

## **MINUTES OF MEETING**

### **MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING**

**Monday February 3, 2025, at 10:00 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	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Robert Simon	Pursiano	(via phone)
Billy Brown	Pursiano	(via phone)
Yadira Casiano	First Service	(via phone)
Royce Lopez	HOA	(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 10:00 a.m. Roll call was taken.

#### **Public Comment Period**

There were no public comments.

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

Mr. Lizasuain nominated Royce Lopez for the vacant seat.

On motion, by Mr. Lizasuain, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Royce Lopez to Seat 1.

**Consideration of the Minutes of  
the December 2, 2024, Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the December 2, 2024 Board of Supervisors' Meeting.

On motion by Ms. Legentil, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the December 2, 2024 Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Discussion Regarding FY24 O&M  
Budget Deficit Funding**

Mr. Watts noted there was not any surplus remaining from last year's O&M budget. He stated that the District had some conversations with the HOA regarding the total amount due for both capital and operational costs. He suggested the Board authorize payment towards the monthly budgeted costs to help catch up on the invoices from the HOA.

Mr. Watts suggested that the Board discuss whether they want to make any revisions to the budget to allocate any remaining portion of the additional capital dollars to ongoing O&M costs. He also suggested the Board discuss how to proceed moving forward with regards to the Toho Water Authority and what to do to bring the irrigation costs down.

Discussion ensued regarding how the budget for HOA maintenance should be allocated. Ms. Gaarlandt suggested using the \$120,000.00 HOA maintenance budget allocation to pay the sod proposal and use the remaining balance to pay against outstanding invoices. Mr. Watts noted to include the remaining capital amount from the bond trust of \$5,400.00 that could be used to reimburse the HOA for capital improvements that were done. He asked members of the HOA what would be the most helpful way for the funds to be allocated.

Ms. Gaarlandt detailed the total amount budgeted for Fiscal Year 2024-2025 as follows: \$100,000 for irrigation, \$4,000 for lake maintenance, \$120,000 for HOA maintenance, and \$30,000 for landscaping maintenance.

Mr. Watts suggested the Board use the \$125,400 budgeted for capital costs to pay the paradise sod in full and shift the remaining balance of \$11,650 from capital improvements to O&M to increase the total budget to \$45,000 so that could be used to pay off the costs incurred for October, November, December for maintenance and irrigation. Ms. Gaarlandt noted that allocating the fund this way will only address invoices for the first three months of Fiscal Year 2025 and any other outstanding invoices for Fiscal Year 2024 will still need to be addressed.

Ms. Gaarlandt notes that there is a maintenance agreement with the HOA in the works that could change some of these expenses in the future. Mr. Watts stated that this agreement is still under review and staff is looking to get it finalized for the Board's adoption.

Discussion ensued regarding the final invoiced amount for the sod proposal in the amount of \$116,876.50, which is somewhat higher than the proposal amount. Mr. Watts notes that necessary improvements have been made with regards to the addition of the new sod and suggested the Board's approval to authorize payment.

On motion by Mr. Lizasuain, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved payment of the Paradise Lawn Sod invoice in the amount of \$116,876.50 to be made of the available capital funds.

Mr. Watts suggested the remaining balance of \$8,523.50 of capital funds be reallocated to pay ongoing maintenance costs that have been incurred.

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 motion to authorize the remaining capital funds of \$8,523.50 be transferred over to be used for monthly O&M expenses.

The Board reviewed the outstanding balance for October, November, and December invoices totaling \$79,654.21. Mr. Watts suggested the Board authorize payment for the three months using the allocated funds of \$42,186.00 plus the excess \$8,523.00 to catch up on the amounts currently due.

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 motion to use excess funds of \$8,523.00 along with the remaining allocated monthly budget of \$42,186.00 to pay outstanding invoices for October, November, and December.

Mr. Watts request'ed the Board's permission to follow up with Mr. Simon and other representatives to put together a plan for how to address the remaining balance moving forward with regard to the budget.

#### **Consideration of Paradise Lawns Sod Proposal**

This item was discussed and approved during the Discussion Regarding FY24 O&M Budget Deficit Funding.

**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.

**Consideration of Engineer's  
Certification of Completion, Series  
2016 Project**

Mr. Watts stated that a draft copy of the certificate has been provided. The District Engineer has not yet signed the certificate. Mr. Watts suggested the Board approve the certificate in form and authorize Mr. Mr. Boyd to finalize and execute the certificate..

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 Engineer's Certification of Completion, Series 2016 Project in form.

**Ratification of Payment  
Authorization No. 208**

The Board review the Ratification of Payment Authorization No. 208.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorization No. 208.

**Consideration of Payment  
Authorizations Nos. 209 - 211**

Ms. Gaarlandt stated these are standard 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. 209 - 211.

**Review of District Financial  
Statements**

Ms. Gaarlandt stated this is for the Boards information only. She noted these financials are for November.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt stated the Board will look to meet again sometime in March to discuss items that were deferred in today's meeting. She reviewed the New Board Member information with the newly appointed supervisor, Mr. Royce Lopez. She noted for the record that Mr. Lopez declined compensation for attending Board meetings.

**Audience Comments**

There were no audience comments.

**Supervisors Requests**

There were no supervisor requests.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On motion by Mr. Lizasuain, seconded by Ms. Tookuni, with all in favor, the February 3, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman