

**MINUTES OF MEETING**

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Monday, April 6, 2026, at 10:00 a.m.  
7430 Brooklyn Dr.  
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chair
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)

**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 10:02 a.m. Roll call was taken.

**Public Comment Period**

There were no members of the public present.

**Consideration of the Minutes of  
the February 2, 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 February 2, 2026, Board of Supervisors' Meeting.

## SECOND ORDER OF BUSINESS

### General Business Matters

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

There were no updates at this time. It was noted the irrigation is down to a normal level.

There was brief discussion regarding a refund for the leak. Mr. Watts will follow up with Mr. Lizasuain on the previous conversations with TOHO and reimbursement.

This item was deferred.

#### **Update on Speed Bumps Installation**

There was no update at this time.

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 he will follow up.

Mr. Boyd noted the ponds were not designed to handle additional water. It was noted that if they can provide documentation that the groundwater level is lower now than when permitted, there may be some capacity.

Ms. Houck commented on the liability.

#### **Discussion of Cleanup of Tracts B1 and D2**

##### **• Cleanup Proposal (s)**

Ms. Gaarlandt noted this was a request from the HOA and these tracts were previously maintained by the Developer. It was noted only one proposal was received.

There was brief discussion regarding the location and the maintenance responsibility.

Mr. Watts will follow up regarding the ownership.

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 Cleanup Proposal for Tracts B1 and D2, subject to verification of ownership by District Counsel.

**Consideration of Backflow  
Prevention Repair at Reedy Creek  
(Tract D2)**

Ms. Gaarlandt presented the proposal. It was noted this request came from the HOA. It was noted only one proposal was received at this time. District Management will try to obtain another proposal for comparison.

There was brief discussion regarding the location and maintenance responsibility.

Mr. Gontijo will provide pictures and exact location to District Engineer, who will follow up regarding maintenance responsibility

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 Backflow Prevention Repair at Reedy Creek (Tract D2), with a not-to-exceed amount of \$20,000.00, subject to verification of District Responsibility by the District Engineer.

**Consideration of the Rate Increase  
Proposal with Boyd Civil  
Engineering**

Ms. Gaarlandt presented the Proposal and noted this is a normal increase.

Mr. Boyd noted the last increase was two years ago.

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 Rate Increase Proposal with Boyd Civil Engineering.

**Review and Consideration of the  
FY 2025 Arbitrage Rebate Report  
with LLS Tax Solutions Inc.**

Ms. Gaarlandt presented the report and noted the District does not have any arbitrage liability at this time.

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

**Review and Consideration of FY 2026 Arbitrage Engagement Letter with LLS Tax Solutions Inc.**

Ms. Gaarlandt noted this engagement Letter is for the upcoming year with the current vendor and is consistent with previous engagement letters

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 FY 2026 Arbitrage Engagement letter with LLS Tax Solutions Inc.

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

Ms. Gaarlandt noted this is an annual standard 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 Osceola County Property Appraiser.

**Ratification of Payment Authorizations Nos. 253-260**

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. 253 - 260.

**Review of District Financial Statements**

Ms. Gaarlandt stated the financials are for information only. It was noted there is a line item for HOA Maintenance within the budget.

The Board reviewed the financial statements through February 2026.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – No report.

District Engineer – Mr. Gontijo commented regarding the no access roadway and people dumping trash. He will follow up with photos for District Management. It was noted this may be a County issue; Mr. Boyd will verify.

There was brief discussion regarding the location.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for May 4, 2026. This will be the preliminary budget meeting.

**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 April 6, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:25 a.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman