MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on May 14, 2025 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
Juliana Duque	GMS
Ginger Wald	District Attorney
Emily Diestro	Club Manager
Carolina Herrera	Lennar Homes (via teleconference)
Melissa Bolivar	Lennar Homes (via teleconference)
Patrick Bellon	Lennar Homes (via teleconference)

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Declaring a Vacancies on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat(s) for Seat #3, Seat #4 and Seat #5

B. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #4

C. Oath of Office for Newly Appointed Supervisor(s)

D. Consideration of Resolution #2025-02 Electing Officer(s)

Mr. Quesada presented Resolution #2025-01 Declaring a Vacancies on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat(s) for Seat #3, Seat #4, and Seat #5 and asked for a motion to adopt Resolution #2025-01.

> On MOTION by Mr. Lavin seconded Mr. Rivera with all in favor, Resolution #2025-01 Declaring a Vacancies on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat (s) for Seat #3, Seat #4 and Seat #5 was approved.

Mr. Quesada stated that the Board had Maria Pinos as a holdover for Seat #3 and Luis Pena for Seat #5 and asked for a motion to appoint them to those seats.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the appointment of Maria Pinos to Seat #3 and Luis Pena to Seat #5 on the Board of Supervisors for the Bellagio Community Development District was approved.

Mr. Quesada administered the oath of office to Maria Pinos and Luis Pena.

Mr. Quesada presented Resolution #2025-02 Electing Officers to the Board stating that Paul Winkeljohn will serve as Secretary, Ben Quesada and Juliana Duque will now serve as Assistant Secretaries, Patti Powers from GMS will remain as Treasurer and Sharyn Henning is Assistant Treasurer and asked if the Board wanted to consider any other changes.

The Board choose to keep the current slate of officers with Eduardo Lavin and Chairman, Edwin Rivera as Vice Chair, Luis Pena and Maria Pinos as Assistant Secretaries.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2025-02 Electing Officers with Eduardo Lavin as Chair, Edwin Rivera as Vice Chair, Luis Pena and Maria Pinos as Assistant Secretary, Paul Winkeljohn as Secretary, Ben Quesada and Juliana Duque as Assistant

> Secretary, Patti Powers as Treasurer and Sharyn Henning as Assistant Treasurer was approved.

Mr. Quesada asked the Board if it was ok to discuss Item 5A the Petition to Expand District Boundaries.

Ms. Wald updated the Board on the petition to expand the District's Boundaries.

At the last meeting the Board approved a resolution allowing staff to move forward with the annexation of property called Security Estates to the District, but the Board had questions and expressed concerns about the monies and the terms that are involved in expanding the District.

There were three Lennar representatives in attendance by teleconference at the meeting where a discussion was held to discuss and answer any questions the Board had in reference to the annexation of the property.

The Board came to the decision after the discussion that they felt that they would like to receive $250,000 in order to enter into an agreement with Lennar to move forward with the annexation. Eduardo Lavin, Chairman, was appointed by the Board to speak on behalf of the District to negotiate an annexation agreement which would be an agreement in writing that would have requirements that the Board would have to undertake and also the requirements that Lennar would have to undertake which would then be brought back to the Board for consideration and approval.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a motion appointing Eduardo Lavin to negotiate an annexation agreement with Lennar and bring it back to the Board for approval was approved.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the September 11, 2024 Meeting

Mr. Quesada presented the minutes of the September 11, 2024 meeting, asked for any comments or corrections, upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Minutes of the September 11, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of:

A. Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent

B. Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Quesada presented Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent.

Ms. Wald explained to the Board that Dennis Lyles was the registered agent with Billings, Cochran, Lyles, Mauro, & Ramsey who has retired and that Michael J. Pawelczyk will now be the registered agent and asked for a motion to approve the resolution.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent was approved.

Mr. Quesada presented Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing.

Mr. Quesada stated the District was doing really well financially and were properly assessed so there is no recommendation for any increase in operations and maintenance.

Mr. Quesada reviewed the budget and pointed out with some minor changes to line items, asked for any questions upon hearing none asked for the motion to adopt the resolution with the date of July 16th was set for the public hearing.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing date of July 16, 2025 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35th Court, Hialeah, Florida was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney – Update on Petition to Expand District Boundaries

There was nothing to report under the attorney at this time.

B. Engineer

There was nothing to report under the engineer at this time.

C. Clubhouse

Emily Diestro updated the Board that the city permit for the spa was finally approved. She also mentioned that the plumber said everything was perfect except that the District needed an electrical permit which was never told to the District by the city. The pool engineer is working on getting the electrical permit approved, have the city approve the permit, and to have the Department of Health do their final inspection so the spa can be opened.

D. Manager – Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Mr. Quesada reminded the Board that July 1st is the deadline to submit the Form 1 with the Commission on Ethics and that it can be submitted online. He also reminded the Board of the four hours of ethics training that is required by December 31st.

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.

Mr. Lavin asked a question regarding the SBA account and how much the District actually has in the account.

Ms. Duque indicated that she would have to speak to the accountant to get a more accurate number.

There was a discussion by the Board and staff regarding the financials.

> 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, not hearing any asked for a motion to adjourn.

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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Ben Quesada
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Assistant Secretary/Secretary

Signed by:
Eduardo Lavin
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Chairman/Vice Chairman