

# Magic Reserve Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

[www.magicreservecdd.com](http://www.magicreservecdd.com)

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The following is the proposed agenda for the Board of Supervisors' Meeting for the Magic Reserve Community Development District ("District"), scheduled to begin at 10:00 a.m. on December 11, 2018 in the offices located at the Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room #315, Kissimmee, Florida 34741. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 382-3256. 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: 1-855-747-8824**

**Participant/Guest code: 859458**

## **BOARD OF SUPERVISORS' MEETING PROPOSED AGENDA**

### **Organizational Matters**

- Roll call to confirm a quorum
- Public Comment Period (*During which time any member of the public may speak on a specific agenda item before the item is considered by the Board of Supervisors.*)
- 1. Administering Oath of Office to Newly Elected Board of Supervisors
- 2. Consideration of Minutes of the October 29, 2018 Board of Supervisors' Meeting
- 3. Consideration of Resolution 2019-02, Canvassing and Certifying the Results of the Landowners' Election
- 4. Consideration of Resolution 2019-03, Electing Officers

### **General Business Matters**

- 5. Consideration of Payment Authorization 7
- 6. Review of District's Financial Position

### **Other Business**

- A. Staff Reports
  - a. District Counsel
  - b. District Manager
  - c. District Engineer
- B. Audience Comments
- C. Supervisor Requests

### **Adjournment**

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Administer Oath of Office to Newly Elected  
Board of Supervisors

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing oath was administered before me this \_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Magic Reserve Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the  
October 29, 2018  
Board of Supervisors' Meeting

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' SPECIAL MEETING MINUTES**

**FIRST ORDER OF BUSINESS**

The Board of Supervisors' Special Meeting for the Magic Reserve Community Development District was called to order on Monday, October 29, 2018 at 10:00 a.m. in the offices located at the Historic Courthouse, 3 Courthouse Square, 3<sup>rd</sup> Floor Conference Room 315, Kissimmee, Florida 34741. Members listed below constituted a quorum.

Hector Lizasuain	Chairman
Rodrigo Cunha	Vice- Chair
Nayara Longaray	Assistant Secretary
Dennis Swick	Assistant Secretary

Also attending:

Vivian Carvalho	District Manager- Fishkind & Associates, Inc.
Venessa Ripoll	Fishkind & Associates, Inc.
Steve Boyd	District Engineer- Boyd Civil Engineering
Mark Watts	District Counsel- Cobb Cole (via phone)

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Carvalho called the meeting to order at 10:04 a.m.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

There were no public members of the public present at this time.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the  
September 5, 2018 Special Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the September 5, 2018 Special Board of Supervisors' Meeting.

On Motion by Mr. Lizasuain, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Minutes of the September 5, 2018 Special Board of Supervisors' Meeting.

**FIFTH ORDER OF BUSINESS**

**Appointment for Replacement for Seat 3 & Administering Oath of Office**

Ms. Carvalho asked the Board if they have nominations for Seat 3. Mr. Watts asked if Mr. Rodgers was a resident of the United States and the State of Florida. Mr. Lizasuain confirmed that he is.

On Motion by Mr. Lizasuain, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District appointed Matt Rodgers to Seat 3.

Mr. Rodgers is not present and will be administered the oath of office at another time. Mr. Lizasuain asked if Ms. Carvalho will be providing the paperwork to have Mr. Rodgers fill it out. Ms. Carvalho asked Mr. Lizasuain to give her his contact information so he can reach out to Mr. Rodgers to make sure that he fills out his Form 1 and go over with him the Florida Sunshine Law.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Election of Officers**

Ms. Carvalho stated that Resolution 2019-01 is to realign the officers. Ms. Carvalho explained that the Vice-Chairman prior to this meeting was Ms. Stuck and she is no longer on the Board. She asked for recommendation for Chairman and Vice-Chairman. She requested to be Secretary to the District and adding Ms. Ripoll as an Assistant Secretary, Dr. Fishkind as Treasurer, and Ms. Glasgow as the Assistant Treasurer.

On Motion by Mr. Lizasuain, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2019-01, Election of Officers as follows; Mr. Lizasuain, as Chairman, Mr. Rodgers as Vice-Chairman, Mr. Cunha, Ms. Longaray, and Mr. Swick as Assistant Secretaries, Ms. Carvalho as Secretary, Ms. Ripoll as Assistant Secretary, Dr. Fishkind as Treasurer, and Ms. Glasgow as Assistant Treasurer.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Payment  
Authorization No. 5 & 6**

The Board reviewed Payment Authorization No. 5 & 6.

On Motion by Mr. Lizasuain, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Payment Authorization No. 5 & 6.

**EIGHTH ORDER OF BUSINESS**

**Review of District Financial  
Position**

The Board reviewed the District financial position. Ms. Carvalho stated that the financials are dated as of August 31, 2018 and the Accountants are finalizing the year end so at the next meeting Ms. Carvalho will have the September and October financials. There was no action required by the Board.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

District Counsel - No Report

District Manager - Ms. Carvalho explained that November 6, 2018 is the date of the Landowner Election. She asked if there was a need to hold a Board Meeting because if so, it might be a problem with timing. Mr. Lizasuain said that as long as it does not impact Mr. Rodgers ability to fill out his paperwork. He stated that the Board may need to move the December meeting to the second week of December. Ms. Carvalho stated that if the scheduled meeting in December does not work, the Board needs to look into it now so the District can advertise for a Special Meeting. Ms. Carvalho explained that for the Landowners' Election only the Landowner or Proxyholder must be present including herself. Ms. Carvalho sent out the paperwork for the Landowner Election to Mr. Lizasuain and she noted that the Seats that are up for election are Seats 3, 4, and 5. She asked the Board to let her know if there are any questions.

District Engineer – No Report

**TENTH ORDER OF BUSINESS**

**Supervisor and Audience  
Comments & Adjournment**

There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On Motion by Mr. Lizasuain, second by Ms. Longaray, with all in favor, the October 29, 2018 Special Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair



**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2019-02,  
Canvassing and Certifying the Results of the  
Landowners' Election

**RESOLUTION 2019-02**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 6, 2018 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

_____	Votes	_____
_____	Votes	_____
_____	Votes	_____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

\_\_\_\_\_ Four (4)  
Year Term

_____	Four (4)
_____	Year Term
_____	Two (2)
_____	Year Term

3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF December, 2018.

\_\_\_\_\_  
Chairperson  
MAGIC RESERVE COMMUNITY  
DEVELOPMENT DISTRICT

ATTEST:

\_\_\_\_\_  
Secretary

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2019-03  
Electing Officers

**RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING  
FOR AN EFFECTIVE DATE**

**WHEREAS**, the MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE MAGIC RESERVE COMMUNITY  
DEVELOPMENT DISTRICT:**

- Section 1. \_\_\_\_\_ is elected Chairman.
- Section 2. \_\_\_\_\_ is elected Vice Chairman.
- Section 3. Vivian Carvalho \_\_\_\_\_ is elected Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
Jennifer Walden \_\_\_\_\_ is elected Assistant Secretary.
- Section 4. Hank Fishkind \_\_\_\_\_ is elected Treasurer.
- Section 5. Jennifer Glasgow \_\_\_\_\_ is elected as Assistant Treasurer.
- Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY of December, 2018**

**ATTEST:**

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chairman

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Payment Authorization 7

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #007**

10/18/2018

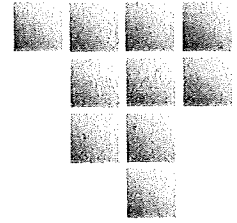
Item No.	Vendor	Invoice Billing #	General Fund
<b>1</b>	<b>Fishkind &amp; Associates, Inc.</b>		
	DM Fees and Reimbursables 2018.10	23552	\$ 2,120.06
	FY18 - Reimbursables		\$ 7.76
<b>2</b>	<b>Cobb Cole</b>		
	FY18 - Legal Services thru 08.31.2018	149291	\$ 2,778.00
	FY18 - Legal Services thru 09.30.2018	149774	\$ 330.00
<b>3</b>	<b>Osceola News Gazette</b>		
	FY18 - Legal Ad - 09.22.2018	300137763	\$ 70.77
	FY19 - Legal Ad - 10.18.2018	300139859	\$ 164.90
<b>Total</b>			<b>\$5,471.49</b>

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

Fishkind & Associates, Inc.  
 12051 Corporate Blvd.  
 Orlando, FL 32817

**FISHKIND**  
 & ASSOCIATES



RECEIVED OCT 16 2018

Magic Reserve CDD  
 c/o Fishkind & Associates, Inc.  
 12051 Corporate Blvd  
 Orlando, FL 32817

**Invoice**

Invoice #:	23552
10/15/2018	

File: MagicReserveCDD

Magic Reserve CDD

Services:	Amount
District Management Fee: Oct 2018	2,083.33
Conference Calls <i>FY18</i>	6.35
Postage <i>FY18</i>	1.41
Meals	3.72
Car Rental	28.26
Fuel	4.75

*001-051-3000-31-02*

*41-01*

*42-01*

*40-01*

*40-1*

*40-01*

*CYMA*  
*10-18-18*  
*PA 007*

Please include the invoice  
 number on your remittance  
 and submit to:

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
 www.fishkind.com

Balance Due

\$2,127.82



Reimbursable by Dist? (Y) N

FISHKIND & ASSOCIATES, INC.  
Expense Report

*Magic Place*

Account Code Magic Reserve Employee Name Vivian Carvalho

Travel to: Historic Downtown Kissimmee, FL

Purpose of trip/meeting: Board of Supervisors Meeting

	Date	Vendor/Notes	Company Cr. Card	Personal Exp.
Airfare		Attach itinerary and/or boarding pass.		
Hotel				
Meals	10/1/2018	Moe's	7.44	3.72
Meals				
Meals				
Car rental	10/1/2018	Enterprise	56.52	28.26
Parking				
Tolls				
Mileage		_____ miles @ \$.545/mile		
Mileage		_____ miles @ \$.545/mile		
Fuel	10/1/2018	Speedway	9.50	4.75
Other				
Other				
TOTALS			\$73.56	

Note: Amount Split b/w Magic Place Magic Reserve

Attach receipt for all credit card charges.  
Personal expenses will be reimbursed only if receipt is attached (exc. mileage).

Employee signature *[Signature]* /hs

For accounting use only:			
<input type="checkbox"/> Recorded in client file.			Batch
	Airfare		
	Auto-related		
	Lodging		
	Meals		

**ENTERPRISE Rental Agreement 3N2NVQ**

DoNotReply@erac.com

Mon 10/1/2018, 5:19 PM

To: VCARVALH8@HOTMAIL.COM &lt;VCARVALH8@HOTMAIL.COM&gt;



RA #: 3N2NVQ

Renter: CARVALHO,VIVIAN

Dates & Times	Location
<b>Pickup</b>	1162 W NEW HAVEN AVE WEST MELBOURNE, FL 32904-4075 3214099534
Oct 01, 2018 8:06 AM	
<b>Return</b>	1162 W NEW HAVEN AVE WEST MELBOURNE, FL 32904-4075 3214099534
Oct 01, 2018 5:17 PM	

**Vehicle**

Make/Model: NISN/ALTI

Color: WHITE

Mileage: 145

Fuel Out: 3/4

Fuel In: Full

License: BWHT99

Unit #: 7Q6CK1

Vehicle #: JC266179

Charges	Price/Unit	Total
TIME & DISTANCE 10/01 - 10/01	1 @ \$50.00/DAY	\$50.00
FL WASTE TIRE & BATTERY FEE	1 @ \$0.02/DAY	\$0.02
SC REC - FL SURCHG RECOV	1 @ \$2.00/DAY	\$2.00
VEHICLE LICENSE FEE RECOVERY	1 @ \$0.80/DAY	\$0.80
SALES TAX	7.0000%	\$3.70
<b>Total Charges:</b>		<b>\$56.52</b>
Charge To:		VISA xxxx7984

2018-10-01 17:19:11

Welcome to Moe's  
Orlando #1374  
4650 North Alafaya Trail  
TBD

SPEEDWAY 0006444  
Orlando FL 32817  
TRAN#: 1835801  
10/1/2018 11:31 AM

Pump 03  
Regular Unleaded  
3.420 @ \$2.779/GAL  
GAS TOTAL \$9.50

TAX \$0.00  
TOTAL \$9.50

Visa  
Card Num :  
XXXXXXXXXXXX7984  
TERM: 0050006444001  
TRANS TYPE: CAPTURE  
APPR#: 001486  
ENTRY METHOD: ICR

10/01/2018 11:29:46

Cardholder agrees to  
pay to issuer total  
charges per the  
agreement between  
cardholder & issuer.  
WWW.SPEEDWAY.COM

Host: Term 1 10/01/2018  
189 12:21 PM  
10080

Moe's Monday 6.99  
\*\*\*\*\*  
Homewrecker Chicken  
Split Option  
Fountain Drink Reg 22oz  
PunchhQR Code:ee63 0.00

Subtotal 6.99  
Tax 0.45

**Dine In Total 7.44**  
Visa \$7.44  
Auth:001642

\*\*\$2.00 OFF NEXT VISIT\*\*  
1) Visit [www.moegottaknow.com](http://www.moegottaknow.com)  
2) Enter Store #, leave feedback  
3) Write redemption code:  
Survey valid for 5 days.  
Can not be combined with any other offer  
Certain Restrictions Apply

--- Check Closed ---

cc

**MODERATOR** 1640295 - Vivian Carvalho (continued)

**LOCATION** Orlando, FL

Orlando, FL

**BILLING REF# 1**  
**BILLING REF# 4**

**BILLING REF# 2**

**BILLING REF# 3**

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
5188863	<i>Rover Road</i>	08/30/2018	14079487908	10:51AM - 11:10AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.40	
		08/30/2018	1352777939	10:56AM - 11:09AM	GLOBALMEET@ AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.28	3.56
		08/31/2018		7:59PM	IMEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00

**TOTAL PRE-TAX 80.03**      **TOTAL USF/OTHER 12.09**      **TOTAL STATE TAX/OTHER 0.00**      **TOTAL MODERATOR CHARGES USD\$92.12**

**MODERATOR** 1640295 - Vivian Carvalho

**LOCATION** Orlando, FL

Orlando, FL

**BILLING REF# 1**  
**BILLING REF# 4**

**BILLING REF# 2**

**BILLING REF# 3**

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
5188863	<i>Blackburn</i>	08/08/2018	1941328111	12:26PM - 12:29PM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
5188863	<i>Blackburn</i>	08/08/2018	1941328111	12:27PM - 12:39PM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.25	
		08/08/2018	1941731116	12:27PM - 12:39PM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.25	
		08/08/2018	19413797622	12:28PM - 12:33PM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.10	4.11
		08/08/2018	19413797622	12:31PM - 12:39PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	
5188863	<i>Fieldstone</i>	08/08/2018	17274247579	12:48PM - 12:51PM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
5188863	<i>Fieldstone</i>	08/08/2018	17274247579	12:56PM - 1:28PM	GLOBALMEET@ AUDIO	TOLL FREE	1	32	0.09/MIN	2.88	0.68	
		08/08/2018	1941328111	12:56PM - 1:29PM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.09/MIN	2.97	0.71	
		08/08/2018	19417488080	12:57PM - 1:29PM	GLOBALMEET@ AUDIO	TOLL FREE	1	32	0.09/MIN	2.88	0.68	
		08/08/2018	14073823256	12:58PM - 1:16PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.19	11.80
		08/08/2018	14074037414	12:58PM - 1:16PM	GLOBALMEET@ AUDIO	TOLL FREE	1	22	0.09/MIN	1.98	0.47	
		08/20/2018	14073823256	12:58PM - 1:16PM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.38	
		08/20/2018	13867367700	12:59PM - 1:16PM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.37	6.35
5188863	<i>MAGIC PERSONAL</i>	08/22/2018	14074942693	9:51AM - 10:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.09/MIN	2.16	0.52	
		08/22/2018	14073823256	9:52AM - 9:56AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
		08/22/2018	14073823256	9:53AM - 9:57AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
		08/22/2018	14073823256	9:55AM - 10:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.10	
		08/22/2018	14079487908	9:57AM - 10:16AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.40	
		08/22/2018	14079487908	9:57AM - 10:16AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.40	
		08/22/2018	13867367700	10:00AM - 10:16AM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.34	10.13
		08/22/2018	15704904497	10:00AM - 10:16AM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.34	
		08/28/2018	194135599000	10:57AM - 2:00PM	GLOBALMEET@ AUDIO	TOLL FREE	1	183	0.09/MIN	16.47	3.91	
		08/28/2018	18133868740	10:58AM - 11:02AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
		08/28/2018	18137872699	10:59AM - 11:04AM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.10	
		08/28/2018	19417828171	12:14PM - 12:18PM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
		08/28/2018	19417828171	12:28PM - 12:32PM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
		08/28/2018	19417828171	12:30PM - 12:42PM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.25	
		08/28/2018	19417828171	12:41PM - 1:07PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	26.51



**Cobb Cole**  
Post Office Box 2491  
Daytona Beach, FL 32115  
(386) 255-8171  
Fax (386) 258-5068  
Tax ID No. 59-3415054  
www.CobbCole.com

Magic Reserve Community Development District  
c/o Ms. Lisa Malhotra  
Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, FL 32817

September 21, 2018  
**Invoice Number 149291**

CLIENT: 044785 - Magic Reserve Community Development District  
MATTER: 001 - General Work in Progress

The enclosed bill is for services rendered for the period ending August 31, 2018  
The breakdown of this bill by matter is as follows:

<b>Matter</b>	<b>Services</b>	<b>Disbursements</b>	<b>Total</b>
001 - General Work in Progress	2,778.00	0.00	2,778.00
<b>Total for Services and Disbursements</b>			<b><u><u>\$2,778.00</u></u></b>

PA 007  
Cyma FY18  
001-051-3000-31-08

Re: 001 General Work in Progress

**Legal Services**

<b>Date</b>	<b>Services</b>	<b>Hours</b>	
08/10/18	MAW Conferred with County Attorney's office regarding authorization for replat; Followed up with surveyor regarding same.	0.80	
08/16/18	MAW Followed up with H. Lizasuain regarding resolution of replat authority issue.	0.50	
08/17/18	MAW Finalized review of plat and followed up with district chairman and manager regarding need for special meeting.	0.80	
08/20/18	SZF Conferred with MAW; Researched and drafted Resolution authorizing modification of Tract F boundaries for emergency meeting.	2.80	
08/20/18	MAW Researched options for confirming signatory authority and calling special meeting; Participated in conference call regarding same.	0.80	
08/21/18	SZF Conferred with MAW and LGF; Drafted Resolution authorizing modification of Tract F boundary.	3.50	
08/21/18	LGF Conferred with SZF and MAW regarding Resolution; Reviewed same; Prepared and forwarded same to C. Harris at Fishkind & Associates.	0.50	
08/21/18	MAW Reviewed and approved authorizing resolution relating to pending replat and followed up with staff regarding same.	0.60	
08/22/18	SZF Participated in the conference call for Magic Reserve's emergency meeting with MAW.	0.30	
08/22/18	MAW Prepared for and participated in emergency board meeting and related follow up with County staff.	0.70	
08/31/18	LGF Reviewed file for status of matters; Followed up with MAW regarding same.	0.20	
<b>Total for Services</b>		<b>11.50</b>	<b>\$2,778.00</b>
<b>Total for Services and Disbursements</b>			<b>\$2,778.00</b>

Please return this page with remittance

to  
Cobb Cole  
Post Office Box 2491  
Daytona Beach, FL 32115

Invoice Number 149291  
Bill Date: September 21, 2018  
Client Code: 044785  
Client Name: Magic Reserve Community Development District  
Matter Code: 001  
Matter Name: General Work in Progress

**Total for Services and Disbursements**

**\$2,778.00**

Amount enclosed: \_\_\_\_\_



# Cobb Cole

Post Office Box 2491  
Daytona Beach, FL 32115  
(386) 255-8171  
Fax (386) 258-5068  
Tax ID No. 59-3415054  
www.CobbCole.com

Magic Reserve Community Development District  
c/o Ms. Lisa Malhotra  
Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, FL 32817

October 17, 2018  
**Invoice Number 149774**

CLIENT: 044785 - Magic Reserve Community Development District  
MATTER: 001 - General Work in Progress

The enclosed bill is for services rendered for the period ending September 30, 2018  
The breakdown of this bill by matter is as follows:

Matter	Services	Disbursements	Total
001 - General Work in Progress	330.00	0.00	330.00
<b>Total for Services and Disbursements</b>			<u><b>\$330.00</b></u>
<b>Past Due Balance</b>			<b>\$2,778.00</b>
<b>Amount Due</b>			<u><u><b>\$3,108.00</b></u></u>

CYMA 9.30.18

001-051-3000-31.08

PA 007

Client Ref: 044785 - 001  
Invoice Number 149774

October 17, 2018  
Page 1

Re: 001 General Work in Progress

**Legal Services**

<b>Date</b>	<b>Services</b>	<b>Hours</b>	
09/05/18	MAW Prepared for and participated in board meeting to validate action taken at prior emergency board meeting.	1.00	
<b>Total for Services</b>		<u>1.00</u>	<u>\$330.00</u>
	<b>Total for Services and Disbursements</b>		<u><u>\$330.00</u></u>
	<b>Past Due Balance</b>		<u>\$2,778.00</u>
	<b>Amount Due</b>		<u><u>\$3,108.00</u></u>

Open Invoices for this Matter

<b>Date</b>	<b>Invoice No.</b>	<b>Amount Billed</b>	<b>Amount Paid</b>	<b>Amount Due</b>
09/21/18	149291	2,778.00	0.00	<u>2,778.00</u>
Outstanding Amount Due:				2,778.00

**Current and Outstanding Amount Due:** \$3,108.00

# Please return this page with remittance

to  
Cobb Cole  
Post Office Box 2491  
Daytona Beach, FL 32115

Invoice Number 149774  
Bill Date: October 17, 2018  
Client Code: 044785  
Client Name: Magic Reserve Community Development District  
Matter Code: 001  
Matter Name: General Work in Progress

<b>Total for Services and Disbursements</b>	<u><u>\$330.00</u></u>
<b>Past Due Balance</b>	<b>\$2,778.00</b>
<b>Amount Due</b>	<u><u>\$3,108.00</u></u>

Amount enclosed: \_\_\_\_\_

# Legal Invoice

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Jason Venning  
Fishkind\*Magic Reserve CDD  
12051 Corporate Blvd.  
Orlando, FL 32817

Acct. #: 00031444  
Phone #: (407)382-3256  
Date: 09/22/2018  
Due Date: 10/27/2018  
Invoice #: 300137763  
PO #:  
Salesperson: ONG08 Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00081251	4021 Sat. Osceola News	09/22/2018	09/22/2018	Magic ReserveFY/Fishkind ONG Legal Proof	67.77 3.00

CUMS FY18

001-051-3001-48-01

PA007

Please return a copy with payment

**Total Due**

**70.77**

# Legal Invoice

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Fishkind & Associates, Magic Place  
12051 Corporate Blvd.  
Orlando, FL 32817

Acct. #: 00027882

Phone #: (407)382-3256

Date: 10/18/2018

Due Date: 11/27/2018

Invoice #: 300139859

PO #:

Salesperson: ONG08

Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00082196	4020 Thurs. Osceola News	10/11/2018	10/18/2018	Magic Place/Fishkind (27882) ONG Legal Proof	161.90 3.00

*Cym 10-18-18*

*PA 007 001-051-3000-48-01*

Please return a copy with payment

**Total Due**

**164.90**

**PROOF OF PUBLICATION**

*From*



**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

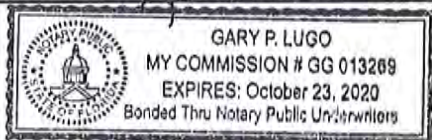
Before me, the undersigned authority, personally appeared Keith Vorse, who on oath says that he is the Legal Clerk of the Osceola News-Gazette, a twice-weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

**October 11, 18, 2018**

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, each week and has been entered as periodicals postage matter at the post office in Kissimmee, in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn and subscribed before me by Keith Vorse, who is personally known to me, this

18th day of October, 2018



**IN THE MATTER OF:  
NOTICE OF LANDOWNERS  
MEETING AND ELECTION OF  
THE BD. OF SUPERVISORS OF  
THE MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

**FIRST PUBLICATION: Oct. 11, 2018**

**LAST PUBLICATION: Oct. 18, 2018**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION  
OF THE BOARD OF SUPERVISORS OF THE  
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Magic Place Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 87.08 acres located within the boundaries described as a portion of Sections 9 and 10, Township 25 South, Range 28 East, Osceola County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 6, 2018  
TIME: 10:00 a.m.  
PLACE: Historic Courthouse  
3 Courthouse Square, 3rd Floor Conference Room #315  
Kissimmee, Florida 34741

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in this meeting is asked to contact the District Office at (407) 382-3256, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Vivian Carvalho  
District Manager

Run Date(s): October 11, 18, 2018



**Make remittance to: Osceola News-Gazette, 108 Church Street,  
Kissimmee, FL 34741  
Phone: (407) 846-7600 Fax: (321) 402-2946  
Email: legalads@osceolanewsgazette.com  
You can also view your Legal Advertising on  
[www.AroundOsceola.com](http://www.AroundOsceola.com) or [www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)**

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District's Financial Position

**Magic Reserve CDD**  
Statement of Financial Position  
As of 10/31/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$77,729.52				\$77,729.52
Debt Service Reserve A1 Bond		\$343,825.00			343,825.00
Revenue A1 Bond		235,591.54			235,591.54
Acquisition/Construction A1 Bond			\$5,096.56		5,096.56
Total Current Assets	<u>\$77,729.52</u>	<u>\$579,416.54</u>	<u>\$5,096.56</u>	<u>\$0.00</u>	<u>\$662,242.62</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$579,416.54	\$579,416.54
Amount To Be Provided				4,580,583.46	4,580,583.46
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,160,000.00</u>	<u>\$5,160,000.00</u>
<b>Total Assets</b>	<u><u>\$77,729.52</u></u>	<u><u>\$579,416.54</u></u>	<u><u>\$5,096.56</u></u>	<u><u>\$5,160,000.00</u></u>	<u><u>\$5,822,242.62</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Retainage Payable			\$332,122.52		332,122.52
Total Current Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$332,122.52</u>	<u>\$0.00</u>	<u>\$332,122.52</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$5,160,000.00	\$5,160,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,160,000.00</u>	<u>\$5,160,000.00</u>
<b>Total Liabilities</b>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$332,122.52</u></u>	<u><u>\$5,160,000.00</u></u>	<u><u>\$5,492,122.52</u></u>
<b><u>Net Assets</u></b>					
Net Assets - General Government	\$90,934.26				\$90,934.26
Current Year Net Assets - General Government	(13,204.74)				(13,204.74)
Net Assets, Unrestricted		\$579,416.54			579,416.54
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted			\$0.00		0.00
Current Year Net Assets, Unrestricted			(327,025.96)		(327,025.96)
<b>Total Net Assets</b>	<u><u>\$77,729.52</u></u>	<u><u>\$579,416.54</u></u>	<u><u>(\$327,025.96)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$330,120.10</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$77,729.52</u></u>	<u><u>\$579,416.54</u></u>	<u><u>\$5,096.56</u></u>	<u><u>\$5,160,000.00</u></u>	<u><u>\$5,822,242.62</u></u>



**Magic Reserve CDD**  
**Statement of Activities**  
As of 10/31/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Expenses</u></b>					
Trustee Services	\$309.78				\$309.78
Management	2,083.33				2,083.33
Assessment Administration	5,000.00				5,000.00
Travel and Per Diem	36.73				36.73
Legal Advertising	164.90				164.90
General	5,610.00				5,610.00
Total Expenses	\$13,204.74	\$0.00	\$0.00	\$0.00	\$13,204.74
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Change In Net Assets</b>	(\$13,204.74)	\$0.00	\$0.00	\$0.00	(\$13,204.74)
<b>Net Assets At Beginning Of Year</b>	\$90,934.26	\$579,416.54	(\$327,025.96)	\$0.00	\$343,324.84
<b>Net Assets At End Of Year</b>	\$77,729.52	\$579,416.54	(\$327,025.96)	\$0.00	\$330,120.10

**Magic Reserve CDD**  
 Budget to Actual  
 For the Month Ending 10/31/2018

	Actual	Year To Date Budget	Variance	FY2019 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$0.00	\$12,137.50	\$(12,137.50)	\$145,650.00
<b>Net Revenues</b>	<b>\$0.00</b>	<b>\$12,137.50</b>	<b>\$(12,137.50)</b>	<b>\$145,650.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$309.78	\$333.33	\$(23.55)	\$4,000.00
Management	2,083.33	2,083.33	(0.00)	25,000.00
Engineering	0.00	833.33	(833.33)	10,000.00
Dissemination Agent	0.00	416.67	(416.67)	5,000.00
District Counsel	0.00	2,083.33	(2,083.33)	25,000.00
Assessment Administration	5,000.00	416.67	4,583.33	5,000.00
Audit	0.00	300.00	(300.00)	3,600.00
Travel and Per Diem	36.73	0.00	36.73	0.00
Telephone	0.00	41.67	(41.67)	500.00
Postage & Shipping	0.00	25.00	(25.00)	300.00
Copies	0.00	41.67	(41.67)	500.00
Legal Advertising	164.90	139.92	24.98	1,679.00
Miscellaneous	0.00	131.25	(131.25)	1,575.00
Dues, Licenses, and Fees	0.00	14.58	(14.58)	175.00
Property Appraiser	0.00	27.08	(27.08)	325.00
Irrigation	0.00	833.33	(833.33)	10,000.00
General	5,610.00	514.25	5,095.75	6,171.00
Lake Maintenance	0.00	568.75	(568.75)	6,825.00
Landscaping Maintenance & Material	0.00	2,500.00	(2,500.00)	30,000.00
Streetlights	0.00	833.33	(833.33)	10,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$13,204.74</b>	<b>\$12,137.50</b>	<b>\$1,067.24</b>	<b>\$145,650.00</b>
<b>Total Expenses</b>	<b>\$13,204.74</b>	<b>\$12,137.50</b>	<b>\$1,067.24</b>	<b>\$145,650.00</b>
<b>Net Income (Loss)</b>	<b>\$(13,204.74)</b>	<b>\$0.00</b>	<b>\$(13,204.74)</b>	<b>\$0.00</b>