

## **MINUTES OF MEETING**

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

**Monday, June 2, 2025, at 10:00 a.m.**

**7430 Brooklyn Dr.**

**Kissimmee, FL 34747**

Board Members in attendance:

Hector Lizasuain  
Nayara Longaray  
Sue Legentil

Chairperson  
Vice Chair  
Assistant Secretary

Also Present:

Jane Gaarlandt  
Gazmin Kerr  
Audrey Ryan  
Mark Watts  
Steven Boyd

PFM	
PFM	(via phone)
PFM	(via phone)
Cobb Cole	(via phone)
Boyd Civil Engineering	(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 10:01 a.m. Roll call was taken.

##### **Public Comment Period**

There were no members of the public present.

##### **Consideration of the Minutes of the May 12, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes of the May 12, 2025, 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 May 12, 2025, Board of Supervisors' Meeting.

**Review of Letter from Supervisor  
of Elections – Osceola County**

Ms. Gaarlandt noted that as of April 15, 2025, there are 5 registered voters within the Magic Reserve Community Development District per the letter from the Supervisor of Elections, Osceola County. There will be a letter blast sent out to all homeowners regarding this.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Discussion/Update                      on  
Irrigation/TOHO**

Mr. Lizasuain is waiting on TOHO and will follow up. It was noted that TOHO is reviewing the billing. Once complete, they will start the process of acquiring quotes for a irrigation well.

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

The Board reviewed the agreement and noted the Chair will execute once finalized. There are a few items needing to be reviewed by District Counsel.

This item was deferred.

**Consideration of Maintenance  
Agreement between the District  
and HOA: Parcel 02-25-27-4016-  
0001-00D2**

This item was deferred.

**Ratification of Funding Requests  
Nos. 29 – 32**

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 Funding Requests Nos. 29-32.

**Consideration of Payment  
Authorizations Nos. 220 - 222**

Ms. Gaarlandt stated these are standard District expenses.

On motion by Ms. Longaray, seconded by Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Payment Authorizations Nos. 220-222.

**Review of District Financial  
Statements**

Ms. Gaarlandt stated the financials are for information only and are as of April 2025.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – Mr. Watts noted he is waiting on the agreement from TOHO to finalize everything and move forward.

District Engineer – Mr. Boyd noted he had sent the completion certification for the project to Mr. Watts for review and to close out.

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 31<sup>st</sup>.

There was brief discussion regarding the auditor policy lease agreement verbiage. Mr. Watts will follow up.

**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 June 2, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:12 a.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman