

MINUTES OF MEETING BELLAGIO COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on November 12, 2025 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
Luis Pena
Maria Pinos

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Ginger Wald
Gabriella Fernandez Perez
Emily Diestro

District Manager
District Attorney
Billings, Cochran, Lyles
Club Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called the role 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 did not so the item was tabled.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 10, 2025, Meeting

November 12, 2025**Bellagio CDD**

Mr. Quesada presented the minutes of the September 10, 2025 meeting, asked for any comments or corrections, upon hearing none asked for a motion to approve the minutes.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the September 10, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution
#2026-011 Declaring Club Rule
Void and Unenforceable**

Ms. Ferandez-Perez presented and reviewed Resolution #2026-01 Declaring Club Rule Void and Unenforceable. She explained that as a local governmental entity you are not allowed to pass rules or enforce rules that deal with firearm regulations besides what is allowed by the state. Rule 3.6 of the Club rules says that firearms are not allowed in the Clubhouse and are prohibited, which will have to be removed from the club rules. This resolution is the first step in removing that rule after which the Board will go through the formal rule-making process to remove the rule from the Club rules.

Ms. Ferandez-Perez asked the Board if they had any questions. After a brief discussion a motion was made to approve Resolution #2026-01.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2026-01 Declaring Club Rule Void and Unenforceable was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Fernandez-Perez reminded the Board that the four hours of ethics training is due on December 31, 2025 and recommended that when they do complete the training to send Mr. Ben Quesada an email stating that they had completed the training.

B. Engineer

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

C. Clubhouse**1) Discussion of:**

November 12, 2025**Bellagio CDD**

- a. Club Staff Compensation**
- b. Gym Preventive Maintenance Agreement with The Fitness Solutions, Inc.**
- 2) Approval of Service Agreement for Pool & Maintenance with ADN Pool Service Corp.**

Ms. Diestro presented a proposal from Miami Management to the Board with a rate increase of \$.50 for the club attendants and housekeeper. The monthly amount would go from \$7,543 to \$7,765 for the club attendants and from \$3,057 to \$3,142 for the housekeeper.

After a brief discussion, a motion was made to accept the rate increase.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, an amendment to the Miami Management, Inc. agreement for a rate increase of \$.50 for club attendants and housekeeper in substantial final form was approved.

Ms. Diestro presented and reviewed the gym preventive maintenance agreement with The Fitness Solutions, Inc. with the Board with an increase of \$25 and asked the Board for a motion to approve.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Gym Preventive Maintenance Agreement with The Fitness Solutions, Inc. was approved.

Mr. Quesada presented and discussed the service agreement for pool & maintenance with AND Pool Service Corp indicating that it was requested to have the pool company come 7 days a week to control the algae in the pool with the cost being between \$4,000 to \$8,000 until the leaking is resolved. He stated that there was money in unassigned cash in the budget to cover that expenditure.

Mr. Quesada also indicated that he had spoken to Ms. Fernandez-Perez and a bond counsel representative in regard to a time period for the bond closing and stated that the District has an agreement with the builder that is expanding the District that there will be some additional funds, but the District is well funded for some of the costs.

November 12, 2025**Bellagio CDD**

Mr. Lavin stated that the District was still getting proposals for redoing the pool's diamond Brite and quotes indicate that the cost will be around \$120,000 and asked if they needed to issue a check before the next meeting how they would go about doing that.

Mr. Quesada told the Board that they could do a not to exceed amount to be able to work within the timeline needed along with an executed small project agreement prepared by the District counsel.

Mr. Lavin proposed to do a not to exceed amount of \$120,000 for the pool diamond Brite replacement.

After a brief discussion by the Board, a motion for a not to exceed \$120,000 was made.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a not to exceed amount of \$120,000 for pool Diamond Brite replacement subject to the Club manager providing proposals to be used as an exhibit to an agreement drafted by District counsel was approved.

The service agreement for Pool & Maintenance with ADN Pool Service Corp. was tabled.

D. Manager – Final Approval of the FY2024 - FY2025 Report Performance Measures and Standards

Mr. Quesada presented the Fiscal Year 2024-2025 Performance Measures and Standards for final approval and stated that the District met their goals for the year and are in compliance and asked for a motion to approve the report.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards was approved.

SIXTH 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.

November 12, 2025

Bellagio CDD

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

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

Mr. Quesada asked if there were any Supervisor requests or audience comments. There is no audience present or online. Not hearing any requests from the Board, asked for a motion to adjourn the meeting.

EIGHTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:

07C0606FB7194F3...
Assistant Secretary/Secretary

Signed by:

7E8D1AC5BBAD4CD...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 029FB6B3-D2A7-4665-BAA3-1181A92285FE

Status: Completed

Subject: Bellagio: Complete with Docusign: 11-12-25 Minutes.pdf, Resolution 2026-02.docx

Source Envelope:

Document Pages: 6

Signatures: 4

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

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

3/12/2026 6:19:59 AM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

07C0606FB7194F3...

Signature Adoption: Pre-selected Style
Using IP Address: 139.68.243.51

Timestamp

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Viewed: 3/12/2026 10:33:01 AM

Signed: 3/12/2026 10:33:09 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Eduardo Lavin

aragonhoapresident@gmail.com

President

Security Level: Email, Account Authentication
(None)

Signed by:

7E8D1AC5BBAD4CD...

Signature Adoption: Drawn on Device
Using IP Address:
2607:fb91:199e:b25:e5c4:fb07:1f70:2a6f
Signed using mobile

Sent: 3/12/2026 6:25:07 AM

Resent: 3/19/2026 5:08:22 AM

Resent: 3/26/2026 6:39:30 AM

Resent: 3/31/2026 7:37:36 AM

Resent: 4/7/2026 1:59:24 PM

Resent: 4/30/2026 12:38:54 PM

Resent: 6/9/2026 12:58:03 PM

Resent: 6/10/2026 1:25:12 PM

Viewed: 6/11/2026 8:38:51 AM

Signed: 6/11/2026 8:39:17 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/12/2026 6:25:08 AM
Certified Delivered	Security Checked	6/11/2026 8:38:51 AM
Signing Complete	Security Checked	6/11/2026 8:39:17 AM
Completed	Security Checked	6/11/2026 8:39:17 AM
Payment Events	Status	Timestamps