MINUTES OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, October 5, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chairperson
Sue Legentil	Assistant Secretary
Frederico Gontijo	Assistant Secretary (joined at 10:04 a.m.)

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Kelsey Hanson-Walter	Cobb Cole	(via phone)
Steve 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 September 21, 2026 Board of Supervisor's Meeting

This item was deferred.

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

Consideration of Bush Hogging Proposal along Reedy Creek Blvd

Ms. Gaarlandt reviewed the proposal with the Board. She noted after this work is completed we can ask our current vendor to add this area into our regular maintenance moving forward.

Ms. Gaarlandt noted the proposal was received months ago, and asked the board for approval of a not-to-exceed amount of $3,000 to allow for a price increase. Ms. Gaarlandt confirmed with Ms. Ryan that the proposal amount was still in line with the budget.

> 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 a not-to-exceed amount of $3,000.00 for Bush Hogging along Reedy Creek Blvd.

Mr. Gontijo joined the meeting at 10:04 a.m.

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

Ms. Gaarlandt noted this has been confirmed being a District responsibility and the District has received notification that the water will be shut off on October 12, 2026.

Mr. Gontijo noted that he may have a company that can complete the repair.

Mr. Boyd noted that he spoke to a Wayne Automatic Fire Sprinklers' representative and the device is custom and will need to be ordered, which might be an issue for completion within the deadline. He recommended moving forward with the quote due to the timeline.

Ms. Gaarlandt asked Mr. Boyd if the original proposal was still valid. Mr. Boyd noted that Wayne Automatic Fire Sprinklers' did not indicate the quote was no longer valid

Mr. Gontijo suggested calling TOHO to explain the situation and ask for an extension on shutting off the water.

> On motion, by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved repair proposal at Reedy Creek (Tract D2) with Wayne Automatic Fire Sprinklers.

Ratification of Payment Authorization Nos. 278-279

The Board reviewed the Payment Authorization.

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. 278-279.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through September 2026.

Ms. Ryan noted there is no anticipation of going over budget.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt discussed the high irrigation invoices with the Board.

Ms. Longaray stated the invoices seem to be in line with the bills received around the same time period last year.

There was discussion regarding possible leaks or work being done by the HOA.

Ms. Gaarlandt noted those expenses have to be kept separate from the CDD expenses.

Mr. Gontijo suggested contacting the HOA and request a weekly verification of the meter reading.

Ms. Gaarlandt noted that Paradise Lawns should be doing irrigation checks.

Ms. Gaarlandt asked Ms. Ryan to review the bills to see if water usage was reflected on the water bills.

Mr. Watts suggested monitoring the meter for the next several months.

Mr. Boyd noted when the irrigation is not running and the meter shows a flow, that indicates there is a leak.

Ms. Ryan noted the bill from TOHO does show the actual water usage.

There was brief discussion regarding meeting with the HOA to discuss resolutions.

Ms. Gaarlandt asked Ms. Ryan if there will be room in the budget to cover the large bills. Ms. Ryan noted that the first two bills will be paid but the District needs to ensure the high bills do not continue.

Ms. Longaray asked about charging rent for the Guardhouse. Ms. Gaarlandt noted the maintenance of the guardhouse, and the entrance is under developer control.

Mr. Watts noted that the District can charge rent for the Guardhouse; however, leasing part of the property can result in that part of the parcel becoming taxable and there are ways to include it in the maintenance agreement.

Ms. Kerr noted that after speaking with code enforcement, she stated the area has not been maintained correctly. Her verbiage stated repairs was now needed; however, it was unclear what the repairs entailed. Code enforcement stated if this is not remedied, this will go before the Board in November.

Ms. Gaarlandt noted that once the bush hogging has been completed, the area will be able to be regularly maintained.

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 October 5, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:39 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman