

MINUTES OF MEETING BELLAGIO COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on September 10, 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:

Juliana Duque
Ben Quesada
Ginger Wald
Gabriella Fernandez Perez
Emily Diestro
Carolina

GMS (Via telecommunications)
GMS
District Attorney(via telecommunication)
Billings, Cochran, Lyles
Club Manager
Lennar (via telecommunications)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called the role and led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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.

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THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
July 16, 2025, Meeting**

Mr. Quesada presented the minutes of the July 16, 2025 meeting, asked for any comments or corrections, upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Rivera seconded by Mr. Lavin with all in favor, the Minutes of the July 16, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

B. Annexation Agreement

Mr. Quesada presented and reviewed the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 then asked the Board to authorize the engagement letter.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 was approved.

Ms. Wald presented and updated the Board on the annexation agreement with Lennar. Ms. Wald reviewed the agreement and explained in detail the terms of the agreement and what is stated in the agreement with the Board and asked the Board if they had any questions. Hearing no questions Ms. Wald asked for a motion to approve the annexation agreement in substantial final form.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Annexation Agreement in substantially final form was approved.

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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez reintroduced herself and reminded the Board to complete their annual ethics training.

B. Engineer - Annual Engineer's Report

Mr. Quesada presented the annual engineers report and stated that everything was in good standings per the report. There were a few minor maintenance items that Emily is overseeing.

Ms. Diestro stated that she is working with the inspector to reinstate the spa by the end of October.

Mr. Quesada asked for a motion from the Board to accept the annual engineer's report.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Annual Engineer's Report was approved.

C. Clubhouse – Club Staff Compensation

Ms. Diestro explained to the Board that when they approved the Second Amendment to the Management Agreement for the Clubhouse the CDD employees and raises for the next year were not included in the budget. She indicated that the monthly amount would increase by \$221.86 to \$7,765.33 for the club attendants and the housekeeper is going to \$3,142.53.

Ms. Wald stated that was not correct and that the Board talked about this at the last meeting. The Second Amendment, the request was made to have the club attendants starting January 1, 2025 at \$7,543.47 per month and the housekeeper at \$3,057.60 per month which begins on the start of the District's fiscal year which is October 1, 2025.

Ms. Wald also stated the District's budget is fixed and can't make changes to any line items unless there are reserves and reemphasized the importance of making sure the budget is correct before approving the budget.

Ms. Wald further stated that the Board does have the authority to do increases, but they need to stay within the budget and emphasized that it is important for the District manager to be involved early on. She made it clear that the request was being made for

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those increases and it was up to the Board whether they wanted to approve the request or not with a new amendment with the start date of January 2026.

Mr. Lavin indicated that they are going to do the compensation through the HOA and next year adjust the budget.

Mr. Quesada indicated that this item will be tabled.

D. Manager

1) Form 1 Financial Disclosure Due July 1, 2025

2) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Quesada stated that all Board members have filed their Form 1 Financial Disclosure forms and reminded the Board to complete their ethics training by December 31, 2025.

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.

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.

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DocuSigned by:

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Assistant Secretary/Secretary

Signed by:

7E8D1AC5BBAD4CD...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: F8270917-192A-4561-AF7B-838BD153B86E

Status: Completed

Subject: Bellagio: Complete with Docusign: 2026-01.docx, 9-10-25 Minutes.pdf, Performance Measures 2024-2025

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Document Pages: 12

Signatures: 6

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Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

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11/17/2025 1:45:18 PM

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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: 134.56.166.26

Timestamp

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Viewed: 11/18/2025 9:03:17 AM

Signed: 11/18/2025 9:03:24 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: 108.253.95.218
Signed using mobile

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Viewed: 11/21/2025 6:43:07 AM

Signed: 11/21/2025 6:43:54 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

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Envelope Summary Events

Status

Timestamps

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Hashed/Encrypted

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Certified Delivered

Security Checked

11/21/2025 6:43:07 AM

Signing Complete

Security Checked

11/21/2025 6:43:54 AM

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps