

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, July 6, 2026, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Doris Houck
Nayara Longaray
Sue Legentil
Frederico Gontijo

Chairperson
Vice Chair
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Audrey Ryan

PFM
PFM
PFM

(via phone)

(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 10:13 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)

It was noted there is a Landowner's Election Meeting in November.

There were no nominations at this time.

This item was deferred.

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

SECOND ORDER OF BUSINESS

General Business Matters

Discussion Regarding Damaged Landscape Material

• Landscape Restoration Proposal (s)

Ms. Gaarlandt presented the proposal.

There was lengthy discussion regarding the proposal and cost. Mr. Gontijo noted he has requested a new scope of work.

There was also brief discussion regarding the landscaping vendors.

Ms. Gaarlandt noted that an addendum can be added to the agreement, tentative on District Counsel's review. Once a proposal is received, the process can move forward. It was noted that the normal process would include proposals from three vendors.

This item was deferred.

Discussion regarding Phase 1B Maintenance

There was brief discussion regarding the size of Phase 1B.

Ms. Gaarlandt noted that previously the landscaping vendor provided irrigation invoices, but they were approved outside of the CDD Board. Mr. Gontijo noted that the previous agreement allowed for anything under \$700.00 to be completed without prior approval.

Mr. Gontijo will follow up regarding the invoices.

This item was deferred.

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

Ms. Gaarlandt noted this is a standard rate increase.

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 Professional Services Rate Increase Letter with Boyd Civil Engineering.

**Ratification of Payment
Authorizations Nos. 88 - 89**

The Board reviewed the payment authorizations.

There was brief discussion regarding 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. 88 - 89.

**Review of District Financial
Statements**

The Board reviewed the monthly financials as of May 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 – Not present.

District Engineer –

- Report on Outstanding Items Needed for Completion Certificate

Not present.

No update was provided.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for August 3, 2026, which will include the Public Hearing on the adoption of the Fiscal Year 2026-2027 budget.

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 July 6, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:32 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman