

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 Monday July 6, 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 May 11, 2026, Board of Supervisor's Meeting**

General Business Matters

3. **Discussion Regarding Damaged Landscape Material**
 - **Landscape Restoration Proposal (s)**
4. **Discussion regarding Phase 1B Maintenance**
5. **Consideration of the Professional Services Rate Increase Letter with Boyd Civil Engineering**
6. **Ratification of Payment Authorization Nos. 88 – 91**
7. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - Report on Outstanding Items Needed for Completion Certificate
 - District Manager
 - [next meeting – August 3, 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

**Consideration of the Minutes of the
May 11, 2026, Board of Supervisor's Meeting**

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



Magic Place Community Development District

Discussion Regarding Damaged Landscape Material

- **Landscape Restoration Proposal (s)**

Date
7/1/2026



Proposal #
TR-2026-2937

Landscape Installation Proposal

Property Name: Magic Place

Contact Information: Frederico Gontijo

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050
troberts@paradiselawnsfl.com

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks. This proposal is to clean up the property so it can properly be maintained.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Clean-Up			Beds and crack weeds		1	EA	\$2,500.00	\$ 2,500.00
Disposal of Debris					1	EA	\$400.00	\$ 400.00
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ 2,900.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Total: \$ 2,900.00



Proposal #
TR-2026-2937

Landscape Installation Proposal

Wednesday, July 1, 2026

Property Name: Magic Place

Contact Information: Frederico Gontijo

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050
troberts@paradiselawnsfl.com

Terms of Contract :

Contracted Amount \$ 2,900.00



Magic Place Community Development District

Discussion Regarding Phase 1B Maintenance



Magic Place Community Development District

**Consideration of the Professional Services
Rate Increase Letter with
Boyd Civil Engineering**

April 1, 2026

Ms. Amy Champagne
Magic Place CDD
12051 Corporate Blvd.
Orlando, FL 32817

Re: Proposal for Professional Service Rate Increase as District Engineer for Magic Place CDD

Dear Amy:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Magic Place Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective immediately upon approval.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

_____ Date _____

Magic Place CDD

ATTACHMENT A

Hourly Rate Schedule for the Magic Place CDD

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00



Magic Place Community Development District

**Ratification of Payment Authorization
Nos. 88 – 89**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 088
4/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
80932	COBB COLE (MPCDD)	04/10/2026	Magic Place CDD	78.00
14873	DORA LANDSCAPING, LLC (MPCDD)	04/10/2026	Magic Place CDD	2,250.00
Total:				2,328.00

Secretary



VICE 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. 089
4/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-042226	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	04/22/2026	Magic Place CDD	672.89
Total:				672.89

Secretary



Vice 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

Review of District Financial Statements



Magic Place CDD

May 2026 Financial Package

May 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Magic Place CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 584,743.60				\$ 584,743.60
Due From Other Funds		\$ 2,402.60			2,402.60
Debt Service Reserve Series 2019		1,141,312.05			1,141,312.05
Revenue Series 2019		552,794.01			552,794.01
Interest Series 2019		49.68			49.68
Prepayment Series 2019		2,090.79			2,090.79
Sinking Fund Series 2019		78.97			78.97
Acquisition/Construction Series 2019			\$ 61,949.71		61,949.71
Total Current Assets	\$ 584,743.60	\$ 1,698,728.10	\$ 61,949.71	\$ -	\$ 2,345,421.41
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,696,325.50	\$ 1,696,325.50
Amount To Be Provided				15,228,674.50	15,228,674.50
Total Investments	\$ -	\$ -	\$ -	\$ 16,925,000.00	\$ 16,925,000.00
Total Assets	\$ 584,743.60	\$ 1,698,728.10	\$ 61,949.71	\$ 16,925,000.00	\$ 19,270,421.41
<u>Liabilities and Net Assets</u>					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 16,925,000.00	\$ 16,925,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 16,925,000.00	\$ 16,925,000.00
Total Liabilities	\$ -	\$ -	\$ -	\$ 16,925,000.00	\$ 16,925,000.00
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (5,247.50)				\$ (5,247.50)
Net Assets - General Government	244,028.12				244,028.12
Current Year Net Assets - General Government	345,962.98				345,962.98
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		32,528.44			32,528.44
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(8,295.40)		(8,295.40)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	\$ 584,743.60	\$ 1,698,728.10	\$ 61,949.71	\$ -	\$ 2,345,421.41
Total Liabilities and Net Assets	\$ 584,743.60	\$ 1,698,728.10	\$ 61,949.71	\$ 16,925,000.00	\$ 19,270,421.41



Magic Place CDD
Statement of Activities
 As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 521,961.31				\$ 521,961.31
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 1,159,802.73			1,159,802.73
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	\$ 525,035.27	\$ 1,166,633.11	\$ -	\$ -	\$ 1,691,668.38
Expenses					
Supervisor Fees	\$ 800.00				\$ 800.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	22,000.00				22,000.00
Engineering	1,755.00				1,755.00
Disclosure Agent	2,500.00				2,500.00
Property Appraiser	267.92				267.92
District Counsel	1,516.50				1,516.50
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Tax Preparation	12.84				12.84
Postage & Shipping	26.79				26.79
Legal Advertising	393.73				393.73
Web Site Maintenance	1,600.00				1,600.00
Dues, Licenses, and Fees	175.00				175.00
Electric	16,514.53				16,514.53
Irrigation	21,598.16				21,598.16
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	91,723.12				91,723.12
Principal Payment		\$ 405,000.00			405,000.00
Interest Payments		759,901.58			759,901.58
Capital Expenditures			\$ 9,630.00		9,630.00
Total Expenses	\$ 186,287.51	\$ 1,164,901.58	\$ 9,630.00	\$ -	\$ 1,360,819.09
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 7,215.22				\$ 7,215.22
Interest Income		\$ 30,796.91			30,796.91
Interest Income			\$ 1,334.60		1,334.60
Total Other Revenues (Expenses) & Gains (Losses)	\$ 7,215.22	\$ 30,796.91	\$ 1,334.60	\$ -	\$ 39,346.73
Change In Net Assets	\$ 345,962.98	\$ 32,528.44	\$ (8,295.40)	\$ -	\$ 370,196.02
Net Assets At Beginning Of Year	\$ 238,780.62	\$ 1,666,199.66	\$ 70,245.11	\$ -	\$ 1,975,225.39
Net Assets At End Of Year	\$ 584,743.60	\$ 1,698,728.10	\$ 61,949.71	\$ -	\$ 2,345,421.41



Magic Place CDD
Budget to Actual
 For the month ending 05/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 521,961.31	\$ 335,503.33	\$ 186,457.98	\$ 503,255.00	103.72%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 525,035.27	\$ 335,503.33	\$ 189,531.94	\$ 503,255.00	104.33%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 4,000.00	\$ 1,601.92	\$ 6,000.00	93.37%
Management	22,000.00	22,000.00	-	33,000.00	66.67%
Engineering	1,755.00	6,666.67	(4,911.67)	10,000.00	17.55%
Disclosure Agent	2,500.00	3,333.33	(833.33)	5,000.00	50.00%
District Counsel	1,516.50	13,333.33	(11,816.83)	20,000.00	7.58%
Postage & Shipping	26.79	266.67	(239.88)	400.00	6.70%
Property Appraiser	267.92	266.67	1.25	400.00	66.98%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Re-Amortization Schedule	-	166.67	(166.67)	250.00	0.00%
Audit	4,100.00	2,400.00	1,700.00	3,600.00	113.89%
Legal Advertising	393.73	2,400.00	(2,006.27)	3,600.00	10.94%
Miscellaneous	-	166.67	(166.67)	250.00	0.00%
Arbitrage	-	333.33	(333.33)	500.00	0.00%
Web Site Maintenance	1,600.00	1,800.00	(200.00)	2,700.00	59.26%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	2,452.67	1,013.33	3,679.00	94.21%
General Liability Insurance	4,236.00	2,997.33	1,238.67	4,496.00	94.22%
Additional Insurance	500.00	333.33	166.67	500.00	100.00%
Irrigation	21,598.16	66,666.67	(45,068.51)	100,000.00	21.60%
Lake Maintenance	-	8,000.00	(8,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	91,723.12	164,200.00	(72,476.88)	246,300.00	37.24%
Streetlights	16,514.53	26,666.67	(10,152.14)	40,000.00	41.29%
Tax Preparation Fee	12.84	13.33	(0.49)	20.00	64.20%
Supervisor Fees	800.00	-	800.00	-	0.00%
Contingency	-	1,923.33	(1,923.33)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 186,287.51	\$ 335,503.33	\$ (149,215.82)	\$ 503,255.00	37.02%
Total Expenses	\$ 186,287.51	\$ 335,503.33	\$ (149,215.82)	\$ 503,255.00	
Income (Loss) from Operations	\$ 338,747.76	\$ -	\$ 338,747.76	\$ -	
Other Income (Expense)					
Interest Income	\$ 7,215.22	\$ -	\$ 7,215.22	\$ -	
Total Other Income (Expense)	\$ 7,215.22	\$ -	\$ 7,215.22	\$ -	
Net Income (Loss)	\$ 345,962.98	\$ -	\$ 345,962.98	\$ -	