

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday February 3, 2025, at 10:00 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	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(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 11:03 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)**

Deferred.

**Consideration of the Minutes of
the December 2, 2024, Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the December 2, 2024 Board of Supervisors' Meeting.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the December 2, 2024 Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Engineer's Certification of Completion, Series 2019 Project

Mr. Watts stated that a draft copy of the certificate has been provided. The District Engineer has not yet signed the certificate. Mr. Watts suggested the Board approve the certificate in form and authorize Mr. Boyd to finalize and execute the certificate.

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 Engineer's Certification of Completion, Series 2019 Project in form.

Ratification of Payment Authorizations 27 - 29

The Board review Payment Authorizations 27 – 29.

On motion by Mr. Legentil, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations 27 – 29..

Consideration of Payment Authorizations 30 - 31

Ms. Gaarlandt stated these are standard District expenses.

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 Payment Authorizations 30 – 31.

Review of District Financial Statements

Ms. Gaarlandt stated this is for the Boards information only. She noted these financials are for November.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts noted that Staff is working on documents related to assignment of maintenance responsibilities to the District.

District Engineer – No report.

District Manager – No report.

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 February 3, 2025, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman