

MINUTES OF MEETING

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, February 2, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
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)
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	Boyd Civil Engineering	(via phone)
Fernanda Doria	Magic Companies Group	

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.

**Consideration of the Minutes of
the January 12, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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 the Minutes of the January 12, 2026, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Update on Irrigation/TOHO

This item was deferred.

Update on Speed Bumps Installation

This item was deferred.

**Discussion Regarding Request for
CDD's Approval for a License to use
the Existing Pond for the
Management and Discharge of
Residual Stormwater Runoff**

Mr. Watts gave an overview and noted this request was received last week. He will follow up on the easement requirements. There will be an update at the next meeting.

**Ratification of Payment
Authorizations Nos. 243-252**

Ms. Gaarlandt noted these were previously approved and are included solely for ratification.

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 Payment Authorizations Nos. 243 - 252.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through December 2025.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Doria asked for clarification on the terms of the previously signed agreement between the District and the Developer regarding Developer

Control of the Fountain and Gatehouse. Mr. Watts will follow up with clarification.

District Engineer – Mr. Boyd noted the annual inspection will be taking place February 6, 2026 and staff will need gate access. It was noted the front gate will be open.

There was a comment regarding the residual storm water. Mr. Watts and Mr. Boyd will follow up for clarification.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for March 2, 2026. She will be sending out the information packet to the new Board members.

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 Ms. Legentil, with all in favor, the February 2, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:13 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman