

MINUTES OF MEETING BELLAGIO COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Bellagio Community Development District was held on September 11, 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

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 #4 (11/2024)**

B. Oath of Office for Newly Appointed Supervisor

C. Election of Officers

Mr. Quesada indicated that there was still a vacant seat with a term expiring in November 2024, and asked the Board if there was anyone they would like to appoint.

There not being anyone to appoint, these items were tabled.

THIRD ORDER OF BUSINESS Approval of the Minutes of the July 10, 2024 Meeting

Mr. Quesada presented the minutes from the July 10, 2024 meeting, asked for any comments or corrections, and upon not hearing any, 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 Minutes of the July 10, 2024 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-05 Expanding the District's Boundaries

Mr. Hernandez presented Resolution #2024-05 Expanding the District's Boundaries, explained that there was going to be a piece of property annexed into the CDD, and that approving this resolution would allow staff to move forward with this process.

There was a discussion related to how this process would work and how it would affect the CDD.

Mr. Hernandez asked for any other 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 #2024-05 Expanding the District's Boundaries was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Clubhouse

Ms. Diestro mentioned that the pool services contract with Robert's Blue Pools had been terminated and ADN Pool Services had been hired as the new vendor. Staff was currently working on getting the pool and spa permits addressed.

D. Manager – Consideration of Performance Measures and Standards as Required by Florida Statutes

Mr. Quesada presented and briefly discussed the performance measures and standards, explained that this was now a requirement by the Florida Statutes to be

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approved by the Board and put on the CDD's website, asked for any questions or comments, and upon not hearing any, asked the Board to approve it.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor the performance measures and standards as required by the Florida Statutes was approved as-presented.

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 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.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

EIGHTH 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.

DocuSigned by:
Ben Quesada
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Secretary / Assistant Secretary x

Signed by:
Eduardo Lavin
7E8DTAC5BBAD7CD...
x Chairman / Vice Chairman