

**MINUTES OF LANDOWNERS' MEETING
BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Belmont Lakes Community Development District was held on Thursday, December 19, 2024, at 6:30 P.M. in the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325.

Landowner Present:

Present:

Dominic Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Joseph Capuozzo	Assistant Secretary
Thomas Pacchioli	Assistant Secretary
Annette Buckley-Correa	Assistant Secretary

Also present were:

James P. Ward	District Manager
Cori Dissinger	Administrative Assistant

Audience:

Fabiola Bigio Elibrahimi

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order

Mr. James Ward called the meeting to order at approximately 6:30 p.m. *For the record, I am Jim Ward, District Manager of the District. I generally act as your Chairperson for the purpose of conducting today's meeting simply because all I'm doing is polling for nominations from the Board as to who you are electing, so I will continue the meeting in that role.*

SECOND ORDER OF BUSINESS

Determination of the Number of Voting Units

Mr. Ward indicated that the first item is the determination of voting units represented or assigned by proxy, so what I'm going to ask you to do is raise your hand if you have a proxy or you are going to vote. I'll go down the line and I'll ask that you state your name for the record and put on record the number of proxies you hold, plus the vote that you have for your own personal lot.

Mr. Thomas Pacchioli has 1 proxy, plus one vote.

Ms. Annette Buckley-Correa has 6 proxies and one vote.

Mr. Carlos Benhamu has 11 proxies and one vote.

Mr. Capuozzo has no proxies.

Mr. Madeo has 10 proxies and one vote.

Mr. Ward indicated that he will ask for nominations for the position of Supervisors, there are three positions up for Seats 3, 4 and 5, which are currently held by Carlos Benhamu, Annette Buckley-Correa, and Tom Pacchioli, and will ask all of you for nominations from the floor as to whom you would like to put in those three seats.

Mr. Tom Pacchioli: I would like to nominate Carlos Benhamu, we call her "Fabi" Fabiola Bigio Elibrahimi and myself (Tom Pacchioli).

Mr. Ward asked Mr. Pacchioli for any other nominations and indicated that once the nominations are over, we can't add people to the list at that point.

Mr. Ward asked Ms. Buckley-Correa are you going to nominate? Ms. Buckley-Correa asked to hold on a moment, and let the next individual make their nominations.

Mr. Benhamu nominates Carlos Benhamu, Tom Pacchioli and Fabiola Bigio Elibrahimi.

Mr. Capuozzo can't nominate anybody.

Mr. Madeo nominates Carlos Benhamu, Tom Pacchioli and Fabiola Bigio Elibrahimi.

Mr. Ward asked Ms. Buckley-Correa to go ahead and make her nominations; she indicated she would like to nominate Richard Quadracci, Amanda Pathon and myself.

Mr. Ward indicated that with that, he's going to hand them each ballots for individuals for Seats 3, 4 and 5, and ask that you fill out the ballots.

Conversations ensued about the proxies and votes and what needs to be filled out and signed.

THIRD ORDER OF BUSINESS

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy**
- b) Nominations of Supervisors (One Position)**
- c) Casting of Ballots**
- d) Ballot Tabulations and Results**

Mr. Ward indicated the purpose of today's meeting was to elect three members to the Board.

Mr. Carlos Benhamu received 24 votes.
Ms. Annette Buckley-Correa received 7 votes.
Mr. Tom Pacchioli received 24 votes.
Fabiola Bigio Elibrahimi received 24 votes.
Richard Quadracci received 7 votes.
Amanda Pathon received 7 votes.

Therefore, Carlos Benhamu, Tom Pacchioli and Fabiola Bigio Elibrahimi will be sworn in as the three members of the Board.

FOURTH ORDER OF BUSINESS

Landowners' Questions or Comments

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Mr. Ward asked if there were any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 6:45 p.m.

Belmont Lakes Community Development District



James P. Ward, Secretary



Dominick Madeo, Chairperson