MINUTES OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING
Monday, September 21, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Kelsey Hansen-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 10:03 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

Consideration of the Minutes of the August 3, 2026:

- **Board of Supervisor's Meeting**
- **Auditor Selection Committee 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 August 3, 2026, Board of Supervisors' Meeting and Auditor Selection Committee Meeting.

Ratification of FY27 Insurance Renewal Proposal

Ms. Gaarlandt noted there were no changes to the current insurance in place.

> 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 FY27 Insurance Renewal Proposal.

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

Consideration of the FY 2026 Auditor Engagement Letter with Grau & Associates

The Board reviewed the FY 2026 Auditor Engagement Letter with Grau & Associates. Ms Gaarlandt noted this was a standard engagement letter.

> 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 FY 2026 Auditor Engagement Letter with Grau & Associates.

Ratification of Payment Authorization Nos. 270 - 277

The Board reviewed the Payment Authorizations.

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. 270 - 277.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through August 2026.

Ms. Gaarlandt noted the District is just under $230,000.00.

There was discussion regarding irrigation concerns and past due irrigation invoices.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

Ms. Gaarlandt asked Mr. Boyd if he could confirm if the backflow prevention was the Districts responsibility. Mr. Boyd stated that he did not have an update at this time and he would follow up with District staff when he received an update.

District Manager – Ms. Gaarlandt requested an update on the code violation. Ms. Kerr confirmed communication with the code enforcement officer for an update and confirmation of maintenance responsibility of the areas included in the violation.

Audience Comments

There were no audience comments.

Supervisors Requests

Ms. Houck confirmed the Landowners' election on November 2, 2026.

Ms. Gaarlandt noted the next meeting was scheduled for October. The Board agreed to keep the meeting on the schedule.

FOURTH ORDER OF BUSINESS **Adjournment**

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the September 21, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:28 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman