

**MINUTES OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, August 3, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
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)
James Curley	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 10:07 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

**Consideration of the Minutes of
the July 6, 2026 Board of
Supervisor's Meeting**

The Board reviewed the minutes.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the July 6, 2026, Board of Supervisors' Meeting.

**Consideration of Resolution
2026-05, Adopting the Annual
Meeting Schedule for Fiscal Year
2026/2027**

Ms. Gaarlandt reviewed the annual meeting schedule. She noted the meetings would continue at the current location, day, and time; changes can be made as needed.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027 with meetings on the first Monday of the Month at 10:00 a.m. at 7430 Brooklyn Dr. Kissimmee, FL 34747.

**Consideration of Resolution 2026-
06, Adopting Goals, Objectives,
and Performance Measures and
Standards.**

Ms. Gaarlandt noted there were no changes to the Goals, Objectives and Performance Measures and Standards the Board adopted last year.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards.

SECOND ORDER OF BUSINESS

General Business Matters

**Public Hearing on the Adoption of the
District's Annual Budget**

- **Public Comments and Testimony**
- **Board Comments**
 - a) **Consideration of Resolution
2026-07, Adopting the Fiscal
Year 2027 Budget and
Appropriating Funds**
 - b) **Consideration of Resolution
2026-08, Adopting an**

**Assessment Roll for Fiscal
Year 2027, and Certifying
Special Assessments for
Collection**

Ms. Gaarlandt noted that the Public Hearing was noticed as required per Florida Statutes.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District Opened the Public Hearing.

There were no members of the public present.

On motion, by Ms. Legentil, seconded by, Ms. Houck, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District Closed the Public Hearing.

There were no Board comments.

Ms. Gaarlandt noted there were no changes to the Budget that was presented to the Board at the preliminary budget hearing.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Gaarlandt noted that this Resolution provides for funding of the District's budget.

On motion, by Ms. Houck, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Consideration of Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection.

**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 that he has had no further contact. He believes anything further would be coordinated with Mr. Boyd's office.

No further action is needed.

**Ratification of Payment Authorization
Nos. 267-269**

The Board reviewed the Payment Authorization.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 267-269.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through June 2026.

Ms. Gaarlandt noted the District is just under \$192,000.00.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted additional code violations that need to be addressed regarding pond maintenance. She requested clarification on the areas the District needs to maintain.

Mr. Watts noted he will review and provide further clarification for maintenance ownership.

Fernanda joined the meeting, she confirmed areas that belong to the HOA for maintenance.

Ms. Gaarlandt noted a Proposal of \$1,590.00 for three Palm Trees that have died.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the Proposal to Remove the Palm Trees, subject to verifying they belong to the District and not to exceed \$1,590.00.

Ms. Gaarlandt noted that at the Auditor Selection Committee Meeting the Committee Ranked Grau & Associates as the highest ranked proposer.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the recommendation to rank Grau & Associates as the Top bidder and direct District staff to request an engagement letter.

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. Legentil, with all in favor, the August 3, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:37 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman