

**MINUTES OF MEETING**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING  
Monday November 4, 2024  
10:00 A.M.  
1170 Celebration Boulevard, Ste 106  
Celebration, Florida 34747**

Present:

Hector Lizasuain	Proxyholder
Nayara Longaray	Board Member
Sue Legentil	Board Member
Karen Tookuni	Board Member
Jane Gaarlandt	PFM Group Consulting LLC
Kwame Jackson	PFM Group Consulting LLC
Audrey Ryan	PFM Group Consulting LLC (via phone)
Mark Watts	District Counsel - Cobb Cole (via phone)
Steven N. Boyd, P.E.	Boyd Civil Engineering (via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at 10:02 a.m. Those in attendance are outlined above.

**SECOND ORDER OF BUSINESS**

**Appointment of Chairperson for the Purpose of Conducting the Landowners' Meeting**

Ms. Gaarlandt was appointed Chairperson for the purpose of conducting the Landowners' Meeting.

**Determination of Number of Voting Units Represented or Assigned by Proxy**

Mr. Lizasuain was identified as the Proxyholder on behalf of 4P Development, MP2 Ventures LLC, and Magic Village 3 LLC. Ms. Gaarlandt confirmed being in possession of Mr. Lizasuain's executed Proxy forms.

**Acceptance of Nominations for the Board of Supervisors**

Ms. Ripoll noted that three (3) seats are up for election, Seat 2, Seat 4, and Seat 5. The two persons receiving the highest number of votes will each serve a four-year term, and the one person receiving the next highest number will serve a two-year term.

Mr. Lizasuain nominated the following individuals to the Board of Supervisors: Hector Lizasuain for Seat 2, Sue Legentil for Seat 4, and Karen Tookuni for Seat 5.

**Casting of Ballots**

The votes were cast as follows.

Hector Lizasuian received 538 votes.  
Sue Legentil received 538 votes.  
Karen Tookuni received 535 votes.

**Ballots      Tabulations      and  
Announcement      of      Election  
Results**

Hector Lizasuian and Sue Legentil will serve the four-year terms, and Karen Tookuni will serve a two-year term.

**THIRD ORDER OF BUSINESS**

**Adjournment**

There were no other questions or comments. Ms. Gaarlandt adjourned the Landowners Meeting at 10:12 a.m.

  
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Secretary / Assistant Secretary

  
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Chairperson / Vice Chairperson