MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Bellagio Community Development District was held on July 10, 2024 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
Luis Pena	Assistant Secretary
Maria Pinos	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Luis Hernandez	District Manager
Gregory George	District Counsel
Emily Diestro	Club Manager
Pilar Lavin	Resident

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. Acceptance of Potential Resignations

Mr. Quesada indicated that resignation letters had been provided from Mr. Pinos and Mr. Llano at the meeting and asked for the remaining Board members to accept them.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the resignation letters from Mr. Pinos and Mr. Llano were accepted.

B. Consideration of Appointment(s) of Supervisor(s) to Unexpired Term(s) of Office

Mr. Quesada indicated that there were now two vacant seats with terms expiring in November 2024, and asked the Board if there was anyone they would like to appoint.

Mr. Lavin asked if his wife and if Ms. Pinos could be appointed to the vacant seats.

Mr. Hernandez responded that it was preferrable not to have spouses or family members living together to be Board members at the same time, but since Mr. Pinos had resigned, Ms. Pinos could be appointed.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Ms. Maria Pinos was appointed to Seat #3.

C. Oath of Office for Newly Appointed Supervisor

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

D. Election of Officers

Mr. Quesada indicated that the current slate of officers was as follows: Mr. Lavin as Chairman, Mr. Rivera as Vice Chair, Mr. Pena, Mr. Quesada, and Mr. Rich Hans as Assistant Secretaries, Mr. Hernandez as Secretary, and Ms. Patti Powers as Treasurer, and asked if the Board wanted to reconsider the slate of officers or keep the same slate and add Ms. Pinos as an Assistant Secretary, and also requested to add Ms. Sharyn Henning from GMS as Assistant Treasurer.

The Board concurred to keep the same slate of officers and add Ms. Pinos as an Assistant Secretary and Ms. Henning as Assistant Treasurer.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the same slate of officers was retained, and Ms. Pinos was added to the slate as an Assistant Secretary and Ms. Henning was added to the slate as Assistant Treasurer.

THIRD ORDER OF BUSINESS Audience Comments

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the March 13, 2024 Meeting

Mr. Quesada presented the minutes from the March 13, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the March 13, 2024 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

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

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 presented the budget, explained that it had not changed since it was presented at the last meeting, and asked if there were any questions or comments related to the budget, and upon not hearing any, indicated they could move on to the next item.

C. Consideration of Resolution #2024-02 Annual Appropriation Resolution

Mr. Quesada presented Resolution #2024-02 Annual Appropriation Resolution, explained that approving it would also adopt the District's budget, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2024-02 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-04 Levy of Non Ad Valorem Assessments

Mr. Quesada presented Resolution #2024-03 Levy of Non Ad Valorem Assessments, explained that approving it would allow the District to levy assessments on the Miami-Dade County tax bill, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve Resolution #2024-03.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2024-03 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.

SIXTH ORDER OF BUSINESS Ratification of Invoice #18416 from Robert's Blue Pools, Inc. for Emergency Repairs

Mr. Quesada presented Invoice #18416 from Robert's Blue Pools, Inc. for emergency repairs.

Ms. Diestro explained that the repairs had already been done in between meetings in order to keep the pool open.

Mr. Quesada asked the Board for a motion to ratify the invoice.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Invoice #18416 from Robert's Blue Pools, Inc. for emergency repairs was ratified.

SEVENTH ORDER OF BUSINESS Consideration of Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer

This item was already addressed earlier during the meeting.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. George mentioned the legislative session had just recently finished and District Counsel would provide their memorandum with updates soon.

B. Engineer – Acceptance of District Engineer's Report for Fiscal Year 2024-2025

Mr. Quesada presented the District Engineer's Report for Fiscal Year 2024-2025, explained that aside from a couple minor issues that were being addressed, the District's infrastructure was in good standing, asked for any questions or comments, and upon not hearing any, asked the Board to accept it for the District's records.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the District Engineer's Report for Fiscal Year 2024-2025 was accepted.

C. Clubhouse – Discussion of Miami Management, Inc. Request to be added as Additional Insured on COI

Mr. Quesada explained that Miami Management, Inc. had requested to be added as additional insured on COI and asked Mr. George to further discuss this item.

Mr. George asked why this request came up since it had not ever before.

Ms. Diestro responded it was requested by her company, but she wasn't sure exactly why either.

Mr. Hernandez indicated the CDD needed more information about this and requested for Miami Management, Inc. to provide further explanation.

Ms. Diestro presented proposals for Diamond Brite and HVAC services.

After a brief discussion, the Board determined that that the Diamond Brite proposal exceeded the budgeted amount and asked staff to work on obtaining more proposals, and the HVAC services proposal with Keeping It Cool was approved; not-to-exceed an amount of $1,000 per year.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the HVAC services proposal with Keeping It Cool was approved; not-to-exceed an amount of $1,000 per year.

D. Manager

1) Number of Registered Voters in the District – 890

Mr. Quesada indicated that the 890 registered voters in the District.

2) Consideration of the Proposed Fiscal Year 2025 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2025 schedule, asked for any comments or changes, and upon not hearing, asked the Board for a motion to approve the proposed fiscal year meeting schedule.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor the proposed fiscal year 2025 meeting schedule was approved as-presented.

3) Discussion on Format for Minutes

Mr. Quesada briefly discussed the different formats for the minutes and asked the Board if the preference was verbatim or summarized.

The Board concurred to switch to summarized format.

4) Request from Lennar to add Adjacent Parcel to District

This item was tabled until a future meeting.

NINTH 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 questions or comments, and upon not hearing any, asked the Board for a motion to accept them.

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

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Quesada asked for any other District business to discuss, and upon not hearing any, asked the Board for a motion to adjourn the meeting.

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

Ben Quesada
Ben Quesada (Sep 11, 2024 15:32 EDT)
Secretary /Assistant Secretary

Eduardo Lavin (Oct 17, 2024 02:15 EDT)
Chairman / Vice Chairman

09-11-24docstosign-Bellagio

Final Audit Report 2024-10-17

Created:	2024-09-11
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEyaB8j7E1GcybtZ0epl5TQnZ7bS7snjo

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Agreement completed.

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