**MINUTES OF MEETING**

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

Board Members in attendance:

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

Also Present:

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| Jane Gaarlandt | PFM | |
| Gazmin Kerr | PFM | (via phone) |
| Audrey Ryan | PFM | (via phone) |
| Xabier | 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 May 11, 2026:**
- **Board of Supervisor's Meeting**
- **Auditor Selection Committee Meeting**

The Board reviewed the minutes.

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| 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 May 11, 2026, Board of Supervisors' Meeting and Auditor Selection Committee Meeting. |

**SECOND ORDER OF BUSINESS** **General Business Matters**

**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**

Xabier gave an update and noted this is still in progress.

This item was deferred.

**Consideration of Palm Removal Proposal with Paradise Lawns & Landscaping Inc.**

Ms. Gaarlandt noted this was from the Master Association and was included in the maintenance line item for the budget.

Ms. Ryan confirmed.

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| 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 Palm Removal Proposal with Paradise Lawns and Landscaping, Inc. |

**Discussion Regarding Magic Village 2 LLC Responsibility**

There was brief discussion regarding the piece of land that has been acquired. At this time, it will not affect the CDD.

This item will be removed from the agenda until there is an update to provide.

**Ratification of Payment Authorizations No. 266**

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

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| 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 No. 266. |

**Review of District Financial Statements**

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through May 2026.

Ms. Ryan noted the irrigation invoices will be caught up by the end of the fiscal year and confirmed the invoices have normalized.

No action was required.

**THIRD ORDER OF BUSINESS** **Other Business**

**Staff Reports**

District Counsel – Not present.

District Engineer – There was brief discussion regarding the back flow preventor issue. There was no update at this time. Xabier will follow up with Mr. Boyd.

District Manager – Ms. Gaarlandt noted District Management will follow up on the bush hogging. She reminded the Board that the next meeting is scheduled for August 3, 2026. This will include the Public Hearing on the adoption of the Fiscal Year 2026- 2027 budget, and Auditor Selection Committee Meeting.

**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. Houck, with all in favor, the July 6, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:11 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman