MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, August 3, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

Doris Houck	Chairperson
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)
James Curley	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 10:38 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)

This item was deferred.

Consideration of the Minutes of the July 6, 2026, Board of Supervisor's Meeting

The Board reviewed the minutes.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the July 6, 2026, Board of Supervisors' Meeting.

Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

Ms. Gaarlandt reviewed the annual meeting schedule. She noted the meetings would continue at the current location, day, and time; changes can be made as needed.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 with meetings on the first Monday of the Month at 10:00 a.m. at 7430 Brooklyn Dr. Kissimmee, FL 34747.

Consideration of Resolution 2026-06, Adopting the Goals, Objectives and Performance Measures and Standards

Ms. Gaarlandt noted there were no changes to the Goals, Objectives and Performance Measures and Standards the Board adopted last year.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-06, Adopting the Goals, Objectives and Performance Measures and Standards.

SECOND ORDER OF BUSINESS **General Business Matters**

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments and Testimony**
- **Board Comments**
  - **a) Consideration of Resolution 2026-07,**

Adopting the Fiscal Year 2027 Budget and Appropriating funds

b) **Consideration of Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection**

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District opened the Public Hearing.

There were no members of the public present.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District Closing the Public Hearing

Ms. Gaarlandt asked for conformation that were no changes to the Budget that was presented to the Board at the preliminary budget hearing.

Ms. Ryan Confirmed.

There were no Board comments.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

Ms. Gaarlandt noted this resolution adopts the funding of the Districts budget.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection.

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt noted the fee Increase was mentioned at the last Board Meeting as it was present within the preliminary budget.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the PFM Fee Increase Letter

Discussion Regarding Damaged Landscape Material

- **Landscape Restoration Proposal(s)**

Ms. Gaarlandt noted a Proposal has not been received yet.

Mr. Gontijo stated he met with vendors and has been in communication but has not received a proposal. He noted the vendors are getting close to providing a proposal to the District.

Mr. Gontijo explained the damage that was caused and the plan for remedy.

There was a brief discussion regarding receiving additional proposals.

This item was deferred.

Consideration of Clean-up Proposal with Paradise Lawns

Mr. Gontijo confirmed this proposal will take care of the cleanup.

Mr. Watts stated after the final proposal is finalized his office can prepare an addendum to the current agreement with Paradise Lawns.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Clean-up Proposal with Paradise Lawns

Discussion Regarding Phase 1B Maintenance

Mr. Gonjito stated currently Phase 1B has a Landscape Maintenance vendor in place but would like to make a change.

He noted a request for proposal was sent to Paradise Lawns to service Phase 1B.

This item was deferred

Discussion Regarding Toho Project Punch List

- **Consideration of Proposal to Provide Irrigation System Calculation with Kimley-Horn**

The Board reviewed and discussed the Proposal from Kimley-Horn.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Proposal to Provide Irrigation System Calculation with Kimley-Horn.

Ratification of Landscape and Maintenance Agreement with Paradise Lawns

The Board reviewed the ratification.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District Ratified Landscape and Maintenance Agreement with Paradise Lawns.

Ratification of Payment Authorization Nos. 90-93

The Board reviewed the payment authorizations.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations Nos. 90-93.

Review of District Financial Statements

Ms. Gaarlandt noted that as of June 30, 2026, the District is just over $200,000.00 in expenditure.

<u>THIRD ORDER OF BUSINESS</u> **<u>Other Business</u>**

Staff Reports

<u>District Counsel</u> – No Report.

<u>District Engineer</u> – No Report

Ms. Gaarlandt noted that there were still outstanding items on the report to complete the certificate.

<u>District Manager</u> – Ms. Gaarlandt noted that District staff will send out reminders for Ethics training.

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 Mr. Gontijo, with all in favor, the August 3, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman