

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, February 2, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Frederico Gontijo	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 10:15 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

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

There were no nominations at this time.

This item was deferred.

**Consideration of the Minutes of
the January 12, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the January 12, 2026, Board of Supervisor's Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

**Review and Consideration of
Landscape Maintenance
Proposal(s)**

Ms. Gaarlandt reviewed the proposals for mulch, noting this is not a part of the regular maintenance agreement.

Ms. Ryan noted that this is not within the original budget, but the budget can be adjusted as needed.

There was brief discussion regarding the timeline and agreement. Ms. Gaarlandt noted the vendor information and W-9 will need to be received for the proposal.

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 Landscape Maintenance Proposal with a not-to-exceed amount of \$10,000.00, and authorized the Chair to execute a standard agreement.

**Ratification of Payment
Authorizations Nos. 63 – 72**

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these were solely for ratification.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations Nos. 63 – 72.

**Review of District Financial
Statements**

The Board reviewed the monthly financials as of December 2025.

Ms. Gaarlandt noted the financials are for information only and require no Board action.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts will draft the agreement for the mulching proposal.

There was brief discussion regarding the agreement. It was noted it will be brought back for Board ratification once executed.

District Engineer – Mr. Boyd noted there are still outstanding as-built items to be addressed and final inspections before the completion certificate can be executed. This meeting should happen within the next couple of weeks.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for March 2, 2026, at the current location.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no Supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the February 2, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:25 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman