

**Minutes  
Belmont Lakes Community  
Development District**

**Regular Meeting March 21, 2024  
6:30 p.m.**

**Shenandoah Park  
Community Room  
14452 Shenandoah Parkway,  
Davie, Florida**

**Belmont Lakes Community Development District Budget and Regular Meeting**  
**March 21, 2024**  
**6:30 p.m.**  
**Shenandoah Park Community Room**  
**14452 Shenandoah Parkway, Davie, Florida**

**MINUTES**

1. **Call To Order.** The meeting was called to order at 6:35 p.m.
2. **Roll Call.** In attendance were Chair Dominick Madeo, Vice-Chair Carlos Benhamu, Tom Pacchioli, and Joe Capuozzo. Also present was District Manager Christopher Wallace. Supervisor Annette Buckley was absent.
3. **Old Business**
  - a. **Center Island Palm.** The Board discussed planting another date palm in the entry island. The manager will add the palm as an option in the landscape bid that is about to go out and if enough money is left over, then it will go to that planting.
  - b. **Pickleball.** The manager will secure quotes for resurfacing the tennis courts and will get options on two tennis courts or one tennis court and one pickleball court.
  - c. **17<sup>th</sup> Street Canal Cleaning.** The manager discussed his efforts in contacting the Central Broward Drainage District. They have been out at least twice and chemically treated the canal, but they have not mechanically removed any aquatic plants, which is causing issues for some homeowners. The Board discussed sending a petition to the District.
  - d. **Guardhouse Air Conditioning.** Vice-Chair Benhamu will provide the manager the name of someone who will install a window unit at the guardhouse. The manager was authorized to reimburse him the costs of the labor and equipment.
  - e. **Landscaping Permit and Installation.** The manager briefed the Board on the status of the permit. Mr. Wallace met with the Town's landscape inspector and will need to identify the location of the scrub palms that have been removed over time and they will need to be added to the permit. Mr. Wallace indicated that he would be walking the property next week to locate the areas for the pines. Prior to the permit, the Town needs to see an estimate of the costs of planting, so the District will bid out the landscaping in the next two weeks.
4. **New Business**
  - a. **Entrance Signs.** The board discussed how some members of the community wanted to see new entryway signs and upgrades to the monument walls that the signs are on. The Board discussed the cost of this and it was generally agreed to wait and see how the landscaping project progresses. In the

meantime, the Board again asked to have “No Soliciting” signs mounted on the swing gates. Speed signs were discussed but no action taken.

**5. Staff Reports**

- a. **FY2023 Financials.** Mr. Wallace noted that the audited FY23 financial statements have been on the District’s website since December.

**6. Other Business.**

- a. **Scooters and skateboards on tennis courts.** The Board asked that a letter be sent to residents asking them to not use skateboards and scooters or other wheeled vehicles on the tennis courts.
- b. **Pressure Cleaning.** The Board asked that the brick pavers and guardhouse be pressure cleaned.
- c. **Central Broward Drainage District petition.** The Board asked that the manager draft a petition for residents to sign regarding the 17<sup>th</sup> Street Canal vegetation issue.

**7. Audience Comments.** There were no audience comments.

**8. Supervisor’s Comments.** There were no Supervisor’s comments.

**9. Adjournment.** There being no further business, the meeting was effectively adjourned at 7:45 p.m.