MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING
Monday, September 21, 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	(via phone)
Audrey Ryan	PFM	(via phone)
Kelsey Hansen-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 10:32 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 August 3, 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 August 3, 2026, Board of Supervisors' Meeting.

Ratification of FY27 Insurance Proposal

Ms. Gaarlandt noted this has previously been reviewed and approved and there were no changes made to the policy.

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 FY27 Insurance Proposal.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Damaged Landscape Restoration Proposal

Ms. Gaarlandt reviewed the area of concern with the Board. She noted the damaged landscape was due to wildlife.

Ms. Gaarlandt confirmed with Ms. Ryan that there were available funds in the budget for this project.

Ms. Ryan confirmed the District does have available funds for this project.

District counsel will provide a cover agreement.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Damaged Landscape Restoration Proposal.

Discussion Regarding Phase 1B Maintenance

There was brief discussion regarding Phase 1B Maintenance.

This item was deferred.

Consideration of the FY 2026 Auditor Engagement Letter with Grau & Associates

Ms. Gaarlandt noted this was a standard 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 approved FY 2026 Auditor Engagement Letter with Grau & Associates.

Ratification of the FY 2026 Arbitrage Engagement Letter with LLS Tax Solutions Inc.

Ms. Gaarlandt presented the FY 2026 Arbitrage Engagement Letter to the Board and noted the cost is $500.00 for the year.

> 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 FY 2026 Arbitrage Engagement Letter with LLS Tax Solutions Inc.

Ratification of the First Amendment to Maintenance Agreement with Paradise Lawn

Ms. Gaarlandt noted this amendment was for specific cleanup work.

> 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 First Amendment to Maintenance Agreement with Paradise Lawn.

Ratification of Kimley-Horn Agreement for Irrigation Calculation Services

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

Ms. Gaarlandt noted the proposal and cost was previously approved.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Kimley-Horn Agreement for Irrigation Calculation Services.

Ratification of Payment Authorization Nos. 94 - 100

The Board reviewed the 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 Authorization Nos. 94 – 100.

Review of District Financial Statements

Ms. Gaarlandt noted that as of August 31, 2026, the District is just over $225,000.00 in expenditures.

There was continued discussion regarding the new landscaping due to the damaged landscape caused by wildlife.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No Report.

District Engineer – Mr. Boyd noted one small issue with Osceola County on the Phase1 entrance road. He stated there was no update regarding the completion certificate at this time.

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for October 5, 2026.

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 September 21, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman