

Magic Reserve Community Development District

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The following is the agenda for the Board of Supervisors' Meetings for the **Magic Reserve Community Development District ("District")**, scheduled to begin at **10:00 a.m. on November 2, 2026, at 7430 Brooklyn Dr., Kissimmee, FL 34747**. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order / Roll Call
- Public Comment Period
- 1. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
- 2. **Consideration of Resolution 2027-02, Election of Officers**
- 3. **Consideration of Resolution 2027-03, Adopting a Records Retention Policy**
(provided under separate cover)
- 4. **Consideration of the Minutes of the October 5, 2026, Board of Supervisors Meeting**
(provided under separate cover)
- 5. **Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form**

General Business Matters

- 6. **Consideration of Bush Hogging Proposal along Reedy Creek Blvd.** (provided under separate cover)
- 7. **Consideration of Paradise Maintenance Proposals for Tract D2 and B-1**(provided under separate cover)
- 8. **Consideration of Cover Agreement for Clean up Along Reedy Creek Blvd.** (provided under separate cover)
- 9. **Update of Backflow Prevention Repair at Reedy Creek (Tract D2)**
- 10. **Ratification of Payment Authorization Nos. 281-283**
- 11. **Review of District Financial Statements** (provided under separate cover)

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Update Regarding Irrigation Invoices
 - Next Meeting: December 7, 2026
- Audience Comments

- Supervisors Requests

Adjournment



Magic Reserve Community Development District

**Consideration of Resolution 2027-01,
Canvassing and Certifying the Results of the
Landowners' Election**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the MAGIC RESERVE Community Development District (hereinafter, the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 2, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF NOVEMBER, 2026.

**MAGIC RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairperson



Magic Reserve Community Development District

**Consideration of Resolution 2027-02,
Election of Officers**

RESOLUTION 2027-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. _____ is elected Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF NOVEMBER, 2026.

ATTEST:

**MAGIC RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman



Magic Reserve Community Development District

**Consideration of Resolution 2027-03, Adopting
a Records Retention Policy**
(provided under separate cover)



Magic Reserve Community Development District

**Consideration of the Minutes of the October 5,
2026, Board of Supervisors Meeting**
(provided under separate cover)



Magic Reserve Community Development District

Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form

Magic Reserve Community Development District
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: An inspection will be performed as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: An inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Magic Reserve Community Development District

**Consideration of Bush Hogging Proposal
along Reedy Creek Blvd.**

(provided under separate cover)



Magic Reserve Community Development District

Consideration of Paradise Maintenance Proposals for Tract D2 and B-1

(provided under separate cover)



Magic Reserve Community Development District

**Consideration of Cover Agreement for Clean
up Along Reedy Creek Blvd.**

(provided under separate cover)



Magic Reserve Community Development District

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



Magic Reserve Community Development District

**Ratification of Payment Authorization
Nos. 281-283**

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 281
9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
87151	COBB COLE (MRCDD)	09/02/2026	Magic Reserve CDD	225.00
87052-091426	DUKE ENERGY (MRCDD)	09/14/2026	Magic Reserve CDD	4,293.24
OE-EXP-09-2026-23	PFM Management Services LLC (MRCDD)	09/17/2026	Magic Reserve CDD	2.34
Total:				4,520.58

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 282
9/25/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.09.21	Doris H Houck (MRCDD)	09/21/2026	Magic Reserve CDD	200.00
39953-092326	DUKE ENERGY (MRCDD)	09/23/2026	Magic Reserve CDD	1,470.74
33825	EGIS INSURANCE (MRCDD)	09/09/2026	Magic Reserve CDD	8,780.00
7BA85DEF-0144	OSCEOLA NEWS GAZETTE (MRCDD)	09/10/2026	Magic Reserve CDD	79.77
8921	VGLOBALTECH (MRCDD)	09/02/2026	Magic Reserve CDD	125.00
Total:				10,655.51

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 283
10/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
04905	BOYD ENGINEERING, INC. (MRCDD)	09/30/2026	Magic Reserve CDD	273.00
DM-09-2026-46	PFM Management Services LLC (MRCDD)	09/01/2026	Magic Reserve CDD	2,916.63
Total:				3,189.63

Secretary / Asst. Secretary



Chair / Vice Chairman



Magic Reserve Community Development District

Review of District Financial Statements
(provided under separate cover)



Magic Reserve Community Development District

- **District Manager**
 - **Update Regarding Irrigation Invoices**
 - **Next Meeting: December 7, 2026**