

MINUTES OF MEETING BELLAGIO COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on May 20, 2026 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35th Court, Hialeah, Florida.

Present and constituting a quorum were:

Eduardo Lavin
Edwin Rivera
Maria Pinos
Christian Urrego

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Gabriella Fernandez Perez
Emily Diestro

District Manager
Billings, Cochran, Lyles
Club & HOA Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called the roll and led the Pledge of Allegiance.

SECOND ORDER

Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #4 (11/2028)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Consideration of Electing Officer(s)

Mr. Quesada presented the Organizational Matters and asked the Board if they had anyone that they wanted to nominate for that unexpired term of office, Seat #4. The Board nominated Christian Urrego for Seat #4.

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Bellagio CDD

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Christian Urrego was appointed to Seat #4 of the Board of Supervisors was approved.

Mr. Quesada administered the oath of office to Christian Urrego.

Mr. Quesada presented the Election of Officers to the Board. The Board choose to keep the slate of officers as is with Eduardo Lavin as Chairman, Edwin Rivera as Vice Chairman, Luis Pena and Maria Pinos as Assistant Secretary and adding Christian Urrego as Assistant Secretary.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Slate of Officers for the Board of Supervisors of the Bellagio CDD will remain unchanged adding Christian Urrego as Assistant Secretary was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 11, 2026 Meeting

Mr. Quesada presented the minutes of the March 11, 2026 meeting, asked for any comments or corrections, hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the March 11 minutes approved as presented with no changes.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Quesada presented and reviewed the budget to the Board summarizing that staff recommended a \$256 annual increase due to capital improvements done at the clubhouse, the pool, the jacuzzi, and tree maintenance and once the annexation moves forward there is an agreement with the builder to issue a payment of \$100,000 that will be given to the District which will help with the reserves.

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Mr. Quesada asked the Board for a motion to open the public hearing to adopt the budget.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Public Hearing was opened.

B. Public Comment and Discussion

Mr. Quesada stated for the record that there was no one from the public in the audience or virtually.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Quesada presented and reviewed Resolution #2026-03 Annual Appropriation Resolution and asked the Board for a motion to approve the resolution.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2026-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Quesada presented and reviewed Resolution #2026-04 Levy of Non Ad Valorem Assessments and asked the Board for a motion to approve the resolution.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada asked the Board for a motion to close the public hearing.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Mr. Quesada asked for a motion to open the public hearing.

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On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Quesada asked if there was any public comments on the rule adoption.

Mr. Proenza, a resident, who joined the meeting late, asked what are the rule adoptions.

Ms. Diestro stated and explained that the rules were amended due to the firearm law changes which opened up a review of the rules and regulations between herself and the District attorney to amend and make any changes.

Mr. Proenza asked if anything affected the increase in the budget.

Mr. Quesada explained that the budget increase was already discussed earlier in the meeting and that the rules have nothing to do with the budget increase.

C. Consideration of Resolution #2026-05 Adopting the Rules

Mr. Quesada presented Resolution #2026-05 Adopting the Rules and asked for a motion.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2026-05 Adopting the Rules was approved.

D. Motion to Close the Public Hearing

Mr. Quesada asked for a motion to close the public hearing.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the public hearing was closed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez stated to Mr. Urrego that he will need to fill out a Form 1 within 30 days of his appointment and explained what a Form 1 entails. She also reviewed for the Board the qualifying dates for the general election, June 8, 2026 to June 12, 2026

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stating that Seats #1 and Seat #2 are up for election and that they would need to file a Form 1 at that time.

Ms. Fernandez Perez also stated to Mr. Urrego that he will need to do the annual ethics training which is due by December 31, 2026.

Mr. Quesada indicated that on the home page for Bellagio CDD there is link for options to do the ethics training.

Ms. Fernandez Perez also reminded the Board that their Form 1 Financial Disclosure forms are due July 1, 2026.

B. Engineer

Mr. Quesada stated that there is nothing to report under the engineer.

C. Clubhouse – Discussion of Swimming Pool Maintenance and Management Agreement with ADN Pool Service Corp.

Ms. Diestro presented some updates on the pool project and pool agreement services. She told the Board that now that the pool was restored the pool maintenances services would be going back to 5 days a week Monday through Friday at \$2,500 a month.

Mr. Quesada asked for a motion from the Board to enter into an agreement with ADN Pool Service Corp.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a motion authorizing District counsel to prepare an agreement with ADN Pool Service Corp was approved.

Ms. Diestro updated the Board on work being done around the pool to beautify the area and asked the Board to approve a proposal from EcoLawn in the amount of \$9,630 for that work.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a proposal in the amount of \$9,630 with EcoLawn for Landscape Enhancement work was approved.

Ms. Diestro explained to the Board that the HOA Board in December gave her an extra \$5,000 towards her salary and since the CDD Board's fiscal year is October to September is asking for a one-time retention bonus of \$5,000 to match what the HOA is paying.

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On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a one-time \$5,000 bonus for the Club Manager to match the increase by the HOA/Management Company was approved.

Mr. Quesada stated for the record that Mr. Urrego had to leave the meeting.

Ms. Diestro provided an update on the pool plans.

D. Manager

- 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**
- 2) Form 1 Financial Disclosure Due July 1, 2026**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 4) Number of Registered Voters in the District**

Mr. Quesada presented the proposed fiscal year 2027 meeting schedule stating that it is the same as the current schedule being the second Wednesday of every other month with November 4th as the exception, January 13th, March 10th, May 12th, July 14th, and September 8th and asked for a motion to approve.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Mr. Quesada reminded the Board that their Form 1 Disclosure Forms are due July 1st, and a reminder to do their ethics training due December 31, 2026.

Mr. Quesada read for the record from the Supervisor of Elections, I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida due hereby certify that Bellagio Community Development District as described on the attached map has 934 registered voters.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Quesada presented the check register and the unaudited financials, asked for any comments or questions, and asked for a motion to approve them.

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On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Check Register and Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Quesada asked if there were any Supervisor requests and audience comments.

Mr. Proenza asked about the increase.

Mr. Quesada explained to Mr. Proenza that there were capital improvements that we funded by the District's reserves and that with the annexation moving forward the District would be paid from the builder \$100,000 to reimburse the reserves.

There was a brief discussion by the Board and Mr. Proenza in regard to the budget increase.

Mr. Quesada, with no other District business asked for a motion to adjourn.

NINTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the meeting was adjourned.

DocuSigned by:

Ben Quesada

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Assistant Secretary/Secretary

Signed by:

Eduardo Lavin

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Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: AC1543CA-E2C6-801C-8019-1BF540FC0AA1

Status: Completed

Subject: Bellagio: Complete with Docusign: 5-20-26 Minutes.pdf, Resolution 2026-06.doc, Engagement Letter.pdf

Source Envelope:

Document Pages: 23

Signatures: 9

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

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Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

9/9/2026 1:42:16 PM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Ben Quesada
07C0606FB7194F3...

Signature Adoption: Pre-selected Style

Using IP Address:

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Timestamp

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Viewed: 9/9/2026 1:47:04 PM

Signed: 9/9/2026 1:47:36 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Eduardo Lavin

aragonhoapresident@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

Signed by:
Eduardo Lavin
7E8D1AC5BBAD4CD...

Signature Adoption: Pre-selected Style

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Viewed: 9/9/2026 4:54:26 PM

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

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Envelope Sent

Hashed/Encrypted

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Security Checked

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Completed	Security Checked	9/9/2026 4:55:02 PM
Payment Events	Status	Timestamps