

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, August 4, 2025, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Hector Lizasuain
Nayara Longaray
Sue Legentil
Royce Lopez

Chairperson
Vice Chair
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Audrey Ryan
Mark Watts
Steven Boyd
Yadira Casiano

PFM	
PFM	(via phone)
PFM	(via phone)
Cobb Cole	(via phone)
Boyd Civil Engineering	(via phone)
HOA	

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 public comments.

Review and Acceptance of the Resignation Letter from Karen Tookuni

Ms. Gaarlandt noted this resignation is from Seat 5, with a 2026 term expiration.

On motion, by Mr. Lizasuain, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the Resignation Letter from Karen Tookuni.

There were no nominations at this time.

Consideration of Resolution 2025-05, Election of Officers

Ms. Gaarlandt reviewed the current slate of Officers and noted this resolution would remove Ms. Tookuni and add Mr. Lopez as Assistant Secretary.

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 2025-05, Election of Officers, with the slate of officers as amended.

Consideration of the Minutes of the June 2, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes of the June 2, 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 June 2, 2025, Board of Supervisors' Meeting.

Consideration of Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the annual meeting schedule. She noted the meeting schedule and location remain the same and can be adjusted as needed.

On motion, by Ms. Legentil, seconded by, Mr. Lopez, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026 with meetings on the first Monday of the month at 10:00 a.m. at 7430 Brooklyn Dr. Kissimmee, FL 34747.

Consideration of Resolution 2025-09, Adopting Goals, Objective, and Performance Measures and Standards

Ms. Gaarlandt reviewed the resolution and noted this is an annual statutory requirement. The report for the current fiscal year must be posted on the website by December first.

There was brief discussion regarding the District Engineer's report and budget for the report. It was noted to change the report to an annual request. Mr. Boyd will provide a proposal for the annual inspection 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 approved Resolution 2025-09, Adopting Goals, Objective, and Performance Measures and Standards, as amended.

SECOND ORDER OF BUSINESS

General Business Matters

Public Hearing on the Adoption of the District's Annual Budget

- Public Comments and Testimony
- Board Comments

A. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On motion, by Mr. Lizasuain, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Casiano inquired about the entrance features and gate house. It was noted these expenses were transferred back to Developer control.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Gaarlandt noted the irrigation line item has been increased for outstanding expenses.

Ms. Gaarlandt noted the budget is the same overall budget as the preliminary budget previously 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 Resolution 2025-07, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

**Public Hearing on the Imposition
of Special Assessments**

- Public Comments and Testimony

- Board Comments

A. Consideration of Resolution 2025-08, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On motion, by Mr. Lizasuain, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District opened the Public Hearing on the Imposition of Special Assessments.

There were no public comments.

There were no Board comments.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District closed the Public Hearing on the Imposition of Special Assessments.

Ms. Gaarlandt gave an overview of the resolution and noted the assessments fund the approved budget.

There was discussion regarding the increase in the budget and assessments. It was noted the increase is primarily due to the irrigation cost.

There was also discussion regarding the landscaping that the County is supposed to be taking care of and the irrigation issues. It was noted the budget is based on the numbers used in the previous year and any leftover funds can be used for contingency.

Mr. Lizasuain discussed the CDD and HOA relationship.

There was brief discussion about the market in Osceola County and the increasing fees.

There was continued discussion regarding the increase in irrigation costs. Ms. Gaarlandt noted this will allow the District to catch up on outstanding invoices. The budget can be readjusted for the next fiscal year and remaining funds are carried forward.

Ms. Ryan noted that funds remain in a contingency account, unless an interest bearing account is requested by the Board. The Board agreed to move the funds to an interest bearing account if contingency funds become available.

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 2025-08, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection.

Discussion/Update on Irrigation/ TOHO

Mr. Lizasuain gave an update. TOHO has reviewed all the invoices. They have offered to complete an audit to see where the high water usage is coming from. Lastly, they will investigate a well option.

There was discussion regarding building a well. Mr. Lizasuain noted TOHO would have to give the approval.

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

There was discussion regarding the effective date of the agreement.

Mr. Watts noted the Board can adjust the start date.

It was noted the effective date would be October 1, 2024. Mr. Watts will adjust the agreement.

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 the Agreement regarding Developer Control of Entry/Fountain Feature and Guard House, with amended effective date of October 1, 2024.

**Consideration of Maintenance
Agreement between the District
and the HOA**

This item was deferred.

Mr. Watts will follow up.

**Review and Consideration of
Speed Bump Installation
Proposals**

Ms. Gaarlandt noted this request came from the HOA due to speeding issues in the community. This is not currently in the budget.

Mr. Watts noted contingency funds could be used for this, if not needed for irrigation.

Mr. Lizasuain will follow up with the County as they have to approve the installation.

There was brief discussion regarding the installation and the liability. It was noted the County will do a traffic study prior to consideration and approval.

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 Speed Bump Installation Proposal, with final review of funding by the Board and authorization for the Chair to execute.

**Consideration of Funding
Requests Nos. 33 – 36**

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 Funding Requests Nos. 33-36.

**Ratification of Payment
Authorizations Nos. 223 - 229**

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. 223-229.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials were for information only and are as of June 30, 2025.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Gaarlandt inquired about the Completion Certificate. Mr. Watts will follow up.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board of their annual required Ethics Training due by December 31st.

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. Longaray, with all in favor, the August 4, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:52 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman