

**MINUTES OF MEETING**

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

**Monday, November 4, 2024, at 10:14 a.m.  
1170 Celebration Blvd., Ste 106,  
Celebration, FL 34747**

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Karen Tookuni	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Audrey Ryan	PFM	(via phone)
Kwame Jackson	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 10:14 a.m. Roll call was taken.

**Public Comment Period**

There were no public comments.

**Administration of the Oath of  
Office to Newly Elected  
Supervisors**

Ms. Gaarlandt noted the Newly elected Board members were sworn in prior to the start of the Board meeting.

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

This item was deferred.

**Consideration of Resolution 2025-  
01, Canvassing and Certifying the**

**Results of the Landowners' Election**

Ms. Gaarlandt stated the results of the Landowners' Election were as follows, Hector Lizasuain in Seat two with 538 votes, Sue Legentil in Seat four with 538 votes, and Karen Tookuni in Seat five with 535 votes. Hector Lizasuain and Sue Legentil will each serve a four-year term and Karen Tookuni will serve a two-year term.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election with Hector Lizasuain and Sue Legentil each receiving 538 votes and will serve a four-year term and Karen Tookuni receiving 535 votes and will serve a two-year term.

**Consideration of Resolution 2025-02, Election of Officers**

Ms. Gaarlandt stated the current slate of officers is as follows: Hector Lizasuain as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, and Karen Tookuni as Assistant Secretaries. Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith and Amy Champagne as Assistant Treasurers.

Ms. Gaarlandt noted the Board can keep the slate the same or make any changes.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2025-02, Election of Officers, keeping the same slate with Hector Lizasuain as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, and Karen Tookuni as Assistant Secretaries. Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith and Amy Champagne as Assistant Treasurers.

**Consideration of the Minutes of the October 7, 2024, Board of Supervisors' Meeting**

The Board reviewed the Minutes of the October 7, 2024, Board of Supervisors' Meeting.

On motion by Ms. Longaray, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the October 7, 2024, Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of Resolution 2025-03, Adopting a Fiscal Year 2024 Amended O&M Budget**

Ms. Gaarlandt stated the District did not exceed the overall budget, there were some adjustments made due to exceeding the legal advertising and streetlights line items. Adjustments were made to the Landscape and Maintenance line item to make up for those items.

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 Resolution 2025-03, Adopting a Fiscal Year 2024 Amended O&M Budget.

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

Mr. Boyd stated District staff is still in the process of getting the Phase 1 conveyancing finalized. He noted there were questions regarding roadway signage that District staff is resolving in hopes of having the completion package wrapped up at the end of the month.

This item was deferred.

**Ratification of Fiscal Year 2024 Auditor Engagement Letter**

Ms. Gaarlandt noted the letter has not been received.

This item was deferred.

**Ratification of Fiscal Year 2025 Insurance Proposal**

Ms. Gaarlandt stated the Insurance proposal has been reviewed and submitted. She noted the proposal is within the District's budget, and no major changes from the previous year.

On motion by Ms. Longaray, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified the Fiscal Year 2025 Insurance Proposal.

**Consideration of Payment Authorizations Nos. 22 – 24**

Ms. Gaarlandt stated these are regular District expenses.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Payment Authorization Nos. 22 - 24.

**Ratification of Requisition Nos. 64  
-67**

Ms. Gaarlandt stated these are regular District expenses and have been 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 Requisition Nos. 64 -67.

**Review of District Financial  
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted these financials end out the Fiscal Year.

Ms. Ryan stated these expenses are updated through the end of September, other than standard expenses there will no more items expensed to the Fiscal Year 2024 budget.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled to be held in December.

**Audience Comments**

There were no audience comments.

**Supervisors Requests**

There were no supervisor requests.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the November 4, 2024, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman