

MINUTES OF MEETING

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, May 11, 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	
Audrey Ryan	PFM	
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 10:40 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.

**Review of Letter from the Osceola
County Supervisor of Elections
Regarding Number of Registered
Voters**

Ms. Gaarlandt noted there are no registered voters within the District as of April 15, 2026.

Consideration of the Minutes of the April 6, 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 April 6, 2026, Board of Supervisor’s Meeting.

Consideration of Resolution 2026-03, Designating a Date, Time, and Location for the Landowner Meeting

Ms. Gaarlandt noted the recommended date to hold the Landowner Election Meeting is November 2, 2026, at the current location. Board members do not have to be present at this meeting, only the Landowner or Proxy. Seat 1 held by Mr. Gontijo, Seat 3 held by Ms. Longaray, and Seat 5, currently vacant, will be up for election.

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 Resolution 2026-03, Designating a Date, Time, and Location for the Landowner Meeting, with a date of November 2, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2026-04, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt noted the recommended date for the Public Hearing date is August 3, 2026, at 10:00 a.m. at the current location. It was noted the budget increased slightly for Fiscal Year 2027, mainly due to landscaping maintenance and materials.

There was lengthy discussion regarding landscaping within the phases. It was noted the budget can be decreased, but it cannot be increased once approved.

Ms. Gaarlandt noted there is a separate line item for irrigation.

There was lengthy discussion regarding the contractual rates for the landscaping, the budget, and the incoming invoices. It was noted the invoices have been addressed to the Developer and do not always include scope of work details.

Mr. Gontijo noted the landscaping line item should be set to \$250,000.00.

Ms. Gaarlandt noted the irrigation line item is set to \$100,000.00.

It was noted that mulch will be done bi-annually and is included in landscaping materials. The Board agreed to increase the landscaping line item to \$260,000.00.

There was brief discussion regarding the lake maintenance line item. Ms. Gaarlandt noted the lake maintenance line item is \$15,000.00.

It was noted all streetlights are already installed. The Board agreed to keep that line item at \$40,000.00.

Ms. Gaarlandt reviewed the other changes to the budget. The total budget as of now is set to be \$525,000.00. There will be no increase in assessments as the budget increase can be covered by carry forward.

It was noted the storm water analysis report is due in Fiscal Year 2027. Mr. Boyd noted it should be covered within the District Engineer's budget.

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 Resolution 2026-04, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Theron, with a date of August 3, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

Ratification of First Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for Magic Place

Mr. Watts gave an overview and noted there is a development coming within the District that will be for Senior living.

Ms. Gaarlandt noted this document was already executed outside of a meeting.

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 First Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Magic Place.

There was brief discussion regarding an agreement with the Master Association for maintenance.

Discussion Regarding Damaged Landscape Material

- **Landscape Restoration Proposal (s)**

No proposals have been received as of yet. It was noted this will be within the budget.

This item was deferred.

Consideration of Change to Current Landscape and Maintenance Contractor

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

Ms. Gaarlandt reviewed the proposal received and noted this is the same vendor that maintains Magic Reserve CDD.

There was brief discussion regarding the proposal and issues with the current vendor. Mr. Gontijo noted the proposal from Paradise Lawns Landscaping, Inc. is for the same scope of services as included in the current maintenance agreement.

Mr. Watts noted the proposal should be within the bid threshold. He will review the agreement.

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 and Maintenance Proposal from Paradise Lawns Landscaping, Inc., contingent on the bid threshold amount.

Ms. Gaarlandt will follow up regarding the termination clause and the start date for the new vendor.

The Board requested adjustment of the vendors as soon as possible.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District authorized the Termination of Landscape and Maintenance Agreement with Dora Landscaping LLC.

**Review and Acceptance of FY25
Audit Report**

Ms. Gaarlandt noted this was reviewed by District Counsel and the Chair.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the FY25 Audit Report.

**Ratification of Payment
Authorizations Nos. 84 - 87**

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. 84 – 87.

**Review of District Financial
Statements**

The Board reviewed the monthly financials as of March 2026.

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 the review has been completed for Magic Place Phase 1 and the report will be included for the next meeting. The next items needing completion are for Magic Village 3.

There was brief discussion regarding the as-built items needing completion.

District Manager – Ms. Gaarlandt reminded the Board of the Form 1 that is due July 1, 2026, and the annual Ethics Training that is due December 31, 2026. She noted that the next meeting is scheduled for June 1, 2026, at the current location. Meetings can be adjusted as needed.

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 May 11, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman