

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday May 12, 2025, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, 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	
Audrey Ryan	PFM	
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	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 10:29 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present at this time.

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

This item was deferred.

**Appointment of Auditor Selection
Committee**

Ms. Gaarlandt recommended the Board seating itself as the Auditor Selection Committee.

On motion by Mr. Lizasuain, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District seated the Board as the Auditor Selection Committee.

Consideration of the Minutes of the February 3, 2025, Board of Supervisors' Meeting

The Board reviewed the Minutes of the February 3, 2025, Board of Supervisors' Meeting.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the February 3, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2025-04, Approving a Preliminary Budget for FY 2026 and Setting a Public Hearing Thereon

Ms. Gaarlandt recommended August 4, 2025, for the Public Hearing which coincides with the date of the regularly scheduled Board Meeting. She gave an overview of the preliminary budget, the increases, and the additional recommended insurance.

There was a discussion regarding the budget. The Board noted that construction is ramping up, so there will be an increase in expenses. Mr. Lizasuain will follow up with landscaping expenses for the new areas that will be coming on.

This item was deferred to the June Board Meeting.

Consideration of Assignment of Landscape Maintenance Agreement(s)

Mr. Watts gave an overview of the assignment of the landscape maintenance agreements.

Ms. Gaarlandt confirmed with Mr. Watts, that the outstanding invoices as well as future invoices can be paid with approval of the maintenance agreements.

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 Assignment of the Landscape Maintenance Agreement(s).

Consideration of VGlobalTech Fee Increase

Ms. Gaarlandt noted the vendor is requesting a \$10/month increase.

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 the VGlobalTech Fee Increase.

Ratification of Payment Authorizations 32 – 38

On motion by Mr. Lizasuain, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations 32-38.

Review of District Financial Statements

The Board reviewed the monthly financials. Ms. Gaarlandt noted the financials are for information only.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – There was brief discussion regarding the need for the executed certificate of completion.

District Manager – Ms. Gaarlandt reminded the Board that the deadline for their Form 1 filing is July 1, 2025, and the required annual Ethics Training with must be completed by December 31st.

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 May 12, 2025, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman