

Magic Place Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

www.magicplacecdd.com

The following is the agenda for the Board of Supervisors' Meeting for the Magic Place Community Development District ("District"), scheduled to begin at **10:00 a.m. on February 2, 2026, at 7430 Brooklyn Dr., Kissimmee, FL 34747**. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period
- 1. **Nomination(s) for Vacant Seat 5 (term expires 11/2026)**
- 2. **Consideration of the Minutes of the January 12, 2026, Board of Supervisors' Meeting** *(provided under separate cover)*

General Business Matters

- 3. **Review and Consideration of Landscape Maintenance Proposal(s)** *(provided under separate cover)*
- 4. **Ratification of Payment Authorization Nos. 63 – 72**
- 5. **Review of District Financial Statements** *(provided under separate cover)*

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - [next meeting – March 2, 2026]
- Audience Comments
- Supervisor Requests

Adjournment



Magic Place Community Development District

**Nomination(s) for Vacant Seat 5
(Term Expires 11/2026)**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Magic Place Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____



Magic Place Community Development District

**Consideration of the Minutes of the
January 12, 2026, Board of Supervisors'
Meeting**
(provided under separate cover)



Magic Place Community Development District

**Review and Consideration of
Landscape Maintenance Proposal(s)**
(provided under separate cover)



Magic Place Community Development District

**Ratification of Payment Authorization
Nos. 62 – 72**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 062
10/10/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7BA85DEF-0103	OSCEOLA NEWS GAZETTE (MPCDD)	09/29/2025	Magic Place CDD	65.88
7740	VGLOALTECH (MPCDD)	09/30/2025	Magic Place CDD	300.00
7792	VGLOALTECH (MPCDD)	10/01/2025	Magic Place CDD	125.00
Total:				490.88


Secretary


Chairperson

Please make check payable to:
Magic Place CDD
% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 063
10/17/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73196	COBB COLE (MPCDD)	10/16/2025	Magic Place CDD	57.00
93312	FLORIDACOMMERCE (MPCDD)	10/01/2025	Magic Place CDD	175.00
DM-10-2025-35	PFM GROUP CONSULTING LLC (MPCDD)	10/01/2025	Magic Place CDD	2,750.00
Total:				2,982.00

Secretary



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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 064
10/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-102225	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	10/22/2025	Magic Place CDD	213.20
3931	LLS Tax Solutions Inc (MPCDD)	10/23/2025	Magic Place CDD	2,250.00
3940	LLS Tax Solutions Inc (MPCDD)	10/23/2025	Magic Place CDD	500.00
Total:				2,963.20

Secretary


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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 065
10/31/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13696	DORA LANDSCAPING, LLC (MPCDD)	10/14/2025	Magic Place CDD	213.00
16497-103125	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	10/31/2025	Magic Place CDD	1,533.27
7BA85DEF-0106	OSCEOLA NEWS GAZETTE (MPCDD)	10/21/2025	Magic Place CDD	65.88
7943075	US BANK FOR MAGIC PLACE (MPCDD)	10/24/2025	Magic Place CDD	5,601.92
Total:				7,414.07

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 066
11/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4539	BOYD CIVIL ENGINEERING, INC. (MPCDD)	11/06/2025	Magic Place CDD	390.00
13656	DORA LANDSCAPING, LLC (MPCDD)	11/01/2025	Magic Place CDD	3,605.00
13660	DORA LANDSCAPING, LLC (MPCDD)	11/01/2025	Magic Place CDD	8,780.75
28229	GRAU AND ASSOCIATES (MPCDD)	11/04/2025	Magic Place CDD	500.00
OE-EXP-11-2025-37	PFM GROUP CONSULTING LLC (MPCDD)	11/04/2025	Magic Place CDD	0.74
7878	VGLOBALTECH (MPCDD)	11/01/2025	Magic Place CDD	125.00
Total:				13,401.49

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 067
11/14/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73463	COBB COLE (MPCDD)	11/05/2025	Magic Place CDD	301.00
DM-11-2025-42	PFM GROUP CONSULTING LLC (MPCDD)	11/06/2025	Magic Place CDD	2,750.00
Total:				3,051.00

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 068
11/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-112025	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	11/20/2025	Magic Place CDD	688.04
7BA85DEF-0110	OSCEOLA NEWS GAZETTE (MPCDD)	10/31/2025	Magic Place CDD	65.88
Total:				753.92

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 069
11/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
139320	PFM GROUP CONSULTING LLC (MPCDD)	11/24/2025	Magic Place CDD	7,500.00
Total:				7,500.00

Secretary



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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 070
12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13855	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	3,605.00
13859	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	8,780.75
13939	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	837.28
13940	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	727.00
16497-112725	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	12/01/2025	Magic Place CDD	1,533.27
DM-12-2025-44	PFM GROUP CONSULTING LLC (MPCDD)	12/01/2025	Magic Place CDD	2,750.00
Total:				18,233.30

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 071
12/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4578	BOYD CIVIL ENGINEERING, INC. (MPCDD)	12/09/2025	Magic Place CDD	260.00
74782	COBB COLE (MPCDD)	12/01/2025	Magic Place CDD	95.00
8008	VGLOBALTECH (MPCDD)	12/01/2025	Magic Place CDD	125.00
Total:				480.00

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**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 072
12/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-121925	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	12/19/2025	Magic Place CDD	688.04
139778	PFM GROUP CONSULTING LLC (MPCDD)	12/15/2025	Magic Place CDD	1,250.00
Total:				1,938.04

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Magic Place Community Development District

Review of District Financial Statements
(provided under separate cover)



Magic Place Community Development District

Staff Reports