

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT RESCHEDULED BOARD OF SUPERVISORS' MEETING

Monday, October 20, 2025, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Hector Lizaruain	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)

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 10:21 a.m. Roll call was taken.

Public Comment Period

There were no public comments.

Nomination(s) for:

- Vacant Seat 1 (term expires 11/2026)
- Vacant Seat 5 (term expires 11/2026)

There were no nominations for Seat 1 at this time. This item was deferred.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District nominated Erick Magno to Seat 5.

District Management will send out the Board information to Mr. Magno and he will be sworn in prior to the next meeting.

Consideration of the Minutes of the August 4, 2025, Board of Supervisors' Meeting and Auditor Selection Committee Meeting

The Board reviewed the minutes.

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 August 4, 2025, Board of Supervisor's Meeting and Auditor Selection Committee Meeting.

Consideration of Resolution 2026-01, Election of Officers

This item was deferred.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget

Ms. Gaarlandt reviewed the resolution and noted there were no changes to the overall budget, only within certain line items.

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 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget.

Consideration of Auditor Engagement Letter with Grau & Associates

The Board reviewed the Engagement letter.

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 Auditor Engagement Letter with Grau and Associates.

Ratification of the Fiscal Year 2025 Arbitrage Rebate Engagement letter with LLS Tax Solutions, Inc.

Ms. Gaarlandt presented the engagement letter for the 2029-2024 report and noted it is solely for ratification.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified the Fiscal Year 2025 Arbitrage Rebate Engagement letter with LLS Tax Solutions, Inc.

Ratification of Payment Authorizations Nos. 49 – 55

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. 49 – 55.

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 – Mr. Boyd noted there are still outstanding items to be addressed before the completion certificate can be executed. He will provide a summary report on the progress at the next meeting.

District Manager – Ms. Gaarlandt requested authorization for the Chair or Vice Chair to work with Staff and finalize the FY 2025 Goals and Objectives report. It was noted that the next meeting is moved to November 10, 2025. There was brief discussion regarding the report.

On motion by Ms. Longaray, seconded by Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Place Community Development District authorized the Chair or Vice Chair to work with District Staff on finalizing the FY 2025 Goals and Objectives Report.

Audience Comments

There were no audience comments.

Supervisors Requests

Ms. Gaarlandt noted that Mr. Lizasuain's has submitted his letter of resignation letter effective at the conclusion of the meeting. Acceptance of the letter will be on the agenda at the next Board meeting.

There were no Supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Mr. Lizasuain, with all in favor, the October 20, 2025, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:31 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman