

## MINUTES OF MEETING

### MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS' MEETING

Monday, January 12, 2026, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Doris Houck	Chair
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Frederico Gontijo	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Kevin Plenzler	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 10:24 a.m. Roll call was taken.

#### Public Comment Period

There were no public comments.

#### Nomination(s) for :

- Vacant Seat 2 (term expires 11/2028)
- Vacant Seat 5 (term expires 11/2026)

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Ms. Houck to Seat 2, with a term expiration of 11/2028.

Ms. Gaarlandt administered the Oath of Office to Ms. Houck.

**Review and Acceptance of the  
Resignation Letter from Hector  
Lizasuain**

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

Ms. Gaarlandt called for nomination for Vacant Seat 5.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Mr. Gontijo to Seat 5, with a term expiration of 11/2026.

**Swearing In New Supervisors**

Ms. Gaarlandt administered the Oath of Office to Mr. Gontijo.

**Consideration of the Minutes of  
the October 20, 2025, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

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 October 20, 2025, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-  
01, Election of Officers**

Ms. Gaarlandt noted this resolution will add the new Officers and elect a Chairperson.

Ms. Gaarlandt reviewed the current slate of Officers.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Ms. Doris Houck as Chairperson.

On motion, by Ms. Houck, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2026-01, Election of Officers with Doris Houck as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Royce Lopez, Sue Legentil, Frederico Gontijo, and Gazmin Kerr as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

#### SECOND ORDER OF BUSINESS

#### General Business Matters

##### **Consideration of Proposal for Annual Engineer's Report**

Ms. Gaarlandt noted that an annual engineer's inspection report was added to the District's goals and objectives for FY26. The Board previously approved a not-to-exceed amount for this report of \$2,500.00. The actual proposal amount totaled \$4,200.00 which is why the proposal was brought back to the board

Mr. Boyd noted he will honor the \$2,500.00 previously agreed upon amount.

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 Proposal for the Annual Engineer's Report and authorized the Chair to execute.

#### **Update on Irrigation/TOHO**

There were no updates at this time. District Counsel will follow up.

Ms. Gaarlandt noted the November irrigation bill was extremely high due to a leak. District Management has requested a reduced rate for that invoice due to the leak. Ms. Gaarlandt will forward this information to District Counsel.

This item was deferred.

**Update on Speed Bumps Installation**

There were no updates at this time. District Counsel will follow up with the HOA.

This item was deferred.

**Ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Ms. Gaarlandt presented the agreement noting this is an annual agreement.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified the Data Sharing and Usage Agreement with the Osceola County Property Appraiser.

**Ratification of FY 2025 Arbitrage Engagement Letter with LLS Tax Solutions Inc.**

Ms. Gaarlandt presented the engagement letter. It was noted this is consistent with previous engagement letters and the report is completed on an annual basis.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified the FY 2025 Arbitrage Engagement Letter with LLS Tax Solutions Inc.

**Consideration of Funding Request No. 39**

The Board reviewed the funding request.

It was noted Ms. Longaray will continue approving the funding requests.

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 Funding Request No. 39.

**Ratification of Payment  
Authorizations Nos. 237 - 242**

Ms. Gaarlandt noted these are solely for ratification.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 237-242.

**Review of District Financial  
Statements**

Ms. Gaarlandt stated the financials were for information only, no board action required.

The Board reviewed the financial statements through November 2025.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – Mr. Watts reviewed the Florida Statutes regarding Sunshine laws, ethics, and public records laws for the newly elected Supervisors. It was noted there are District assigned email accounts available to the Supervisors. Mr. Watts also reviewed the Form 1 requirements for the Board.

District Management will email an information packet to the newly elected Officers. Ms. Houck elected to receive compensation.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for February 2, 2026. It was noted meetings will be held on the first Monday of the month, at 10:00 a.m., at the current location.

Ms. Gaarlandt reviewed the FY25 Goals and Objectives Report and noted the report is posted on the District's website. The District has met all goals and objectives for Fiscal Year 2025.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the FY25 Goals and Objectives Report.

#### **Audience Comments**

There were no audience comments.

#### **Supervisors Requests**

There were no supervisor requests.

#### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the January 12, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.



Karen Gallet  
Secretary/Assistant Secretary



Amy H. Houck  
Chairman/Vice Chairman