
	Dissemination Agent Fees 10/01/19-12/31/19	DA-12-2019-0005	\$ 1,250.00
	District Management Fee: December 2019	DM-12-2019-0038	\$ 2,083.33
	Postage: October 2019	OE-EXP-00512	\$ 6.50

SubTotal \$ 4,141.75

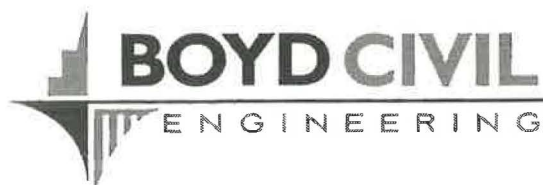
Total \$4,141.75

Secretary



Chairperson

Please make check payable to:
Magic Place CDD
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

January 9, 2020

Contract: 01068.002

Invoice: 02532

Magic Place CDD
12051 Corporate Blvd.
Orlando, FL 32817

RECEIVED JAN 09 2020

Email: Amy Champagne ChampagneA@pfm.com

Re: Master Agreement for District Engineer

Magic Place CDD

Hourly Tasks Related to Bond Issuance

Services Performed: December 2, 2019 – December 29, 2019

Professional Services:

Date	Description	Hours	Hourly Rate	Total Fee
12/07/19	S. Boyd- Update Budget and exhibits for Master Roadway Infrastructure	2	\$ 185.00	\$370.00
12/14/19	S. Boyd- Update Budget and exhibits for Master Roadway Infrastructure	2	\$ 185.00	\$370.00
Total		4		\$740.00

Reimbursable Expenses:				
Date	Description			Amount
Mileage:				
Date	Description	Miles	Rate	Amount
			0.58	\$0.00
Total Reimbursables:				\$0.00

Total Due: \$ 740.00

QUALITY • EXPERIENCE • RESPONSIVENESS

OSCEOLA NEWS-GAZETTE

INVOICE

Advertiser Account Number	Billing Date	Total Amount Due	Invoice Number
27882	12/28/2019	\$54.27	168484
Billing Period	Terms of Payment	Client PO#	Page#
12/01/19-12/31/19	Net 30		1
Sales Rep	Advertiser Name		
OH	MAGIC PLACE CDD		

MAGIC PLACE CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

DATE	REFERENCE#	DESCRIPTION	AMOUNT
12/28/19	29920	ONL Affidavit Fee	\$3.00
12/28/19	29920	ONL NOTICE OF MEETING MAGIC PLACE CDD*1/6/20	\$51.27

RECEIVED DEC 31 2019

AMOUNT DUE

\$54.27

IMPORTANT - Please detach and return this portion to ensure proper credit.

PAYMENT TERMS: NET 30

If you have questions concerning your invoice, please call your sales rep or call our business office at (407) 846-7600

CUSTOMER NAME		
MAGIC PLACE CDD		
ACCOUNT	BILLING DATE	INVOICE#
27882	12/28/2019	168484
AMOUNT DUE		AMOUNT ENCLOSED
\$54.27		

PAYMENT

CHECK ENCLOSED ☐ Please make check payable to: Osceola News Gazette
Be sure to include your account number on your check. Please do not staple or paperclip payment to remittance stub.

CHARGE MY CREDIT CARD

MASTERCARD ☐ VISA ☐ DISCOVER ☐ AMEX ☐

Please include credit card number, expiration date, security code and signature.

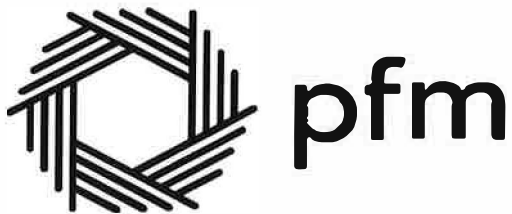
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Exp. ____/____ CSC ____

Signature _____

REMITTANCE ADDRESS

Osceola News Gazette
2 W. Monument Ave., Suite 5
Kissimmee, FL 34741



Date	Invoice Number
November 12, 2019	106883
Payment Terms	Due Date
Upon Receipt	November 12, 2019

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100
Federal Tax ID: 81-1642478

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Billable expenses through September 2019.

Expenses

\$7.65

Total Amount Due

\$7.65

001-051-3000-40-01

Entered 1/1/20



Date	Invoice Number
November 12, 2019	106883
Payment Terms	Due Date
Upon Receipt	November 12, 2019

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Tolls	Vivian Carvalho	08/20/19	\$7.65
			Tolls <u>\$7.65</u>
			Total Expenses: \$7.65

Date	District	Notes	Items	Amount	Split	Submitte	Notes
20-Aug	Magic Place Special BOS	1 District	2:09 PM	\$1.75			
20-Aug			1:55 PM	\$1.95			
		Service Charge	2:09 PM	\$3.95			
			TOTAL	\$7.65			

Print



Itemized Receipt

Below is a summarized receipt of toll activity from your recent rental.

Your Information

Customer Name : VIVIAN CARVALHO

Your Card Information

CC Type : MASTER CARD

CC Number : *****8330

Your Payment Information

Statement ID : EHI92209483

Total Toll Amount : \$1.75

Service Charge : \$3.95 ✓

\$3.95 per toll usage day, max \$19.75 per rental

Total Charges : \$5.70

Your Rental Information

Rental Agency : Enterprise

Contract/Rental Agreement Number : 6SXNDW

Pick up Date and Time : 8/20/2019 7:45:00 AM
(WEST MELBOURNE, FL)

Return Date and Time : 8/21/2019 8:08:00 AM
(WEST MELBOURNE, FL)

Tolling Summary

Toll Date Time	Transportation Agent	Entry Plaza	Exit Plaza	Vehicle Class	Toll Fee
08/20/2019 2:09:46 PM	Florida Department of Transportation		SR91 KISSIMMEE PARK RD MP240	2	\$1.75 ✓

Please note, there may be a delay on tolls being posted to your receipt due to a delay on the Transportation Agencies consolidated and posting tolls in a timely manner. In the event additional tolls are forwarded to us, we will process them and forward an additional receipt to you as soon as possible.

If you have any questions regarding toll activity that is listed on this receipt please contact us at 800-850-1258.

Print



Itemized Receipt

Below is a summarized receipt of toll activity from your recent rental.

Your Information

Customer Name : VIVIAN CARVALHO

Your Card Information

CC Type : MASTER CARD

CC Number : *****8330

Your Payment Information

Statement ID : EI1192531903

Total Toll Amount : \$1.95

Service Charge : \$0.00

\$3.95 per toll usage day, max \$19.75 per rental

Total Charges : \$1.95

Your Rental Information

Rental Agency : Enterprise

Contract/Rental Agreement Number : 6SXNDW

Pick up Date and Time : 8/20/2019 7:45:00 AM
(WEST MELBOURNE, FL)

Return Date and Time : 8/21/2019 8:08:00 AM
(WEST MELBOURNE, FL)

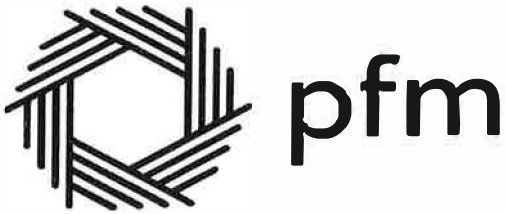
Tolling Summary

Toll Date Time	Transportation Agent	Entry Plaza	Exit Plaza	Vehicle Class	Toll Fee
08/20/2019 1:55:03 PM	SR-417	--	JYOUNG-M	2	\$1.95



Please note, there may be a delay on tolls being posted to your receipt due to a delay of the Transportation Agencies consolidated and posting tolls in a timely manner. In the event additional tolls are forwarded to us, we will process them and forward an additional receipt to you as soon as possible.

If you have any questions regarding toll activity that is listed on the receipt please contact us at 877-837-1358.



Date	Invoice Number
December 18, 2019	DA-12-2019-0005
Payment Terms	Due Date
Upon Receipt	December 18, 2019

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100
Federal Tax ID: 81-1642478

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Dissemination Agent Fees for the 2019A1&A2 Bonds. Period covered: 10/01/2019 through 12/31/2019.

Total Amount Due

\$1,250.00

RECEIVED DEC 23 2019



Date	Invoice Number
December 30, 2019	DM-12-2019-0038
Payment Terms	Due Date
Upon Receipt	December 30, 2019

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

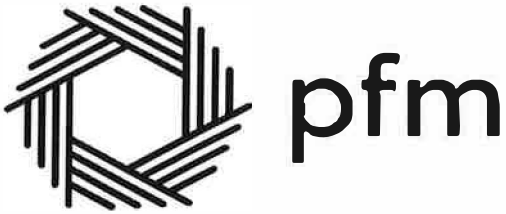
Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: December 2019

Total Amount Due

\$2,083.33



Date	Invoice Number
November 23, 2019	OE-EXP-00512
Payment Terms	Due Date
Upon Receipt	November 23, 2019

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100
Federal Tax ID: 81-1642478

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Oct 2019 Postage -\$6.50

Total Amount Due

\$6.50

RECEIVED DEC 23 2019

Account Summary Report

Date Range: October 1, 2019 to October 31, 2019

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Magic Place		13	\$6.500
Grand Total			\$6.500

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 57

2/7/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	Boyd Civil Engineering Engineering Services January 2020	2564	\$ 832.50
2	Cobb Cole District counsel thru 12/31/19	159846	\$ 192.00
3	Osceola News-Gazette Legal Ad 30196 01/25/20	180359	\$ 55.78
4	PFM Group Consulting LLC District Management Fee: January 2020 Postage: November 2019	DM-01-2020-0038 OE-EXP-00566	\$ 2,083.33 \$ 1.50
SubTotal			\$ 3,165.11

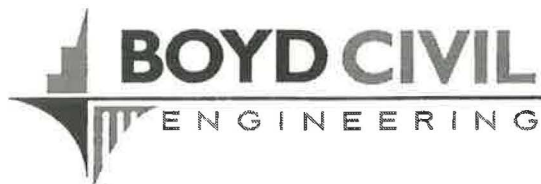
Total	\$3,165.11
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Secretary



Chairperson

Please make check payable to:
Magic Place CDD
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

February 5, 2020

Contract: 01068.002

Invoice: 02564

Magic Place CDD
12051 Corporate Blvd.
Orlando, FL 32817

Email: Jennifer Glasgow: glasgowj@pfm.com

Re: Master Agreement for District Engineer
Magic Place CDD
Hourly Tasks Related to Bond Issuance
Services Performed: December 30, 2019 – February 2, 2020

Professional Services:

Date	Description	Hours	Hourly Rate	Total Fee
01/06/20	S. Boyd- Call into CDD Meeting	0.5	\$ 185.00	\$92.50
01/17/20	S. Boyd- Review and process requisitions 1,2, and 3	2	\$ 185.00	\$370.00
01/20/20	S. Boyd- Provide updated tables for county framework roads	2	\$ 185.00	\$370.00
Total		4.5		\$832.50

Reimbursable Expenses:				
Date	Description			Amount
Mileage:				
Date	Description	Miles	Rate	Amount
			0.575	\$0.00
Total Reimbursables:				\$0.00

Total Due: \$ 832.50

Cobb Cole
Post Office Box 2491
Daytona Beach, FL 32115
(386) 255-8171
Fax (386) 258-5068
Tax ID No. 59-3415054
www.CobbCole.com

Magic Place Community Development District
12051 Corporate Boulevard
Orlando, FL 32817

January 17, 2020
Invoice Number 159846

CLIENT: 044745 - Magic Place Community Development District
MATTER: 001 - General Work in Progress

The enclosed bill is for services rendered for the period ending December 31, 2019
The breakdown of this bill by matter is as follows:

Matter	Services	Disbursements	Total
001 - General Work in Progress	192.00	0.00	192.00
Total for Services and Disbursements			\$192.00
	Past Due Balance		\$574.00
	Amount Due		\$766.00

Client Ref: 044745 - 001

Invoice Number 159846

January 17, 2020

Page 1

Re: 001 General Work in Progress

Legal Services

Date		Services	Hours	
12/23/19	NKH	Received and reviewed executed partial assignment and assumption; Revised the same.	0.60	
12/23/19	LGF	Received agenda for 1/6/20 Board of Supervisors Community Development District meeting; Prepared same for MAW.	0.30	
12/27/19	LGF	Reviewed file for status of matters.	0.20	
Total for Services			1.10	\$192.00
Total for Services and Disbursements				\$192.00
Past Due Balance				\$574.00
Amount Due				\$766.00

Open Invoices for this Matter

Date	Invoice No.	Amount Billed	Amount Paid	Amount Due
11/19/19	158550	200.00	0.00	200.00
12/10/19	159200	374.00	0.00	374.00
Outstanding Amount Due:				574.00

Current and Outstanding Amount Due: **\$766.00**

Please return this page with remittance

to
Cobb Cole
Post Office Box 2491
Daytona Beach, FL 32115

Invoice Number 159846
Bill Date: January 17, 2020
Client Code: 044745
Client Name: Magic Place Community Development District
Matter Code: 001
Matter Name: General Work in Progress

Total for Services and Disbursements	\$192.00
Past Due Balance	\$574.00
Amount Due	\$766.00

Amount enclosed: _____

OSCEOLA NEWS-GAZETTE

INVOICE

Advertiser Account Number	Billing Date	Total Amount Due	Invoice Number
27882	01/25/2020	\$55.78	180359
Billing Period	Terms of Payment	Client PO#	Page#
01/01/20-01/31/20	Net 30		1
Sales Rep	Advertiser Name		
OH	MAGIC PLACE CDD		

MAGIC PLACE CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

DATE	REFERENCE#	DESCRIPTION	AMOUNT
01/25/20	30196	ONL Affidavit Fee	\$3.00
01/25/20	30196	ONL NOTICE OF MEETING Magic Place CDD*2/3/20	\$52.78

AMOUNT DUE

\$55.78

IMPORTANT - Please detach and return this portion to ensure proper credit.

PAYMENT TERMS: NET 30

If you have questions concerning your invoice, please call your sales rep or call our business office at (407) 846-7600

CUSTOMER NAME		
MAGIC PLACE CDD		
ACCOUNT	BILLING DATE	INVOICE#
27882	01/25/2020	180359
AMOUNT DUE		AMOUNT ENCLOSED
\$55.78		

PAYMENT

CHECK ENCLOSED ☐ Please make check payable to: Osceola News Gazette
Be sure to include your account number on your check. Please do not staple or paperclip payment to remittance stub.

CHARGE MY CREDIT CARD

MASTERCARD ☐ VISA ☐ DISCOVER ☐ AMEX ☐

Please include credit card number, expiration date, security code and signature.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Exp. ____/____/____ CSC. ____

Signature _____

REMITTANCE ADDRESS

Osceola News Gazette
22 W. Monument Ave., Suite 5
Kissimmee, FL 34741

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Rochelle Stidham,
who on oath says that she is the
Publisher of the Osceola News-Gazette,
a twice-weekly newspaper published
at Kissimmee, in Osceola County, Florida;
that the attached copy of the advertisement
was published in the regular and entire
edition of said newspaper in
the following issues:

January 25, 2020,

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that the said
newspaper has heretofore been
continuously published in said
Osceola County, Florida, each week
and has been entered as periodicals
postage matter at the post office
in Kissimmee, in said Osceola County, Florida,
for a period of one year preceding
the first publication of the attached copy of
advertisement; and affiant further says that
he has neither paid nor promised
any person, firm or corporation any discount,
rebate, commission or refund for the
purpose of securing this advertisement for
publication in the said newspaper.

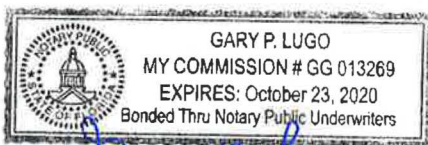
Sworn and subscribed before

me by Rochelle Stidham, who is

personally known to me, this

January 27, 2020

Rochelle Stidham



In THE MATTER OF:
NOTICE OF MEETING
Magic Place CDD*2/3/20

FIRST PUBLICATION: January 25, 2020
LAST PUBLICATION: January 25, 2020

NOTICE OF MEETING
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Magic Place Community Development District will be held Monday, February 3, 2020, at 10:00 a.m. The Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room # 315, Kissimmee, FL 34741. The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting, 12051 Corporate Blvd., Orlando, Florida 32817.

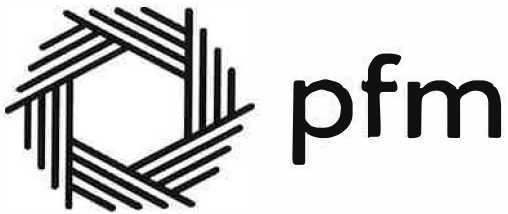
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meetings. 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.

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 such appeal is to be based.
Vivian Carvalho
District Manager
January 25, 2020



Make remittance to: Osceola News-Gazette
22 W. Monument Ave., Suite 5
Kissimmee, FL 34741
Phone: (407) 846-7600 Fax: (321) 402-2946
Email: legalads@osceolanewsgazette.com
You can also view your Legal Advertising on
www.AroundOsceola.com or
www.FloridaPublicNotices.com
Ad#30196



Date	Invoice Number
January 30, 2020	DM-01-2020-0038
Payment Terms	Due Date
Upon Receipt	January 30, 2020

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

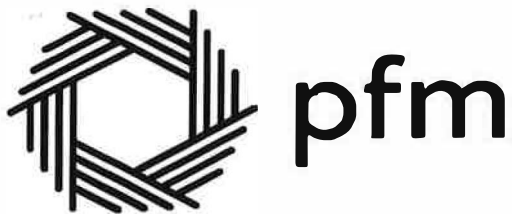
Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: January 2020

Total Amount Due

\$2,083.33



Date	Invoice Number
January 22, 2020	OE-EXP-00566
Payment Terms	Due Date
Upon Receipt	January 22, 2020

Bill To:

Magic Place Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100
Federal Tax ID: 81-1642478

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: November 2019 Postage - \$1.50

Total Amount Due

\$1.50

Account Summary Report

Date Range: November 1, 2019 to November 30, 2019

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PIP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Magic Place		3	\$1.500
Grand Total			\$1.500

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Magic Place CDD
 Budget to Actual
 For the month ending 3/31/2020

	YTD Actual	YTD Budget	YTD Variance	FY 2020 Adopted Budget
<u>Revenues</u>				
Developer Contributions	\$21,145.12	\$42,463.00	\$(21,317.88)	\$84,926.00
Net Revenues	\$21,145.12	\$42,463.00	\$(21,317.88)	\$84,926.00
<u>General & Administrative Expenses</u>				
Trustee Services	\$0.00	\$2,000.00	\$(2,000.00)	\$4,000.00
Management	10,416.65	12,500.00	(2,083.35)	25,000.00
Engineering	1,572.50	5,000.00	(3,427.50)	10,000.00
Dissemination Agent	1,250.00	2,500.00	(1,250.00)	5,000.00
District Counsel	1,356.00	12,500.00	(11,144.00)	25,000.00
Re-Amortization Schedule	0.00	125.00	(125.00)	250.00
Audit	0.00	1,750.00	(1,750.00)	3,500.00
Travel and Per Diem	166.57	250.00	(83.43)	500.00
Telephone	0.00	100.00	(100.00)	200.00
Postage & Shipping	13.50	150.00	(136.50)	300.00
Copies	0.00	250.00	(250.00)	500.00
Legal Advertising	437.25	839.50	(402.25)	1,679.00
Contingency	0.00	125.00	(125.00)	250.00
Web Site Maintenance	0.00	1,200.00	(1,200.00)	2,400.00
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00
Public Officials' Liability Insurance	2,588.00	1,389.00	1,199.00	2,778.00
General Liability Insurance	3,162.00	1,697.00	1,465.00	3,394.00
Total General & Administrative Expenses	\$21,137.47	\$42,463.00	\$(21,325.53)	\$84,926.00
Total Expenses	\$21,137.47	\$42,463.00	\$(21,325.53)	\$84,926.00
Net Income (Loss)	\$7.65	\$0.00	\$7.65	\$0.00

Magic Place CDD
Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 3/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Revenues</u>					
Developer Contributions	\$21,145.12				\$21,145.12
Inter-Fund Group Transfers In		(\$8,374.81)			(8,374.81)
Inter-Fund Transfers In			\$8,374.81		8,374.81
Total Revenues	<u>\$21,145.12</u>	<u>(\$8,374.81)</u>	<u>\$8,374.81</u>	<u>\$0.00</u>	<u>\$21,145.12</u>
<u>Expenses</u>					
Public Officials' Liability Insurance	\$2,588.00				\$2,588.00
Management	10,416.65				10,416.65
Engineering	1,572.50				1,572.50
Dissemination Agent	1,250.00				1,250.00
District Counsel	1,356.00				1,356.00
Travel and Per Diem	166.57				166.57
Postage & Shipping	13.50				13.50
Legal Advertising	437.25				437.25
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,162.00				3,162.00
Interest Payments		\$113,238.72			113,238.72
Capital Expenditures			\$7,866,126.38		7,866,126.38
Total Expenses	<u>\$21,137.47</u>	<u>\$113,238.72</u>	<u>\$7,866,126.38</u>	<u>\$0.00</u>	<u>\$8,000,502.57</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$17,692.77			\$17,692.77
Interest Income			\$105,621.17		105,621.17
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$17,692.77</u>	<u>\$105,621.17</u>	<u>\$0.00</u>	<u>\$123,313.94</u>
Change In Net Assets	\$7.65	(\$103,920.76)	(\$7,752,130.40)	\$0.00	(\$7,856,043.51)
Net Assets At Beginning Of Year	<u>\$4,035.74</u>	<u>\$2,470,879.36</u>	<u>\$15,750,692.14</u>	<u>\$0.00</u>	<u>\$18,225,607.24</u>
Net Assets At End Of Year	<u><u>\$4,043.39</u></u>	<u><u>\$2,366,958.60</u></u>	<u><u>\$7,998,561.74</u></u>	<u><u>\$0.00</u></u>	<u><u>\$10,369,563.73</u></u>

Magic Place CDD
Statement of Financial Position
As of 3/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$4,043.39				\$4,043.39
Accounts Receivable - Due from Developer	7.65				7.65
Debt Service Reserve Series 2019		\$1,134,662.50			1,134,662.50
Interest Series 2019		1,232,296.10			1,232,296.10
Acquisition/Construction Series 2019			\$8,121,250.16		8,121,250.16
Total Current Assets	<u>\$4,051.04</u>	<u>\$2,366,958.60</u>	<u>\$8,121,250.16</u>	<u>\$0.00</u>	<u>\$10,492,259.80</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,366,958.60	\$2,366,958.60
Amount To Be Provided				16,433,041.40	16,433,041.40
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,800,000.00</u>	<u>\$18,800,000.00</u>
Total Assets	<u><u>\$4,051.04</u></u>	<u><u>\$2,366,958.60</u></u>	<u><u>\$8,121,250.16</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$29,292,259.80</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Deferred Revenue	\$7.65				\$7.65
Retainage Payable			\$122,688.42		122,688.42
Total Current Liabilities	<u>\$7.65</u>	<u>\$0.00</u>	<u>\$122,688.42</u>	<u>\$0.00</u>	<u>\$122,696.07</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$18,800,000.00	\$18,800,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,800,000.00</u>	<u>\$18,800,000.00</u>
Total Liabilities	<u><u>\$7.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$122,688.42</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$18,922,696.07</u></u>

Magic Place CDD
Statement of Financial Position
As of 3/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$3,742.50)				(\$3,742.50)
Net Assets - General Government	7,778.24				7,778.24
Current Year Net Assets - General Government	7.65				7.65
Net Assets, Unrestricted		\$2,470,879.36			2,470,879.36
Current Year Net Assets, Unrestricted		(103,920.76)			(103,920.76)
Net Assets, Unrestricted			\$16,207,442.14		16,207,442.14
Current Year Net Assets, Unrestricted			(7,752,130.40)		(7,752,130.40)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u>\$4,043.39</u>	<u>\$2,366,958.60</u>	<u>\$7,998,561.74</u>	<u>\$0.00</u>	<u>\$10,369,563.73</u>
Total Liabilities and Net Assets	<u><u>\$4,051.04</u></u>	<u><u>\$2,366,958.60</u></u>	<u><u>\$8,121,250.16</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$29,292,259.80</u></u>