

MINUTES OF MEETING

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, May 11, 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
Sue Legentil	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Audrey Ryan	PFM	
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 10:00 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

**Consideration of the Minutes of
the April 6, 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 April 6, 2026, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-02,
Designating a Date, Time, and
Location for the Landowner Meeting**

Ms. Gaarlandt noted the recommendation is to hold the Landowner Meeting on November 2, 2026, at 10:00 a.m. The Board does not have to be in attendance, only the Landowner (s) and/or Proxy Holder.

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 2026-02, Designating a Date, Time and Location for the Landowner Meeting, with a date of November 2, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

Ms. Gaarlandt noted that Seat 1, currently held by Mr. Lopez, Seat 3, currently held by Ms. Longaray, and Seat 5, currently held by Mr. Gontijo, will be up for election.

**Review of Letter from the Osceola
County Supervisor of Elections
Regarding Number of Registered
Voters**

Ms. Gaarlandt noted that as of April 15, 2026, there are 4 registered voters within the District according to the letters from the Supervisor of Elections. She noted there has been communication with the Supervisor of Elections office, but there have been no corrections thus far.

There was brief discussion regarding the restrictions of the District and the issue of having registered voters within the District.

District Counsel can follow up with the Supervisor of Elections.

Ms. Kerr will send the registered addresses to Ms. Longaray for follow-up.

**Seating of Auditor Selection
Committee**

Ms. Gaarlandt noted the Auditor Selection Committee will be following the Board of Supervisors Meeting and recommended that the full Board be seated as the Committee.

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 Seating of the Auditor Selection Committee as the full Board of Supervisors

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2026-03, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt noted the recommended date for the public hearing is August 3, 2026, at 10:00 a.m., at the current location. This is during a regularly scheduled Board of Supervisors meeting.

Ms. Gaarlandt reviewed the changes within the budget. It was noted the budget can be decreased but cannot be increased once approved. There has been communication with the HOA regarding the maintenance costs for the upcoming fiscal year.

There was brief discussion regarding the irrigation costs. Ms. Ryan noted the outstanding balance will be caught up by the end of the current fiscal year.

Ms. Longaray noted the irrigation account can be accessed online now.

There was brief discussion regarding the miscellaneous line item and end of the fiscal year budget adjustments. It was noted the overall budget has not increased.

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 2026-03, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon, with a date of August 3, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

Continued 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 noted the owner will have his engineer reach out to the District Engineer regarding the District capacity and permitting.

Mr. Boyd noted he received a voicemail on Friday and will be setting up a meeting with them for follow up. It was noted the stormwater ponds were not built for excess.

Ms. Longaray noted that Code Enforcement needs to be notified that Mr. Lizasuain is no longer on the Board. District Management will follow up. Ms. Longaray will be the new contact.

This item was deferred.

**Review and Acceptance of the
Fiscal Year 2025 Audit Report**

Ms. Gaarlandt noted this was reviewed by District Staff.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the Fiscal Year 2025 Audit Report.

**Ratification of Payment
Authorizations Nos. 261-265**

Ms. Gaarlandt noted these were previously approved and are included solely for ratification. It was noted these are for standard District expenses.

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. 261 - 265.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through March 2026.

There was brief discussion regarding exceeding the budget.

No action was required.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Longaray requested information on the CDD responsibility related to Magic Village 2 LLC. Mr. Watts noted these were outside of the plat boundary when the last plat was recorded. District Counsel will follow up to verify the CDD boundary. Mr. Boyd noted that area should be conveyed to the CDD. The District Engineer will follow up. This will be on the agenda for the next Board meeting. Ms. Longaray will follow up to confirm that this is the correct course of action.

District Engineer – Mr. Boyd commented regarding the needed repair of the back flow preventer. He noted that he is confirming if it is a CDD responsibility or a TOHO responsibility and will follow up.

District Manager – There was brief discussion regarding the bushhogging maintenance item. District Counsel confirmed the location is a CDD responsibility. District Management will confirm once the project is completed.

Ms. Gaarlandt noted there was a letter received that confirms the District's maintenance responsibilities regarding the roadway tracts.

Ms. Gaarlandt reminded the Board of the Form 1 filing due July 1, 2026, and the next meeting is scheduled for June 1, 2026.

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 May 11, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman