

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, June 2, 2025, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Hector Lizasuain
Nayara Longaray
Sue Legentil

Chairperson
Vice Chair
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Audrey Ryan
Mark Watts
Steven Boyd

PFM	
PFM	(via phone)
PFM	(via phone)
Cobb Cole	(via phone)
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 members of the public present at this time.

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

This item was deferred.

Consideration of the Minutes of the:

- a. May 12, 2025, Board of
Supervisors' Meeting**
- b. May 12, 2025, Auditor
Selection Committee Meeting**

The Board reviewed the minutes.

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 Minutes of the May 12, 2025, Board of Supervisor's Meeting and the Minutes of the May 12, 2025, Auditor Selection Committee Meeting.

**Review of Letter from Supervisor
of Elections – Osceola County**

Ms. Gaarlandt noted there are zero registered voters in the Magic Place Community Development District per the letter from the Supervisor of Elections, Osceola County.

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, at 10:00 a.m., at the current location, for the Public Hearing which coincides with the date of the regularly scheduled Board Meeting. She noted the Landscape Maintenance line item was increased per discussion.

The Board reviewed the preliminary budget. There was discussion regarding the irrigation line item. The Board agreed to increase the irrigation line item to \$100,000.00. The lighting line item was also increased to \$40,000.00.

It was noted the contingency line item was reduced, but all other line items remained the same.

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 2025-04, Approving a Preliminary Budget for FY 2026, asamended, and Setting a Public Hearing Thereon for August 4, 2025 at 10:00 a.m. at the current location.

**Review and Acceptance of Fiscal
Year 2024 Audit Report**

Ms. Gaarlandt noted this has been reviewed by District Staff and District Counsel.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Fiscal Year 2024 Audit Report.

**Ratification of Payment
Authorizations Nos. 39 – 43**

Ms. Gaarlandt noted these have previously been approved and are included in the agenda packet solely for ratification.

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 Authorizations Nos. 39 – 43.

**Review of District Financial
Statements**

The Board reviewed the monthly financials as of April 2025. Ms. Gaarlandt noted the financials are for information only.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

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 must be completed by December 31st.

The Board decided to cancel the July meeting.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Mr. Lizasuain, with all in favor, the June 2, 2025, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned 10:24 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman