

**MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on March 11, 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
Luis Pena
Maria Pinos

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Gabriella Fernandez Perez
Emily Diestro

District Manager
Billings, Cochran, Lyles
Club 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 did not so the item was tabled.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
November 12, 2025, Meeting**

March 11, 2026

Bellagio CDD

Mr. Quesada presented the minutes of the November 12, 2025 meeting, asked for any comments or corrections. There was one correction indicated on page 2 to change “fire regulations” to “firearm regulations”.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the November 12, 2025, Meeting with the indicated change were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada presented Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing and explained to the Board that due to the fact that the pool capital improvement needs to use more of the reserve money, a revised budget was emailed to the Supervisors which showed an increase in the assessment of \$256 to 585 units excluding the annexation area to be considered.

Mr. Quesada stated that the increase in assessment will keep the District well-funded to be able to operate in 2027 without any issues, but the District can revisit this increase in 60 days and make a final decision at that time.

Mr. Quesada asked the Board for a date 60 days from March 11th to set the public hearing, the Board decided on the date of May 20, 2026 at the same location.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing date of May 20, 2026 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35th Court, Hialeah, Florida was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

March 11, 2026

Bellagio CDD

Mr. Quesada presented the audit for fiscal year ending September 30, 2025 and asked the Board for a motion accepting the audit and stated the District was in good standing based on the audit.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Acceptance of Audit for Fiscal Year Ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Quesada presented and explained the procedures for the general election stating that Seat #1 and Seat #2 were up for election. The qualifying period for the general election begins at noon on June 8th and ends at noon on June 12th with Miami-Dade Supervisor of Elections.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Fernandez-Perez presented and explained the request for an adjustment to the District Counsel fee schedule stating that the increase for a partner would be from \$275 to \$300 and for an associate from \$225 to \$250 per hour which is done to reflect changes in the CPI and will take effect October 1, 2026.

Mr. Quesada asked for a motion to accept the increase.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Request for Adjustment to District Counsel Fee Structure was approved.

B. Engineer

There was nothing under engineer to report at this time.

C. Clubhouse –

1) Discussion of

a. Regarding Diamond Brite for Pool

b. Aragon Club Rules and Regulations

March 11, 2026

Bellagio CDD

Ms. Diestro presented a PDF report with chronological pictures updating the Board on the resurfacing of the Diamond Brite for the pool and explained in detail what has been taking place.

Mr. Quesada presented to the Board an updated version of the rules and regulations that Ms. Diestro and Ms. Fernandez Perez worked on for the Board's review to approve the changes that were made.

Ms. Diestro stated that she updated the firearm regulations and some minor changes including minors at the pool, smoking to include all forms of smoking, changes to scooters and bikes, and coolers to lap size.

Mr. Quesada asked the Board for a motion to accept the rules and regulations and set the public hearing to accept the rules and regulations on May 20, 2026.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a motion to advertise the rule adoption process at a public hearing on May 20, 2026 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35th Court, Hialeah, Florida, was approved.

2) EcoLawn Invoice

3) USA Onasis Tile Invoice

4) Miami Management Club Management Agreement

Mr. Quesada presented an invoice from EcoLawn for \$11,000 for palm tree removal, irrigation repairs, and debris removal and asked the Board for a motion to ratify the invoice as the work was already completed.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Ratification of EcoLawn Invoice in the amount of \$11,000 was approved.

Mr. Quesada presented a second invoice from USA Onasis Tile LLC in the amount of \$35,600 for change orders due to structural issues incurred during the Diamond Brite resurfacing of the pool and asked the Board for a motion to ratify.

March 11, 2026

Bellagio CDD

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Ratification of USA Onasis Tile LLC invoice in the amount of \$35, 600 was approved.

A discussion was held by Ms. Diestro and the Board in regard to an amendment to the Miami Management Club Management Agreement with increases for club attendants, housekeeping and management for fiscal year 2027. The current annual amount is \$194,014.32 and the proposed amount would be \$204,096.

Mr. Quesada asked the Board for a motion to allow staff to work on an amendment with Miami Management subject to the exhibit and the agreement that counsel executes for a not to exceed amount of \$204,096.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a motion to allow staff to draft an amendment with Miami Management with a not to exceed amount of \$204,096 annually for club management was approved.

D. Manager

There was nothing further for discussion from the manager.

EIGHTH 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.

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

NINTH 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.

March 11, 2026

Bellagio CDD

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Ben Amada
07C0606FB7194F3...
Assistant Secretary/Secretary

Signed by:
[Signature]
7E8D1AC5BBAD4CD...
Chairman/Vice Chairman

Certificate Of Completion

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Source Envelope:

Document Pages: 17

Signatures: 8

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

5/26/2026 7:49:02 AM

eacosta@gmssf.com

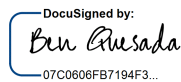
Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address: 8.29.7.127

Timestamp

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Signed: 5/26/2026 8:04:22 AM

Electronic Record and Signature Disclosure:

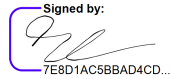
Not Offered via Docusign

Eduardo Lavin

aragonhoapresident@gmail.com

President

Security Level: Email, Account Authentication (None)

Signed by:

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Signature Adoption: Drawn on Device

Using IP Address:

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Signed: 6/11/2026 8:40:19 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

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Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

6/11/2026 8:39:59 AM

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Completed	Security Checked	6/11/2026 8:40:19 AM

Payment Events	Status	Timestamps
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