

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, December 2, 2024, at 10:10 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
Steven N. Boyd, P.E.
Mark Watts

PFM
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 10:10 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 November 4, 2024, Landowners Meeting, and Board of Supervisors' Meeting

The Board reviewed the Minutes of the November 4, 2024, Landowners Meeting, and Board of Supervisors' Meeting.

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 the Minutes of the November 4, 2024, Landowners Meeting, and Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Discussion Regarding FY24 O&M Budget Deficit Funding

Ms. Gaarlandt explained that at the last Board meeting the Board adopted a revised budget for Fiscal Year 2024 due to highly increased irrigation invoices. She stated at that time the Board did not discuss the funding mechanism for the budget deficit.

Mr. Watts stated District staff is waiting to have a sit down with the HOA to make sure that everything is being funded.

Ms. Gaarlandt stated the District just received another irrigation invoice for the month of October for more than \$26,000.00. She noted if the bills remain at this level the District's budget for the current Fiscal Year will most likely also be exceeded.

There was a brief discussion regarding the District's option to limit irrigation in the areas where new sod was placed without approval from the Board. Mr. Lizasuain will reach out to extension services to arrange for the irrigation to be limited according to best management practices.

Ms. Gaarlandt suggested reaching out to the HOA management company to notify them that the CDD at this time as a good will gesture will pay adjusted irrigation invoices in an amount averaging the monthly amount prior to the installation of the sod until the issue regarding the unauthorized installation of the sod has been resolved.

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 District staff notify the HOA management company that the CDD at this time as a good will gesture will pay adjusted irrigation invoices in an amount averaging the monthly amount prior to the installation of the sod until the issue regarding the unauthorized installation of the sod has been resolved.

Consideration of Paradise Lawns Sod Proposal

This item was deferred.

**Consideration of Payment
Authorizations Nos. 204 - 207**

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. 204 - 207.

**Review of District Financial
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted these financials are for the first full month of the new Fiscal Year.

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 for Monday January 6, 2025 but could possibly be scheduled for the following week, January 13 if there is a quorum issue due to the holidays. Ms. Gaarlandt reminded the Board of the Ethics Training December 31, 2024 deadline..

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

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

This item was deferred.

**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. Watts stated this certificate will be finalized signed after this meeting and can be ratified at the next Board meeting.

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

Mr. Watts stated the Auditor Engagement letter is good in the form that it was received.

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 Fiscal Year 2024 Auditor Engagement Letter.

**Consideration of 2024 Arbitrage
Services Engagement Letter**

Ms. Gaarlandt stated this Arbitrage Services Engagement Letter is consistent with previous engagement letter(s). She noted the District switched to annual reporting with no difference in price as it helps ensuring tax liabilities do not accumulate with changing market conditions..

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 the 2024 Arbitrage Services Engagement Letter.

On motion by Mr. Lizasuain, seconded by Ms. Tookuni, with all in favor, the December 2, 2024, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman