

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT RESCHEDULED BOARD OF SUPERVISORS' MEETING

Monday, October 20, 2025, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	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 10:04 a.m. Roll call was taken.

Public Comment Period

There were no public comments.

Nomination(s) for Vacant Seat 5 (term expires 11/2026)

Ms. Gaarlandt called for nominations.

On motion, by Ms. Longaray, seconded by, Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Mr. Erick Magno to Seat 5.

District Management will send out the Board information to Mr. Magno and he will be sworn in prior to the next meeting.

Consideration of the Minutes of the August 4, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

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 August 4, 2025, Board of Supervisors' Meeting.

Consideration of Resolution 2026-01, Election of Officers

This item was deferred.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget

Ms. Gaarlandt reviewed the resolution and noted the budget did increase, however, the increase was covered by additional income and line items were adjusted as needed.

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 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget.

Consideration of Proposal for Annual Engineer's Report

Mr. Boyd noted that a proposal will be provided for the next meeting and stated the report could be completed for a not-to-exceed amount of \$2,500.

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 a not-to-exceed amount of \$2,500.00 for the Annual Engineer's Report.

Update on Irrigation/TOHO

Mr. Lizasuain noted there were no updates. He will follow up with Mr. Watts.

Update on Speed Bumps Installation

Mr. Lizasuain noted there were no updates. He will follow up with Mr. Watts.

Consideration of Maintenance Agreement between the District and the HOA

This item will be removed from the agenda until further notice.

Consideration of Funding Request Nos. 37 & 38

The Board reviewed the funding requests.

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 Funding Request Nos. 37 & 38.

Ratification of Payment Authorizations Nos. 231 - 236

Ms. Gaarlandt noted these are solely for ratification.

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 Payment Authorizations Nos. 231-236.

Review of District Financial Statements

Ms. Gaarlandt stated the financials were for information only.

The Board reviewed the financial statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is moved to November 10, 2025. She further asked for the Board's authorization for the Chair or Vice Chair to work with District Staff to finalize the FY25 Goals & Objective Report.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District authorized the Chair or Vice Chair to work with District Staff on finalizing the FY 2025 Goals and Objectives Report.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

Ms. Gaarlandt noted that Mr. Lizasuain's has submitted his letter of resignation letter effective at the conclusion of the meeting. Acceptance of the letter will be on the agenda at the next Board meeting.

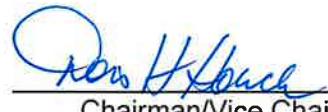
FOURTH ORDER OF BUSINESS

Adjournment

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the October 20, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:18 a.m.


Karen Gault

Secretary/Assistant Secretary


Ron H. House

Chairman/Vice Chairman