MINUTES OF MEETING
BELLAGIO
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors for the Bellagio Community Development District was held on July 16, 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:

Jesus Lorenzo	District Manager
Juliana Duque	GMS
Jesus Lorenzo	GMS
Ginger Wald	District Attorney
Emily Diestro	Club Manager
Teresa Baluja	Lennar Homes (via teleconference)

FIRST ORDER OF BUSINESS — Roll Call

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

Mr. Lorenzo, with the Board's approval, moved to Item #6, Discussion of Annexation.

Mr. Lavin presented to the Board a cost analysis for the Clubhouse upgrades which included $65,561.42 for the Diamond Brite and $64,443.11 for other improvements including the painting inside and outside of the Clubhouse, landscape clubhouse lighting, outdoor fence for the pool area, cameras interior and exterior, pest removal, replacement of office furniture in the Assistant Manager's office and replacement of the office TV in the manager's office with a total of $130,004.53.

There was a discussion by the Board led by Mr. Eduardo Lavin and Ms. Teresa Baluja from Lennar negotiating the terms of the annexation. After a discussion the Board stated that they would accept no less than $100,000.

Ms. Wald recommended that the Board enter into an annexation agreement for the amount of money and the time period with the payment.

Ms. Baluja stated that the monies would be paid at the time of bond issuance.

At this time, the Board moved on with the meeting while Ms. Baluja contacted her office to get the $100,000 approved.

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. Lorenzo 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 May 14, 2025, Meeting

Mr. Lorenzo presented the minutes of the May 14, 2025, 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. Pena with all in favor, the Minutes of the May 14, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Lorenzo asked for a motion to open the public hearing.

> On MOTION by Ms. Pinos seconded by Mr. Lavin with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Lorenzo indicated that there was no audience present or online and asked the Board for any comments. There was no discussion from the Board.

Ms. Duque stated that there were no increases on the budget and that it was the same budget that was adopted for fiscal year 2025.

C. Consideration of Resolution #2025-05 Annual Appropriation Resolution

Mr. Lorenzo presented Resolution #2025-05 Annual Appropriation Resolution adopting the budget for the fiscal year 2026.

Ms. Wald explained to the Board that due to the Second Amendment to the Clubhouse Management Agreement with Miami Management funds will have to be moved by GMS from existing line items to compensate for the increase by the Second Amendment. In the future if there are any increases to existing contracts they have to be done before the proposed budget is approved. Once the proposed budget is approved it cannot be increased.

Mr. Lorenzo asked for a motion to approve Resolution #2025-05.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2025-05 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-06 Levy of Non-Ad Valorem Assessments

Mr. Lorenzo presented Resolution #2025-06 Levey of Non-Ad Valorem Assessments stating that it is the maintenance assessment for the general fund and adopting an assessment roll of Bellagio Community Development District for fiscal year 2026 and asked for a motion to approve Resolution #2025-06.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, Resolution #2025-6 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS Approval Of Second Amendment to Clubhouse Management Agreement

Mr. Lorenzo presented the approval of the Second Amendment to the Clubhouse Management Agreement.

Ms. Wald discussed with the Board the terms of the Second Amendment increasing the total amount to $197,332.84 a year with a $15,861.07 per month and asked the Board if they wanted to approve those terms, if so, asked for a motion to approve.

On MOTION by Mr. Lavin seconded by Ms. Pinos with all in favor, the Second Amendment to the Clubhouse Management Agreement with Miami Management was approved.

SIXTH ORDER OF BUSINESS Discussion of Annexation

The Board continued their discussion with Ms. Baluja on the annexation of the District where she explained that after speaking with her colleagues they agreed to contributing $100,000 to the District at the bond issuance.

Ms. Wald asked the Board to make a motion giving authority to the Chair, Mr. Eduardo Lavin, and in his absence, the Vice Chair, Mr. Edwin Rivera to approve and execute an annexation agreement on behalf of the Board.

On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a motion to accept the annexation agreement with Lennar and to appoint Mr. Eduardo Lavin, and in his absence, the Vice Chair, Mr. Edwin Rivera to approve and execute an annexation agreement on behalf of the Board was approved.

SEVENTH ORDER OF BUSINESS Staff Report

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Wald presented and reviewed the 2025 Legislative Update Memorandum with the Board and stated if any Board member had any questions they could get in touch with her.

B. Engineer

There was nothing to report under the engineer's report.

C. Clubhouse – Discussion of Estimate #49 for Pool Diamond Brite with Oasis Pool Service of South Florida

Mr. Lorenzo presented Estimate #49 in the amount of $65,561.42 for the pool repairs with Oasis Pool Service of South Florida.

Mr. Lavin motion to approve the estimate but asked to add 10% to the estimate for contingencies.

Ms. Wald suggested approving a not to exceed amount of $65,561.42 with a vendor and 10% allowance for a change order bringing the total amount to $72,000.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, a not to exceed amount of $72,000 for Pool Diamond Brite with a vendor to be determined was approved.

D. Manager

1) Number of Registered Voters in the District – 925

Mr. Lorenzo stated that the number of registered voters in the District is 925 as per the Miami-Dade County Supervisor of Elections.

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo presented the Proposed Fiscal Year 2026 Meeting Schedule to the Board for consideration and stated that the Board meets on the second Wednesday of the following months being November, January, March, May, July, and September asked the Board if they had any concerns, and asked the Board for a motion to approve.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2025

Mr. Lorenzo stated that everybody except Eduardo Lavin has filed their Form 1.

Mr. Lavin indicated that he would do it that day.

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

Mr. Lorenzo reminded the Board to complete their 4 hours of ethics training by December 31, 2025.

5) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Lorenzo presented and reviewed the 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 and asked the Board for a motion to accept the 2025 Performance Measures and Standards.

> On MOTION by Mr. Lavin seconded by Mr. Rivera with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 was approved.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register
B. Acceptance of Unaudited Financials

Mr. Lorenzo 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. Lorenzo 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.

TENTH 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:
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Chairman/Vice Chairman