

**MINUTES OF MEETING  
BELLAGIO  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Bellagio Community Development District was held on November 8, 2023 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35<sup>th</sup> Court, Hialeah, Florida.

Present and constituting a quorum were:

Eduardo Lavin  
Edwin Rivera  
Jorge Pinos  
Victor Llano  
Luis Pena

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Ben Quesada  
Luis Hernandez  
Gregory George  
Emily Reyes

District Manager  
District Manager  
District Counsel  
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**

**Approval of the Minutes of the  
August 23, 2023 Meeting**

Mr. Quesada: Item #2 is Approval of the Minutes of the August 23, 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 August 23, 2023 Meeting were approved as-presented.

### **THIRD ORDER OF BUSINESS**

#### **Ratification of Clubhouse Management Agreement with Miami Management, Inc. and Consideration of First Amendment to Clubhouse Management Agreement with Miami Management, Inc.**

Mr. Quesada: Item #3 is Ratification of Clubhouse Management Agreement with Miami Management, Inc. and Consideration of First Amendment to Clubhouse Management Agreement with Miami Management, Inc. The Board previously agreed to a club management agreement with Miami Management, Inc. The first step would be to ratify that agreement.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the clubhouse management agreement with Miami Management, Inc. was ratified.

Mr. Quesada: Then, the other component is the amendment to the management agreement. We would just need a motion to approve that.

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

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Quesada: Moving on to Staff Reports, next we have our District Counsel.

Mr. George: I don't have anything to report.

##### **B. Engineer**

There not being any report, the next item followed.

##### **C. Clubhouse – Consideration of Monthly Preventative Maintenance Agreement with Fitness Solution, Inc.**

Mr. Quesada: Moving on to Clubhouse, Emily?

Ms. Reyes: I have a proposal from Roberts Aluminum Furniture for pool furniture repairs for multiple chaise lounge chairs, the cushions on the couches, and other minor repairs. The amount is \$7,885.30.

Mr. Hernandez: Just for the Board to know, this is a normal expense that occurs every year and is within the budgeted amount. Rather than buy new furniture, this company will come look at everything and tell you what needs to be repaired and what needs to be replaced.

Mr. Quesada: The other item we have is the monthly preventative maintenance agreement with Fitness Solution, Inc. There is a slight increase, but staff was expecting it, so we have the funds for it because it is very minimal and it is budgeted for. I don't believe they have asked for an increase until this year, so staff is recommending to approve it.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the monthly preventative maintenance agreement with Fitness Solution, Inc. was approved.

**D. Manager – Approval of Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors**

Mr. Quesada: The next item is Approval of Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors. This is for the District's property insurance. We included it in the agenda package and would just need a motion to approve it.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors was approved.

**FIFTH 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.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Quesada: Are there any Supervisor's requests at this time? Not hearing any, we do not have any audience with us today virtually nor here in person for any comments, so we can move on.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Quesada: And with no other business to discuss, 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

*EL*

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

Chairman / Vice Chairman

# 03-13-24signeddocs-Bellagio

Final Audit Report

2024-03-14

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|-----------------|----------------------------------------------|
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