MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, October 5, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice 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)
Kelsey Hanson-Walter	Cobb Cole	(via phone)
Steve 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)

This item was deferred.

Consideration of the Minutes of the September 21, 2026, Board of Supervisor's Meeting

This item was deferred.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Landscape Installation Agreement with Paradise Lawns and Landscape, Inc

Ms. Gaarlandt presented the landscape installation agreement noting the proposal was previously approved.

> 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 Landscape Installation Agreement with Paradise Lawns and Landscape Inc.

Discussion Regarding Phase 1B Maintenance

Ms. Gaarlandt inquired about the timeline for completion of landscape installation.

Mr. Gontijo noted the delay is due to the irrigation not being completed.

Mr. Gaarlandt noted that depending on the total cost, landscape maintenance might need to go out for.

This item was deferred.

Consideration of the FY 2027 Arbitrage Engagement Letter with LLS Tax Solutions Inc

The Board reviewed the arbitrage engagement letter.

> 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 Fiscal Year 2027 Arbitrage Engagement Letter with LLS Tax Solutions, Inc.

Ratification of Payment Authorization Nos. 101 - 105

The Board reviewed the payment authorizations.

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 Authorization Nos. 101-105.

Review of District Financial Statements

Ms. Gaarlandt noted these are for September, 2026.

There was brief discussion regarding the landscaping budget.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Mr. Boyd noted there is no update regarding the certificate of completion. He will get with the construction and developer entities to get a timeline in place for completion.

District Manager – No report.

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 October 5, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman