

MINUTES OF MEETING

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, October 7, 2024, at 10:14 a.m.
1170 Celebration Blvd., Ste 106,
Celebration, FL 34747**

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Karen Tookuni	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Jasmin Barone	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Steven N. Boyd, P.E.	Boyd Civil Engineering	(via phone)
Mark Watts	Cobb Cole	(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 Reserve Community Development District at 10:21 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

**Nomination(s) for Vacant Seat 1
(term expires 11/2026)**

This item was deferred.

**Consideration of the Minutes of
the August 5, 2024, Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the August 5, 2024, Board of Supervisors' Meeting.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the August 5, 2024, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of FY24 Amended Budget

Ms. Gaarlandt noted this agenda item is for discussion. Once a clear direction is set then a resolution to approve the amended budget will be presented at the November meeting.

Ms. Gaarlandt stated the FY24 budget is about \$80,000.00 short of being able to cover outstanding invoices from the HOA for the gate house, fountains, and extremely high irrigation invoices. She noted invoices in the amounts of \$31,000.00, \$27,000.00, \$18,000.00, and \$19,000.00, respectively. These amounts account for the 63% of the total irrigation that the District is responsible for.

Mr. Lizasuain stated this cost will need to be passed onto the property owners.

Ms. Gaarlandt noted this could be handled though a developer deficit funding agreement for the next Fiscal Year.

Mr. Watts stated the most logical route would be to fund this through a deficit funding agreement that can be rolled into the assessments for the next fiscal year in order to catch up on the funding.

Mr. Lizasuain asked how the funding agreement would work. Mr. Watts explained the funding agreement would be paid on an as incurred basis, as additional charges come in that are outside of the amounts the District have budgeted, the Developer would advance the funding and then roll that into the assessment for the next year.

Mr. Lizasuain and Mr. Watts agreed to set up a phone call on October 15 at 1pm to discuss a strategy and put together an agreement.

Consideration of Paradise Lawns Sod Proposal

This item was deferred.

Consideration of Agreement Re: Developer Control of

**Entry/Fountain Feature and
Guard House**

Mr. Watts stated this is ready in draft form. Mr. Lizasuain would like to approve it subject to any final revisions from the HOA.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Agreement Regarding Developer Control of Entry/Fountain Feature and Guard House subject to final revisions from the HOA.

**Financing option(s) for
improvements / Maintenance
Agreement with HOA**

This item was deferred.

**Consideration of Agreement Re:
Developer Control of
Entry/Fountain Feature and
Guard House**

This item was deferred.

**Maintenance Agreement for Parcel
02-25-27-4016-0001-00D2**

This item was deferred.

**Ratification of the Series 2019
Project Completion Certificate**

This item was deferred. District Engineer and District Counsel will finalize documents to be ratified at the November meeting.

**Ratification of Payment
Authorizations Nos. 194 – 195, 197**

Ms. Gaarlandt stated these are regular District expenses and they have been previously approved.

On motion by Ms. Legentil, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorization Nos. 190 - 193.

**Consideration of Payment
Authorizations 196, 198 - 200**

Ms. Gaarlandt stated these are regular District expenses.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Payment Authorization Nos. 190 - 193.

**Review of District Financial
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted at the end of August, the District is at \$313,000.00 in expenditures exceeding the \$255,000.00 budget. Ms. Gaarlandt noted the increases are mostly from the irrigation issue previously discussed.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled in conjunction with the Landowners Election November 4, 2024.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the October 7, 2024, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.


Secretary/Assistant Secretary
Chairman/Vice Chairman