MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Bellagio Community Development District was held on August 23, 2023 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35th Court, Hialeah, Florida.

Present and constituting a quorum were:

Eduardo Lavin	Chairman
Edwin Rivera	Vice Chairman
Jorge Pinos	Assistant Secretary
Victor Llano	Assistant Secretary
Luis Pena	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Luis Hernandez	District Manager
Andrew Gill	GMS (by phone)
Gregory George	District Counsel
Emily Reyes	Club Manager

FIRST ORDER OF BUSINESS Roll Call

Mr. Quesada called the meeting to order and called roll, and the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #5 (11/2024)

Mr. Quesada: Item #2 is Organizational Matters. I believe that we have someone with us today that the Board would like to consider appointing to Seat #5, which is currently vacant. Are there any nominations or motions to appoint anyone?

> On MOTION by Mr. Lavin seconded by Mr. Pinos with all in favor, Mr. Luis Pena was appointed to the vacant seat.

B. Oath of Office for Newly Appointed Supervisor

Mr. Quesada, being a Notary Public of the State of Florida, administered the oath of office to Mr. Pena, and asked him to fill out and sign the oath. The signed oath will become part of the public record.

C. Election of Officers

Mr. Quesada: Our office will email you the Form 1 that needs to be filed in the county in which you reside. I will go over everything in more detail with you after the meeting so that I don't hold up the meeting too long, but the main rule of thumb is that you cannot discuss any new business that may come up before the Board for consideration between meetings with other Board members. Those items can only be discussed at a publicly advertised meeting. Congratulations and welcome aboard.

Mr. Pena: Thank you.

Mr. Hernandez: If I may just add that you have thirty days to file the Form 1, so please make sure you can process it soon after the meeting. You will be receiving all of the information from my office and you can even file the form electronically now. It is the responsibility of each Supervisor to file this form annually. We will be passing along our contact information so that if you have any questions, you can contact us.

Mr. Quesada: Thank you, Luis. The last item we need to cover under Organizational Matters is the Election of Officers. Any time that you have any changes to the Board, you can also reconsider the slate of officers. Unless the Board would like to make any changes, we can keep the same slate we currently have and add Luis Pena to the slate as an Assistant Secretary.

Mr. Lavin: That is fine.

Mr. Hernandez: What that means is that Eduardo will remain as Chairman, Edwin will remain as Vice Chairman, and by default the remaining Supervisors, which are Jorge, Victor, and now Luis, will be Assistant Secretaries. At the same time, we also have as part of the slate of officers from GMS, Patti Powers as Treasurer, Luis Hernandez as Secretary, Rich Hans as an Assistant Secretary, and Ben Quesada as an Assistant Secretary. With that being said, a motion to accept that as the slate of officers would be in order at this time.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the slate of officers was elected as follows: Eduardo Lavin as Chairman, Edwin Rivera as Vice Chairman, Jorge Pinos, Victor Llano, Luis Pena, Rich Hans, and Ben Quesada as Assistant Secretaries, Luis Hernandez as Secretary, and Patti Powers as Treasurer.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the July 12, 2023 Meeting

Mr. Quesada: Item #3 is Approval of the Minutes of the July 12, 2023 Meeting. Are there any comments or corrections? Not hearing any, a motion to approve the minutes would be in order.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the July 12, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS — Discussion of Pool Issues and Direction from the Board

A. Consideration of Proposal from Robert's Blue Pools

Mr. Quesada: Item #4 is Discussion of Pool Issues and Direction from the Board. In your agenda package is a proposal from Robert's Blue Pools.

Mr. Hernandez: Yes, but first we need to discuss the issues.

Mr. Quesada: Okay. Go ahead, Luis.

Mr. Hernandez: The first part that needs to be said is that there have been hiccups with the current pool vendor. Based on those hiccups, there have also been a lot of concerns with the maintenance that was being provided, and based on the requests by the Chairman, the District was successful in having a conversation with the vendors. The contract has a fifteen-day termination clause, but based on the tight schedule that the District was able to go ahead and have this meeting, we were successful in talking with the vendor and if the Board were to move forward with the termination of the contract with the current vendor, we can make the contract effective by the end of this month, which means that it would be less the fifteen days, but the vendor was fine with that. So, the first part the Board needs to consider is terminating the existing contract. Then, we can move forward with discussing other options, which is that the District has been successful in obtaining a proposal from Robert's Blue Pools. They have presented us with a proposal that will maintain the same level of charges that they presented two months ago. Although, that is being presented as one of the options. Another option is that in light of how the maintenance of the pool could affect the community, it has also been suggested to enter into an agreement between the CDD and the HOA for the HOA to have the ability to control who is providing the maintenance of the pool, meaning that as long as the cost is within the given amounts of the budget the CDD has estimated, the HOA will be able to have the power to take actions they feel are appropriate without having to come back before the CDD for approval. So, that is also an option. Based on everything we have presented, the first item the Board would need to consider is a motion to terminate the contract with the existing vendor, One Stop Pool Pros, Inc., and make it so the termination will be at the end of this month, which is August 31st.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the existing agreement with One Stop Pool Pros, Inc. was terminated.

Mr. Hernandez: The second thing for the Board to define is which one you think will be the better option for the District, whether it be to hire the vendor directly and then if we have any issues or problems with the vendor, we might need to schedule a special meeting like we did today to deal with it, or we can enter into an agreement between the HOA and the CDD where the HOA is responsible for hiring and firing them.

Mr. Lavin: I think that is a good idea because it gives us the flexibility and we will spend less money. We see what is going on if it doesn't work with a particular vendor. I think we should do this.

Mr. Hernandez: Then I will ask the Board for a motion to approve an agreement between the CDD and the HOA.

Mr. George: We can prepare the agreement where we will have the maintenance will be provided by the HOA and the CDD will be funding it. There are some other contractual indemnifications and public records things that the HOA will need to sign off on, but it is something you can do if you feel this is the most effective way to handle it.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Board approved entering into an agreement between the CDD and HOA for pool maintenance.

FIFTH ORDER OF BUSINESS Discussion of Club Management Agreement Revisions and Consideration of Amendment

Mr. Quesada: Item #5 is Discussion of Club Management Agreement Revisions and Consideration of Amendment.

Mr. Hernandez: We have a signed club management agreement dated October 2022, although as it was getting signed, the information that was included at the time does not match what is needed. The signed agreement talks about a fee of $151,000 but it should be $160,441.60. The exhibit that goes to that amount includes administrative fees for club attendants, housekeeping, the onsite manager, and the insurance for the manager. That total cost comes to be $160,441.60. Since the agreement did not have all of that information, what would be appropriate? A new agreement? An amendment?

Mr. George: An amendment.

Mr. Hernandez: Okay. Then a motion to amend the agreement with Miami Management would be in order.

Mr. Lavin: This is the latest version?

Mr. Hernandez: Yes. This is the latest version from what we received. This includes the numbers that were provided to us, and this will clean up any confusion. The amount is $160,441.60. With that being said, a motion to authorize an amendment to the contract to reflect the correct amount would be in order. It is appropriate to indicate that that amount has already been taken into consideration for the District's existing budget.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the amendment with Miami Management, Inc. was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Quesada: Moving on to Staff Reports. Greg, do you have anything?

Mr. George: I don't recall if we did the memos at the last meeting, but just quickly I want to discuss the requirement of completing the four hours of ethics training. That goes into place in January. We will make sure you are provided with a copy of the memorandum if you haven't already.

B. Engineer

There not being any report, the next item followed.

C. Clubhouse – Pool Invoices

Mr. Quesada: Moving on to Clubhouse, do we have anything?

Mr. Lavin: Yes. The pool proposal from the vendor. Do we need to take any action on that today?

Mr. Hernandez: That will be done through the HOA. I will just need you to provide me with the invoices.

Ms. Reyes: Okay.

D. Manager – Discussion of Financial Disclosure Report – *everyone has filed*

Mr. Quesada: The next item is Discussion of Financial Disclosure Report. Everyone has filed. Luis, as we indicated before you will need to file your form now that you are on the Board.

Mr. Pena: Okay.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving on, next we have the Financial Reports. We have Acceptance of Check Register and Acceptance of Unaudited Financials. Are there any questions? Hearing no questions, a motion to accept them would be in order.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the check register and unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Are there any Supervisor's requests at this time? Not hearing any, we can move on.

NINTH ORDER OF BUSINESS Adjournment

Mr. Quesada: If there is no other business to discuss, then a motion to adjourn would be in order.

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

Ben Quesada
Ben Quesada (Mar 14, 2024 10:37 EDT)
Secretary /Assistant Secretary

Eduardi Lavin (Mar 14, 2024 10:47 EDT)
Chairman / Vice Chairman

03-13-24signeddocs-Bellagio

Final Audit Report 2024-03-14

Created:	2024-03-14
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArzhsctaXI8ounMZs5IXP8NrY4hsRNOa2

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Agreement completed.

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