

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, August 4, 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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	Boyd Civil Engineering	(via phone)
Royce Lopez	HOA	

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 11:01 a.m. Roll call was taken.

Public Comment Period

There were no public comments at this time.

Review and Acceptance of the Resignation Letter from Karen Tookuni

- **Nomination(s) for Vacant Seat 1
(term expires 11/2026)**
- **Nomination(s) for Vacant Seat 5
(term expires 11/2026)**

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Resignation Letter from Karen Tookuni.

Nominations were deferred at this time.

Consideration of Resolution 2025-05, Election of Officers

Ms. Gaarlandt reviewed the current slate of Officers.

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 2025-05, Election of Officers, keeping the current slate..

Consideration of the Minutes of the June 2, 2025, Board of Supervisors' 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 June 2, 2025, Board of Supervisor's Meeting.

Consideration of Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the annual meeting schedule. She noted the meetings would continue at the current location, day, and time; changes can be made as needed.

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 Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026 with meetings on the first Monday of the Month at 10:00 a.m. at 7430 Brooklyn Dr. Kissimmee, FL 34747.

Consideration of Resolution 2025-09, Adopting Goals, Objective, and

Performance Measures and Standards

Ms. Gaarlandt presented the resolution noting this is an annual statutory requirement. The fiscal year 2025 report for the performance measures and standards will be reviewed and posted on the District's website by December first..

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 Resolution 2025-09, Adopting Goals, Objective, and Performance Measures and Standards.

SECOND ORDER OF BUSINESS

General Business Matters

Public Hearing on the Adoption of the District's Annual Budget

- Public Comments and Testimony
- Board Comments

A. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. Gaarlandt noted notices were provided per statutory requirements.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no public comments.

There were no Board comments.

On motion by Ms. Longaray, seconded by Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Place Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

On motion by Mr. Lizasuain, seconded by Mr. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2025-07, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

**Public Hearing on the Imposition
of Special Assessments**

- Public Comments and Testimony
- Board Comments

**A. Consideration of Resolution
2025-08, Adopting an
Assessment Roll for Fiscal
Year 2026, and Certifying
Special Assessments for
Collection**

On motion by Ms. Legentil, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District opened the Public Hearing on the Imposition of Special Assessments.

There were no public comments.

There were no Board comments.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District closed the Public Hearing on the Imposition of Special Assessments.

Ms. Gaarlandt gave an overview of the resolution and noted these assessments fund the approved budget.

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 2025-08, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection.

**Review and Consideration of the
Arbitrage Rebate Engagement
letter with LLS Tax Solutions, Inc.**

Ms. Gaarlandt presented the engagement letter for the FY25 Arbitrage Report.

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 Arbitrage Rebate Engagement letter with LLS Tax Solutions, Inc.

**Consideration of
Recommendation of the Auditor
Selection Committee**

Ms. Gaarlandt noted that Grau & Associates were ranked as the highest proposer by Auditor Selection Committee.

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 Recommendation of the Auditor Selection Committee.

District Management will reach out to Grau & Associates and request an Engagement Letter.

**Ratification of Payment
Authorizations Nos. 44 – 48**

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. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations Nos. 44 – 48.

**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 – No report.

District Manager – Ms. Gaarlandt reminded the Board that there is no September meeting, and the required annual Ethics Training must be completed by December 31st. The next meeting is scheduled for October 6, 2025.

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 Ms. Legentil, with all in favor, the August 4, 2025, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman