

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, November 4, 2024, at 10:39 a.m.

**1170 Celebration Blvd., Ste 106,
Celebration, FL 34747**

Board Members in attendance:

Hector Lizasuain
Nayara Longaray
Sue Legentil
Karen Tookuni

Chairperson
Vice Chair
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Audrey Ryan
Steven N. Boyd, P.E.
Mark Watts

PFM
PFM (via phone)
Boyd Civil Engineering (via phone)
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 10:39 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

Administration of Oath of Office to Newly Elected Supervisors

Ms. Gaarlandt noted the Newly elected Board members were sworn in prior to the start of the Board meeting.

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

This item was deferred.

Consideration of Resolution 2025- 01, Canvassing and Certifying the

Results of the Landowner's Election

Ms. Gaarlandt stated the results of the Landowners' Election were as follows: Hector Lizasuain in Seat two with 3 votes, Sue Legentil in Seat four with 3 votes, and Karen Tookuni in Seat five with 1 vote. Hector Lizasuain and Sue Legentil will each serve a four year term and Karen Tookuni will serve a two year term.

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 Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election with Hector Lizasuain and Sue Legentil each receiving 3 votes and will serve a four-year term and Karen Tookuni receiving 1 vote and will serve a two-year term.

Consideration of Resolution 2025-02, Election of Officers

Ms. Gaarlandt stated the current slate of officers is as follows: Hector Lizasuain as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, and Karen Tookuni as Assistant Secretaries. Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith and Amy Champagne as Assistant Treasurers.

Ms. Gaarlandt noted the Board can keep the slate the same or make any changes.

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 Resolution 2025-02, Election of Officers keeping the same slate with Hector Lizasuain as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, and Karen Tookuni as Assistant Secretaries. Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith and Amy Champagne as Assistant Treasurers.

Consideration of the Minutes of the October 7, 2024, Board of Supervisors' Meeting

The Board reviewed the Minutes of the October 7, 2024, Board of Supervisors' Meeting.

On motion by Ms. Legentil, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the October 7, 2024, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2025-03, Adopting an Amended FY24 O&M Budget

Ms. Gaarlandt explained that the budget was amended due to the incurred deficit. She noted that District staff reached out to the HOA regarding the high irrigation bills and the response was that the new sod was installed caused the high irrigation bills.

Mr. Watts stated he spoke with the HOA attorney and Mr. Watts recommendation is to approve the amended budget at this time and not approve the Sod invoice at this time.

Ms. Gaarlandt noted there were some adjustments within the various line items.

There was a brief discussion regarding the water bills. Ms. Gaarlandt asked if funding of the budget deficit should be addressed prior to adopting the amended Budget. Mr. Watts responded that could be addressed later.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2025-03, Adopting an Amended FY24 O&M Budget.

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. Ms. Gaarlandt noted the Entry/Fountain and Guard House belongs to the District and the agreement would not require review by 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 authorizing the Chair to sign the final document.

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

This item was deferred.

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

This item was deferred.

**Ratification of the Series 2016
Project Completion Certificate**

Mr. Boyd stated District staff has received conformation that the project is complete, but District staff is still in the process of compiling the documentation and working with District Counsel to get the certification package complete. He noted the package should be complete by the next Board meeting.

**Ratification of Fiscal Year 2024
Auditor Engagement Letter**

Ms. Gaarlandt stated District staff reached out to the auditor, but the letter has not been received back at this time. She noted she will bring the letter before the Board when it is received.

**Ratification of Fiscal Year 2025
Insurance Proposal**

Ms. Gaarlandt stated the Insurance proposal has been reviewed and submitted. She noted the proposal is within the District's budget, and no major changes from the previous year.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified the Fiscal Year 2025 Insurance Proposal.

**Consideration of Payment
Authorizations Nos. 201 - 203**

Ms. Gaarlandt stated these are regular District expenses.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Payment Authorization Nos. 201 - 203.

Review of District Financial Statements

Ms. Gaarlandt stated this is for the Boards information only.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts stated there needs to be a resolution of how maintenance is being handled to work that was authorized without CDD authorization. He noted his team will work on that resolution and report back to the Board.

District Engineer – No report.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled for December.

Audience Comments

There were no audience comments.

Supervisors Requests

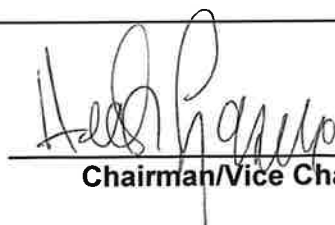
There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the November 4, 2024, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman