

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, April 6, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chair
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 10:26 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 February 2, 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 February 2, 2026, Board of Supervisor's Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Ratification of Landscape Maintenance Agreement with Blue Grass Corporation

Ms. Gaarlandt presented the agreement and noted the work has been completed.

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 the Landscape Maintenance Agreement with Blue Grass Corporation.

Discussion Regarding Damaged Landscape Material

- **Landscape Restoration Proposal (s)**

Mr. Gontijo gave an overview and noted this is for landscaping that was damaged due to frost and downed trees. Proposals are still being gathered.

There was brief discussion regarding the damaged landscaping and the budget.

Mr. Gontijo will send proposals to District Management once received.

This item was deferred.

Consideration of Change to Current Landscape and Maintenance Contractor

- **Landscape and Maintenance Proposal (s)**
- **Termination of Landscape and Maintenance Agreement with Dora Landscaping LLC**

Mr. Gontijo noted the current services are not up to standard.

There was brief discussion regarding the termination clause and gathering proposals for a new vendor.

Proposals will be gathered and brought back for Board review.

This item was deferred.

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Ms. Gaarlandt noted this is a standard annual agreement.

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 the Data Sharing and Usage Agreement with Osceola County Property Appraiser.

Ratification of Payment Authorizations Nos. 73 – 83

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these were solely included 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. 73 – 83.

Review of District Financial Statements

The Board reviewed the monthly financials as of February 2026. It was noted the audit expense went over budget due to additional information requested as the auditor is new to the District.

There was brief discussion regarding the financial statements and upcoming expenses. It was noted another street is going to be added to the District, which will incur additional maintenance costs.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Mr. Boyd gave an update on the Certificate of Completion. It was noted there are still a few outstanding items, although the infrastructure is complete. Mr. Boyd recommended compiling a report on what is still needed for the Board's review.

There was brief discussion regarding the report. Mr. Boyd noted he will have a report for the Board at the next meeting.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for May 4, 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 April 6, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:44 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman