

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

The regular meeting of the Board of Supervisors of the Belmont Lakes Community Development District was held on Tuesday, January 16, 2025, in the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m. and was presided over by Dominic Madeo, Chairperson, with James P. Ward as Secretary.

Present:

Dominic Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Joseph Capuozzo	Assistant Secretary
Thomas Pacchioli	Assistant Secretary
Fabiola Bigio Elibrahimi	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ben Steets	Grau and Associates

Audience:

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. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for the Board of Supervisors of the Belmont Lakes Community Development District

- a) Oath of Office**
- b) Guide to the Sunshine Amendment and Code of Ethics**
- c) Form 1 - Statement of Financial Interests**

Mr. Ward, as a notary public, administered the Oath of Office to Fabiola Bigio Elibrahimi. He asked Ms. Elibrahimi to sign and return the Oath of Office to himself for inclusion in

the record. He indicated Ms. Elibrahimi would receive a link to fill out and submit Form 1; this needed to be completed within 30 days.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors canvassing and certifying the results of the Landowners' Election of Supervisors held pursuant to Section 190.006(2), Florida Statutes

Mr. Ward: In Seat 3 we have Carlos with 24 votes, Annette with 7 votes, Fabiola with 24 votes, Amanda with 7 votes, Tom with 24 votes, and Richard at 7 votes. The results simply mean that Carlos, Fabiola and Tom will fill the 3 seats, which are Seats 3, 4 and 5. The way in which the Statute works is, the two people who received the highest number of votes will serve a 4-year term and the third individual will serve a 2-year term. So, since we have the same number of votes for all three of you, you get to determine who wants the 4-year term and who wants the 2-year term.

Mr. Carlos Benhamu made a motion to give Ms. Fabiola Elibrahimi the two-year term.

On MOTION made by Carlos Benhamu, seconded by Dominick Madeo, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-4

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Belmont Lakes Community Development District following the Landowners' Election

Mr. Ward stated Dominick Madeo served as Chairperson; Carlos Benhamu served as Vice Chairperson while the remaining Board Members served as Assistant Secretaries. He asked if the Board wished to add Ms. Elibrahimi as an Assistant Secretary. He noted he (Jim Ward) served the Secretary and Treasurer.

The Board agreed to add Ms. Elibrahimi as an Assistant Secretary.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-5**

Consideration of Resolution 2025-5, a Resolution reducing the terms of Office of the Supervisors in Seat 1 and Seat 2 to coincide with the General Election Pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date

Mr. Ward explained Resolution 2025-5 reduced the terms of Seats 1 and 2 to coincide with the General Elections. *Your last election before I became Supervisor was 6 months or so behind schedule, so seats 1 and 2, which are Dominick and Joe, your seats are supposed to be on the November schedule of the even number years. This resolution simply reduces your terms back to the November time schedule with terms ending 2026.*

Mr. Madeo asked if the terms could end in November 2027.

Mr. Ward explained statute required terms to end in even number years and the terms could not be extended, only reduced, so the terms were required to end in November 2026.

Discussion ensued regarding term lengths and end dates.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Carlos Benhamu, seconded by Dominick Madeo, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Minutes**

**October 8, 2024 - Public Hearing and Regular Meeting Minutes
December 19, 2024 - Landowners Meeting Minutes**

Mr. Ward asked if there were any additions or corrections to the Minutes; hearing none, he called for a motion.

On MOTION made by Carlos Benhamu, seconded by Thomas Pacchioli, and with all in favor, the October 8, 2024 Public Hearing and Regular Meeting Minutes, and the December 19, 2024 Landowners Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-6**

Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors, Amending the Fiscal Year 2025 Budget which began on October 1, 2024, and ends on September 30, 2025; Providing a severability clause; Providing for conflict and providing an effective date.

Mr. Ward: Your 2025 budget was done by your prior manager. It had all of these wonky numbers all over the place, so I did an amendment to coincide with what we have done to date, so it moves monies around to fund the pickleball courts and all of the landscaping improvements that we have done in the last couple of months. That's the good news. The bad news is you don't have any leftover money anymore, so we are going to be on cruise control for a couple of months until we do our budget.

Mr. Madeo: How broke are we?

Mr. Ward: We are going to be down to about \$24,000 dollars by year end this year. I anticipate by year end, September 30 this year, our cash balance will be around \$24,000 dollars.

Mr. Madeo: So, we already spent the money that came in from when we had the bond and all that money came in?

Mr. Ward: That went to the pickleball courts and the -

Mr. Pacchioli: We have nothing left for 14th or Shotgun?

Mr. Ward: No, they were done. 14th, Shotgun, the front entrance, everything was done.

Mr. Pacchioli: And we satisfied the City?

Mr. Ward: I didn't ask that question.

Mr. Madeo: Are they going to replace everything that died on Shotgun?

Mr. Ward: I did talk to him, and he is going to replace it. But the City wasn't involved in the process. I did not involve them.

Mr. Madeo: There are some patches on Shotgun that need to be filled. But we can't use the \$24,000 dollars. You can spot certain areas. Like, behind her house is bad.

Ms. Elibrahimi: It's been like that for years.

Discussion ensued regarding how the City would react to the changes; having a list and a layout of what improvements would be made prepared and ready for the City; and the need to fix the area behind Ms. Elibrahimi's home.

Mr. Ward: All we did on Shotgun and 14th was fill in all the holes. So, all the existing landscaping, which is tall stuff, is there and hasn't been touched. It's just adding new plants to it. The plants are small and should fill out. The fence is fixed.

Discussion continued about what work was done and what work needed to be done; whether work was needed on 17th Street; and the fact that the CDD had a new landscaper.

Mr. Capuozzo asked how high the landscaping would be allowed to grow before it was trimmed back on 17th Street.

Mr. Madeo responded the landscaping would be allowed to grow to a height of 8 feet before it was trimmed back. *Some of it is 8 feet, some of it is 4 feet. We are going to let it grow until most of it is high enough to trim.*

Discussion continued regarding 17th Street and the need to trim the landscaping; which residents were selling their homes; and the poor condition of one of the homes which was being sold which was once a model home.

Mr. Madeo stated something needed to be put together for the City.

Mr. Ward indicated he would ensure this was done. He asked if there were any more questions about the Resolution; hearing none, he called for a motion.

On MOTION made by Thomas Pacchioli, seconded by Fabiola Bigio Elibrahimi, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024

Mr. Ward reported the Fiscal Year 2024 Audit was finished. *I don't know what your old manager did, but I always bring the audit before the Board and have the Auditor go over it with you. Ben Steets with Grau and Associates is the firm who did your audit. They are a good company who do the audits for all of my clients.*

Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements. He noted the governmental fund level financial statements were the most informative and were found on page 9, showing assets, liabilities, and ending fund balance as of September 30, 2024. He reported page 11 was the statement of revenues, expenditures, and changes in fund balance

(income statement). He stated pages 13 through 18 were the notes to the financial statements and were pretty standard notes. He indicated page 18 showed capital assets and infrastructure improvements the District owned and maintained. He stated page 19 was a schedule comparing the general fund actual activity to the budget. He indicated page 21 included information newly required by the State of Florida. He stated page 22 and 23 was the report on internal controls over financial reporting. He stated there were no deficiencies noted. He stated page 24 had to do with any invested funds; the District did not have any investments and was therefore in compliance by default. He reported page 25 and 26 contained the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.

Mr. Benhamu said since the audit was clean and easy it should be less expensive.

Mr. Steets noted the price did go down from the previous year thanks to the RFP done by Mr. Ward.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2024 were accepted for purposes of inclusion in the record.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2025

1) Next Meeting - February 20, 2025

b) Financial Statement for period ending October 31, 2024 (unaudited)

c) Financial Statement for period ending November 30, 2024 (unaudited)

d) Financial Statement for period ending December 31, 2024 (unaudited)

Mr. Ward: We got a new landscaper. When I came on board we tried to work with the old vendor. It was difficult at best. It was absolutely terrible. I terminated his services. I also terminated the services of the lake guy who sprayed your lake internally. We added the service to the back canal, and I am using the same company that did the back canal now to do your internal lake. The new landscaper, Two Seasons, has been onboard since December 9, 2024. He is amazing to work with.

Mr. Madeo: Originally when I moved in, Terry did the landscaping. Terry got the contract through the builder. He had him and a few other guys who did most of the houses in the community. One of the residents didn't like the guy, made a big stink, and wanted him out. So, before he outed himself, he sold the company to Fab. We were putting a bid out for the community for like six months because management at the time dragged his feet, so Fab was doing the community. Then when we were trying to put the bid out, we were told that we needed to have certain standards which turned out to be not true. We went

out and got Right View, who in the beginning were very good, they did the job, then this guy Barry quit and the guy they put in his place was an absolute horror. We put it up for bid and BMM, or whatever they are, came in because they were recommended and they put a bid in which beat the other guys by \$500 bucks, so we hired them. From the first, when the guy put the plants in, he was short by at least 200 or 300. Then the last time he put the wrong plants in, and he kept saying he was going to change them and never did. So, then when we put the bid out for the new landscaping, he thought he was going to get the deal, and he didn't.

Mr. Ward: He quit. I fired him. Either way.

Ms. Elibrahimi: So, he didn't finish his contract?

Mr. Madeo: He did. But now, you see the flowers that are in now? The red and white ones? That's what's supposed to be there for this season. In the summer it's a different kind of plant, but he never got it right.

Discussion ensued regarding the poor performance of Fab, and the good performance of the new landscaping company; and how easy it was to communicate with the new landscaping company, especially compared to the old company.

Mr. Ward: The new landscaping company gets paid \$91,000 dollars as a fixed fee for the year. I just pay him on a monthly basis. He does everything and because he knows everybody, he kind of does more than everything. The old landscaping company was paid \$88,000 dollars for the year.

Discussion continued regarding the excellent performance of the new landscaping company and the poor performance of the old landscaping company.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

ELEVENTH ORDER OF BUSINESS

Public Comments

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none.

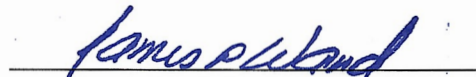
TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 7:04 p.m.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Meeting was adjourned.

Belmont Lakes Community Development District


James P. Ward, Secretary


Dominick Madeo, Chairperson