

MINUTES OF MEETING

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

**Monday, December 2, 2024, at 10:02 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	(joined @ 10:04 a.m.)
Karen Tookuni	Assistant Secretary	

Also Present:

Jane Gaarlandt	PFM	
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 10:02 a.m. Roll call was taken.

Public Comment Period

There were no public comments.

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

This item was deferred.

**Consideration of the Minutes of
the November 4, 2024,
Landowners Meeting, and Board
of Supervisors' Meeting**

The Board reviewed the Minutes of the November 4, 2024, Landowners Meeting, and Board of Supervisors' Meeting.

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 the Minutes of the November 4, 2024, Landowners Meeting, and Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

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

Mr. Boyd stated District staff is in the process of getting the Phase 1 conveyancing completion package reviewed and signed which would finalize this process.

This item was deferred.

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

Ms. Gaarlandt noted the letter is consistent with previous years' engagement letters.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Fiscal Year 2024 Auditor Engagement Letter.

**Ratification of Payment
Authorizations Nos. 25 – 26**

Ms. Gaarlandt stated these are regular District expenses.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorization Nos. 25 - 26.

**Consideration of Payment
Authorizations Nos. 27 – 28**

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. 27 - 28.

**Ratification of Requisition Nos. 68
-69**

Ms. Gaarlandt stated these have been reviewed and approved.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Requisition Nos. 68 -69.

**Review of District Financial
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted these financials are for the first full month of the new Fiscal Year.

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 for Monday January 6, 2025 but might be rescheduled for the following week due to the holidays pending confirmation of quorum..

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. Longaray, with all in favor, the December 2, 2024, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman