

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, May 12, 2025, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, 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

Gazmin Kerr

Audrey Ryan

Mark Watts

Steven Boyd

PFM

PFM

PFM

Cobb Cole

Boyd Civil Engineering

(via phone)

(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 members of the public present.

Consideration of the Minutes of the February 3, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes of the February 3, 2025, Board of Supervisors' Meeting.

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 Minutes of the February 3, 2025, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2025-04, Approving a Preliminary Budget for FY 2026 and Setting a Public Hearing Thereon

Ms. Gaarlandt recommended August 4, 2025, at 10:00 a.m., at the current location, for the Public Hearing which coincides with the scheduled Board Meeting.

The Board reviewed the preliminary budget. Ms. Gaarlandt noted one of the largest expenses on the budget is the irrigation.

Mr. Lizasuain gave an overview of the meeting that was held with TOHO Water Authority and their recommendations regarding the irrigation and the sod.

Mr. Watts recommended adopting the preliminary budget with the current amounts. This can be lowered at the August meeting if needed.

Ms. Gaarlandt reviewed the optional additional insurance expenses and the additional landscaping fees noting that the outstanding invoices due to the HOA should be covered in the proposed budget. She also stated there will be an increase in assessments to \$3,068.00. This will be sent out to residents via notice.

There was brief discussion regarding the landscaping invoices.

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 2025-04, Approving a Preliminary Budget for FY 2026 and Setting a Public Hearing Thereon for August 4, 2025 at 10:00 a.m. at the current location.

Consideration of Proposal for Track B1 and D2 Maintenance

Ms. Gaarlandt noted this proposal is from the HOA and is for bushhogging.

There was brief discussion regarding the area. It was noted that area is a buffer.

Mr. Lizasuain will follow up.

Mr. Watts also noted he is working with the HOA attorney to finalize an updated maintenance agreement.

**Discussion/Update on
Irrigation/TOHO**

Mr. Lizasuain gave an update on the TOHO meeting earlier in the meeting, and noted this is an ongoing discussion. This will remain on the agenda for the next meeting for an update.

**Consideration of VGlobalTech Fee
Increase Letter**

Ms. Gaarlandt noted that this increase is reflected in the budget that was just approved.

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 VGlobalTech Fee Increase Letter.

**Review and Acceptance of 2024
Arbitrage Rebate Report, Series
2016 Bond**

Ms. Gaarlandt gave an overview of the report.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District reviewed and accepted the 2024 Arbitrage Rebate Report, Series 2016 Bond.

**Consideration of Series 2016 Bond
2025 Arbitrage Services
Engagement Letter**

Ms. Gaarlandt noted the engagement letter is consistent with previous engagement letters as this is done annually.

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 Series 2016 Bond 2025 Arbitrage Services Engagement Letter.

**Ratification of Agreement Re:
Developer Control of**

Entry/Fountain Feature and Guard House

Mr. Watts recommended approving the Developer Maintenance Agreement and authorizing final execution by the Chair. Once executed it will be brought back before the Board for ratification.

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 the Developer Maintenance Agreement and authorized the Chair to execute 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. It was noted these will be part of one maintenance agreement and can be combined into one agenda item.

Ratification of Payment Authorization Nos. 212 - 219

Ms. Gaarlandt stated these are standard District expenses. These are solely for ratification.

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 Nos. 212 - 219.

Review of District Financial Statements

Ms. Gaarlandt stated this is for information only.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel – No report.
- District Engineer – Mr. Boyd is working on finalizing the Certificate of Completion. Once fully executed, it will be brought before the Board for ratification.
- District Manager – Ms. Gaarlandt reminded the Board of their Form 1 filing deadline of July 1, 2025, and the required annual Ethics Training that must be done by December 31st. She will send out reminders and the links to the training. Ms Gaarlandt recommend providing the District Manger with the date for completion for records purposes. The next meeting is scheduled for June 2nd.

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 Mr. Lizasuain, with all in favor, the May 12, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman