MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Bellagio Community Development District was held on July 12, 2023 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
Jorge Pinos	Assistant Secretary
Victor Llano	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Luis Hernandez	District Manager
Andrew Gill	GMS (via GoToMeeting)
Gregory George	District Counsel
A Resident	Resident (via GoToMeeting)

FIRST ORDER OF BUSINESS Roll Call

Mr. Quesada called the meeting to order, called roll, and the Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation Letter from Ms. Giovanna Pinzon

Mr. Quesada: Item #2 on the agenda is Organizational Matters. If you go to page 3 on your agenda package, you will see a resignation letter from Ms. Giovanna Pinzon. I will read for the record that it says: "I, Giovanna Pinzon, wish to resign from the Assistant Secretary CDD Board of Supervisors, effective May 9, 2023." Staff's recommendation is to always honor the wishes of a former Supervisors, so if we could have a motion to accept her resignation at this time.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Ms. Pinzon's resignation letter was accepted.

B. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #5 (11/2024)

Mr. Quesada: Item B is Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #5 (11/2024). Do we have anyone for the Board to consider to appoint to the vacant seat?

Mr. Lavin: No, not at this time. Hopefully we will by the next meeting.

Mr. Quesada: Okay. We will table the rest of the Organizational Matters items until the next meeting then.

C. Oath of Office for Newly Appointed Supervisor

D. Resolution #2023-05 Electing Officers

These items were tabled until the next meeting.

THIRD ORDER OF BUSINESS Approval of the Minutes of the May 10, 2023 Meeting

Mr. Quesada: Item #3 is Approval of the Minutes of the May 10, 2023 Meeting. Any comments or corrections? Not hearing any comments, staff's recommendation is to approve the minutes.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the May 10, 2023 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS Ratification of Pools and Fountains Maintenance Service Agreement with One Stop Pool Pros, Inc.

Mr. Quesada: Item #4 on the agenda is Ratification of Pools and Fountains Maintenance Service Agreement with One Stop Pool Pros, Inc. At the last meeting, you authorized entering into this agreement and it was finalized in between meetings, so we are bringing it back to enter into the public record and asking you to ratify that.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the pools and fountains maintenance service agreement with One Stop Pool Pros, Inc. was ratified.

FIFTH ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: Moving on to Item #5, the Public Hearing to Adopt the Fiscal Year 2024 Budget. First, we will need 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: We do have one member of the public with us today via GoToMeeting. Is there anything you would like to address related to the budget?

A resident: No.

Mr. Quesada: Okay, thank you very much. We can move on to the resolutions.

Mr. Hernandez: Before we move on to the resolutions, I just want to let the Board know that this is the same budget that was presented in May. It contemplates an increase of $55.57 annually for the anticipated expenses the District is going to incur. With that being said, if there are no questions or discussion, we can move on to the resolutions.

C. Consideration of Resolution #2023-06 Annual Appropriation Resolution

Mr. Quesada: Item 5C is Resolution #2023-06 Annual Appropriation Resolution. This resolution will formally adopt the budget, and a motion approving Resolution #2023-06 would be in order.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2023-06 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #20232-07 Levy of Non Ad Valorem Assessments

Mr. Quesada: Item 5D is Consideration of Resolution #2023-07 Levy of Non Ad Valorem Assessments. This is for the operations and maintenance portion as we just discussed, and it will allow staff to include it on the tax roll.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2023-07 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: And a motion to close the public hearing would be in order.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the public hearing was closed.

SIXTH ORDER OF BUSINESS Consideration of Resolution #2023-08 Establishing an Electronic Signature Policy

Mr. Quesada: Moving onto Item #6, Consideration of Resolution #2023-08 Establishing an Electronic Signature Policy. You have probably noticed that GMS is trying to be as environmentally friendly as possible by having the agenda packages on the tablets and doing whatever we can paperless. With a policy like this, you will also have the benefit to be able to sign and execute documents electronically, as well.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2023-08 Establishing an Electronic Signature Policy was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney - Discussion of Legislative Update Memorandum

Mr. Quesada: Moving on to Staff Reports. Gregory?

Mr. George: There is the ethics memo that our office prepared in your agenda package regarding the new law that passed in this legislative session. It goes into effect on January 1, 2024, so it is coming up, and we giving you a heads-up that you will have to do it. It being four hours of ethics training. Normally when you fill out your Form 1's there is a place where you skip over, but now you will have to check the box and do the training. We will provide more information in the future, but we want to bring it to your attention since it will now be required.

B. Engineer

There not being any report, the next item followed.

C. Clubhouse

1) Ratification of Approved Repairs and Maintenance – Quote #1257

Mr. Quesada: Moving on to Clubhouse, first we have Ratification of Approved Repairs and Maintenance – Quote #1257.

Mr. Hernandez: The District worked with club personnel to obtain the best price for the repairs. The District didn't end up having to replace the main pool pump and the work that was done cost $7,085. It is important to note that this couldn't wait until the meeting because of algae in the pool, black algae, and we had the 4th of July coming. So, treatments had to be done prior to the meeting. With that being said, we will ask the Board to ratify the presented quote.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the approved repairs and maintenance in Quote #1257 were ratified.

2) Consideration of Proposal for Chemical Feeders

Mr. Hernandez: The next item is the proposal for chemical feeders. They have presented two options. One is to purchase them. If we buy them, we own them, and then any problems are ours. The second option is to lease them for a monthly fee. The proposal presents that the District will need to pay $250 per unit and $25 per stenner, and a one-time installation fee of $300. My recommendation, based on the discussion I had with the club manager, and to avoid long-term obligations for the District is to move forward with the lease of the equipment so it is the full responsibility of the entity.

Mr. Lavin: What is the cost to buy them?

Mr. Hernandez: Almost $10,000. It is just a little piece that is connected to Wi-Fi and tests the conditions of the water and when it is needed, it adds chemicals.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Option #2 proposal to lease the chemical feeders was approved.

D. Manager

1) Number of Registered Voters in the District – 893

Mr. Quesada: Moving on to Manager, next we have a letter from the Miami-Dade County Supervisor of Elections office. It reads: "I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Bellagio Community Development District, as described in the attached MAP, has 893 voters." We are legally required to make this announcement, and also is because once a District meets certain requirements, you will start to be elected through the general election process.

Mr. Hernandez: Chapter 190 of the Florida Statutes indicates that the District still needs to make that announcement even though you have already met both requirements, which are that the District has been in existence for more than six years and has more than 250 registered voters. So, we are just fulfilling that requirement.

2) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Quesada: The next item is the proposed fiscal year 2024 meeting schedule. The dates are listed on there with the meetings continuing to be held here at this location at 9:00 a.m. If there are any conflicts or issues, we can discuss those now.

Mr. Lavin: I am fine with it. Is it good for the rest of you?

Mr. Llano: I am only off on Wednesdays.

Mr. Hernandez: Yes, that is why we moved this proposed meeting schedule to Wednesdays. We used to meet Mondays and then Thursdays, but those days didn't seem to work as well for everyone.

Mr. Quesada: Okay, so if this meeting schedule works for everyone, the meetings will be held on the second Wednesday of every other month at Aragon Clubhouse, located at 8700 West 35th Court, Hialeah, Florida, 33018. The dates proposed are November 8, 2023, January 10, 2024, March 13, 2024, May 8, 2024, July 10, 2024, and September 11, 2024. By saying so moved, you will be approving the meeting schedule and will also authorize staff to advertise it.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the proposed fiscal year 2024 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

Mr. Quesada: The next item is Discussion of Financial Disclosure Report and Reminder to File Annual Form. The website had not updated the information when we checked when we were preparing the agenda, but we have just received that Edwin took care of his on July 3rd; however, I just want to remind the Board that it is an individual obligation prior to July 1st. They don't usually start fining until September, $25 a day, up to $1,500.

Mr. Hernandez: They usually give a grace period. They want everyone to file their forms, so they don't typically start fining until September, but technically they could once the deadline passes.

Mr. Quesada: One other item to cover is the revision we had to add to the agenda, which is the Second Amendment to the Agreement for District Management Services between the Bellagio CDD and Governmental Management Services – South Florida, LLC. I will ask Luis to discuss this item to explain what the changes are.

Mr. Hernandez: This District was established in 2013. There are several provisions that are now being required. Nothing is changing in the agreement or value. All that this amendment does is include requirements that are being made by the Florida Statutes. For instance, we are making an amendment to indicate the appropriate addresses. In 2013, our offices were in different locations than we have today. So, that is one update. Another is a disclaimer that the District Manager is not a securities broker or advisor. There is another one that discusses the E-Verify System, which is a requirement that needs to be fulfilled by all of the vendors that service the District. The last one is about how the public records are kept. With that being said, and being that it doesn't affect anything major in the agreement, the recommendation from staff and request to the Board is to consider approving this amendment, which will authorize the appropriate officials to execute it.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Second Amendment to the Agreement for District Management Services between the Bellagio CDD and Governmental Management Services – South Florida, LLC was approved.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Summary of Invoices

B. Acceptance of Combined Balance Sheet

Mr. Quesada: Moving on, next we have the Financial Reports. Behind tab A, you will see the summary of invoices, and behind tab B you will find the combined balance sheet. If you have any questions or concerns, let us know. If there are no questions, then a motion to accept the financials would be in order.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the summary of invoices and the combined balance sheet were accepted as-presented.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Mr. Quesada: With no further business to discuss, a motion to adjourn the meeting would be in order at this time.

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

03-13-24signeddocs-Bellagio

Final Audit Report 2024-03-14

Created:	2024-03-14
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArzhsctaXI8ounMZs5IXP8NrY4hsRNOa2

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Agreement completed.

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