

**MINUTES OF MEETING**

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Monday, October 7, 2024, at 10:04 a.m.  
1170 Celebration Blvd., Ste 106,  
Celebration, FL 34747**

Board Members in attendance:

Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Karen Tookuni	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Jasmin Barone	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven N. Boyd, P.E.	Boyd Civil Engineering	(via phone)

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order/Roll Call**

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:04 a.m. Roll call was taken.

**Public Comment Period**

There were no members of the public present.

**Nomination(s) for Vacant Seat 1  
(term expires 11/2026)**

This item was deferred. Ms. Gaarlandt noted this can be addressed at the November meeting after the Landowners meeting.

**Consideration of the Minutes of  
the August 5, 2024, Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the August 5, 2024, Board of Supervisors' Meeting.

On motion by Ms. Legentil, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the August 5, 2024, Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of Phase 1  
Conveyance / Completion  
Documents**

Mr. Boyd stated the County engaged a new inspector, who has asked for more details. The hope is that these documents will be ready in time for the November meeting.

**Ratification of Payment  
Authorizations 13 - 18**

Ms. Gaarlandt stated these are standard District expenses and they have been previously approved.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorization Nos. 13 - 18.

**Consideration of Payment  
Authorizations Nos. 19 – 21**

Ms. Gaarlandt stated these are regular District expenses and they have been previously approved.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Payment Authorization Nos. 19 - 21.

**Review of District Financial  
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted that the District has until the end of November to close out the year and noted the District has exceeded the budgeted

amount in the line items for advertising and street lighting. There may be an amended budget due to these lines, however, the District has not exceeded the overall budget.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – No report.

District Engineer – Mr. Watts asked Mr. Boyd if he had an update on the permitting letter that was provided to the water management company. Mr. Boyd stated no further action is required.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled in conjunction with the Landowners Election November 4, 2024.

**Audience Comments**

There were no audience comments.

**Supervisors Requests**

There were no supervisor requests.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On motion by Ms. Legentil, seconded by Ms. Longaray, with all in favor, the October 7, 2024, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman