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 Thursday, April 16, 2026, at the Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m. and was presided over by Mr. Dominick Madeo, Chairperson, and James P. Ward as Secretary.

Present:

Dominick Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Fabiola Bigio Elibrahimi	Assistant Secretary

Absent:

Joseph Capuozzo	Assistant Secretary
Thomas Pacchioli	Assistant Secretary

Also present were:

James P. Ward	District Manager
Kirsten Mood	District Counsel

Audience:

Leonor Pupo
Frank Pupo
Michael Caradulis
Patricia Cobus
Darlene Moretti
Jenn Peysakhovich
Kim Pacchioli
Amanda Pathon
Richard Buckley
Alex Peysakhovich
Jesus Cobos

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. James Ward called the meeting to order at approximately 6:32 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Capuozzo and Supervisor Pacchioli, constituting a quorum.

SECOND ORDER OF BUSINESS Consideration of Minutes

February 26, 2026 – Regular Meeting Minutes

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

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Regular Meeting Minutes of February 26, 2026 were approved.

THIRD ORDER OF BUSINESS Discussion

Discussion on the 2019 Tax Assessment Summary

Mr. Ward: My team put together a summary of what your adopted budget was for your general fund and your debt service fund. You amended your budget in 2019 and then benched that against what the actual collections were. Essentially, you levied a total amount of assessments of $250,941.01 in 2019; your total collected including some late fees on assessments that were paid late was $252,665.82 dollars. I think the confusion was that in 2019 you levied an assessment that went on the tax bill, Hurricane Irma came through, and then you levied an additional assessment where bills were sent out to residents in the amount of roughly $40,000 dollars and that's why residents are thinking we paid by check, which they did for part of the assessment, for the assessment you levied in 2019 for Hurricane Irma, but prior to that time you put on the tax bill a certain amount of assessments that cover your regular operating funds. My staff went through and reconciled all of those budgets to the actual collections including a copy of the transactions we were able to garner from the prior company's books and records that we had. That's just a summary of what occurred in 2019. Do you have any questions? There were no questions.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Belmont Lakes Community Development District amending the Fiscal Year 2026 Budget which began on October 1, 2025, And Ends On September 30, 2026; providing a severability clause; providing for conflict and providing an effective date

Mr. Ward stated Resolution 2026-3 amended the fiscal year 2026 budget; it was amendment number two. He explained it essentially moved around some line items in order to be able to more accurately project what the actual expenses would be at the end of the fiscal year. *In order to cover the costs which we are incurring we are taking $37,000 dollars out of what would have been dropped into what we call cash balances by the end of the fiscal year. The details in amendment 2 show you exactly where it's coming from. The two big items are the sidewalk pavement repairs and restorations, and the directional signage that we will talk about tonight also.* He 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, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the Belmont Lakes Community Development District approving a proposed budget for Fiscal Year 2027 and setting a Public Hearing for Thursday, June 18, 2026, at 6:30 p.m. at the Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325

Mr. Ward stated Resolution 2026-4 was approval of the proposed budget for fiscal year 2027. He said the public hearing was scheduled for June 18, 2026 at 6:30 p.m. He explained approval did not bind the Board to anything within the budget; it merely allowed the Board to move forward through the budget process. He noted the Board would not be allowed to increase the budget or assessment rate after approval. *At the last meeting I provided longer term capital projections and on page 5 of the budget I outlined the items I thought would be most appropriate for you to consider in the 2027 budget. There is no pride of authorship in doing this. You may change this as you deem appropriate. I included the pickleball court repairs to the low lying areas, replacing the fence with black fencing, painting the existing posts, adding a French drain to the courts, the front monument sign and powder coating the gates. These budget estimates are really budget estimates at this point in time. We have not costed those out at this stage. I wanted to get a gauge on where you are with what you want to include in this budget in 2026, then we can better refine these numbers if needed. I think some of these numbers are low, some are okay, but I'm going to let you see what you want to do. For purposes of the record, the assessment rate would be $8,690.69 per unit for fiscal year 2027. It is currently $7,920 dollars.* He asked the Board to discuss the matter and decide what it would like to include in the budget in terms of capital projects. *I don't know if any of these numbers are good, bad or indifferent. The fencing I think is probably okay, the French drain is probably okay, and powder coating the gates I know are right. The rest of them I am unsure.* He explained the importance of making a decision today regarding the budget.

Discussion ensued regarding the capital projects and the numbers; what happened with the pickleball courts, painting, and water stains; which projects were priorities; adding power to the front monument sign and other monument sign improvements; powder coating the gates; the gate arms; the estimate for the monument sign improvements being low; how to keep water from pooling into the pickleball courts; possibly leveling the pickleball courts and adding French drains; how much it might cost to fix the pickleball courts; and the landscaping around the pickleball courts needing to be lowered.

Mr. Ward explained the landscaping was raised up on a mound surrounding the pickleball courts and the water simply ran into the court when it rained; therefore, the minimum fix would be to install a French drain and lower the landscaping.

Discussion continued regarding the pickleball courts and how to fix the courts; and obtaining an expert opinion.

Mr. Madeo suggested doing the fence with the wind screen, improving the monument sign, and powder coating the gates. He said he felt leveling the pickleball courts would be very expensive.

Mr. Ward agreed it would be expensive, but the pickleball courts were only going to get worse if nothing was done.

Mr. Madeo indicated he understood.

Discussion continued regarding the pickleball courts and whether fixing the pickleball courts was a priority.

Mr. Ward noted the estimate for fixing the front monument sign was very low as well.

Discussion ensued regarding the front monument sign; monument improvement costs; material choices; the cost of a permit for electric; and other monument sign improvements.

The Board suggested keeping the powder coating of the gates, the front monument sign improvements, painting the pickleball court fence posts and adding the wind screen, and painting the guardhouse and replacing the doors.

Discussion ensued regarding how much money to include in the budget for each project.

Mr. Ward noted there was $16,000 dollars earmarked for the pickleball courts which could instead be added to the front monument sign improvements. He said this would bring the number for the monument sign improvements up to $32,000 dollars.

Mr. Benhamu asked about the curb damage and if it could be repaired. He noted this curb was at the entrance.

Mr. Ward indicated it would be less expensive to replace the curb.

The Board added curb replacement to the budget.

Ms. Bigio listed what she believed were priorities and should be included in the fiscal year 2027 budget: the pickleball court fence, front monument sign, guardhouse painting, gate powder coating, and new street signs.

Mr. Ward noted the new street signs were in the fiscal year 2026 budget. He asked if the Board had any additional comments; there were none. He asked if there were any public comments or questions.

Mr. _____ asked (indecipherable).

Ms. Bigio responded that it was part of the front monument.

Mr. Ward: Yeah, I think the easiest thing to do would be to take those "pimples" off there and stucco the front monument and make it clean and simple looking.

Discussion ensued regarding the front entrance and fencing which was largely (indecipherable).

Ms. Pathon stated she felt the 22 priorities were too ambitious and perhaps one project should be embarked on at a time. She suggested starting with the outside façade. She said putting mesh on the existing fence around the pickleball courts would not look good and that project should be postponed until the fence could be replaced and the courts could be redone, and to do the entire project at once.

Discussion ensued regarding redoing the pickleball courts and replacing the fence in fiscal year 2028; the poor condition of the existing fence; fixing the front entrance monument and gatehouse in fiscal year 2027; whether the pickleball fence posts should be painted in fiscal year 2027 or the fence should be replaced in its entirety in fiscal year 2028; not putting "band-aids" on problems; making sure issues were addressed properly and fully; the work done on the pickleball courts previously (resurfacing and repainting); and not having accurate quotes for the suggested improvements.

Mr. Alex Peysakhovich stated the CDD had quotes he provided.

Discussion ensued regarding Mr. Peysakhovich's quotes, what was included in the quotes and what was not included in the quotes.

Mr. Madeo suggested putting the pickleball court improvements on hold and moving forward with the front entrance improvements including the entranceway, guardhouse, monument, lights and columns. He asked Mr. Peysakhovich to provide a new quote for the front entrance improvements with today's pricing. He asked if the Board agreed.

The Board agreed.

Mr. Peysakhovich stated he wanted to meet with the Board to discuss exactly what needed to be done.

Mr. Madeo explained the Board could not meet outside of Board meetings; however, exactly what needed to be done was being discussed at this meeting. He explained why he, individually, was unable to meet with Mr. Peysakhovich previously due to a death in the family.

Mr. Ward agreed the Board was subject to Sunshine Law and could not meet outside of public meetings.

Discussion ensued regarding the CDD meetings being the public meetings; and three Board Members meeting quorum requirements.

Mr. Peysakhovich said he wanted to get the entire community to vote. He said he did not want to ask his vendors to do the work for the rates which were quoted two years ago. He stated he was offering $40,000 dollars' worth of work for $6,000 dollars.

Discussion continued regarding the best and most cost effective way to complete the project improvements.

Mr. Madeo said, "cheap is expensive and free you can't afford." He stated it was important not to cut corners.

Discussion continued regarding the pickleball courts; the drainage issues; Mr. Peysakhovich's opinion of the right way to make improvements; Mr. Peysakhovich's previous quote; maintenance cost of the front monument; the previous budgets; and the increases in assessment rates over the past years.

Mr. Peysakhovich asked if the Board planned to do everything he proposed should be done.

Mr. Madeo responded the Board agreed to fix the front monument, the guardhouse, the front gates --

Mr. Peysakhovich stated he proposed painting and stuccoing the guardhouse, as well as replacing the doors and windows.

Mr. Madeo stated he was not arguing with Mr. Peysakhovich, he was asking Mr. Peysakhovich to provide a new updated quote for the project.

Mr. Peyskahovich said he was willing to go back to his vendors and get new quotes if the CDD agreed all his previously recommended improvements would be done: monument signs, stone behind monument signs, guardhouse windows and doors, stucco and paint on guardhouse, the guard gates, the stop signs, the roadway signs, and reduce the number for the signs for the front. He said the cost to do all these items was $80,000 dollars.

Mr. Benhamu stated the CDD had a duty to obtain three quotes, review the quotes, and then choose a vendor.

Discussion ensued regarding the process of obtaining quotes, reviewing quotes and choosing vendors.

Mr. Ward: We have to make a decision on the budget. There is no more time left. We have been doing this for two months. You have to decide what you want to do tonight. There is no more time left to do this. If you want to set an assessment rate at whatever number you want, if you want to plug in a number of $80,000 dollars or $90,000 dollars, you can. You have to select the items and select a number. This is a potential budget.

Mr. Madeo: The monument, the guardhouse, the guardhouse pavilion, the arms, and the gates. Those are the things.

Mr. Ward: You can set an approved amount today, and then at your public hearing you can go down from that, but you can't go up from that amount. But you still have to have a budget at the end of the day.

Discussion ensued regarding what the plug number amount should be for the budget and obtaining quotes.

Mr. Ward: There is no requirement under the statute to obtain quotes. There is a requirement that if you are going to hit $195,000 dollars in any one year, then you have to go through a formal competitive bid process. That's the only requirement under the statute. You can do three quotes, one quote, ten quotes, I don't care, but there is no requirement that you do three.

Discussion ensued regarding the Board wishing to obtain several quotes before choosing vendors.

Ms. Kirsten Mood: I'm hearing a lot of cross talk and I wanted to interject. Everything Jim just said about the procurement process and the law that applies to the District is absolutely correct. You are here tonight to set your maximum assessment rate. You can always come down at the public hearing. All of these numbers are estimates. Anytime we are preparing a budget, those numbers while they are prepared by professionals, we cannot know what the price of the materials and labor is going to be when it comes time to either competitively bid, if that's necessary, or when we go out to get the quotes, and figure out what the actual prices are going to be. It's all an estimate. You've got to settle on a number this evening and I just want to say for the audience in the room, it sounds like your Board is being extremely generous in the amount of public comment it allows. Generally, public comments are limited to 3 minutes per person and not a conversation. So, your District Manager and Chair are being extremely generous with the amount of back and forth they are allowing. If there are any other questions for me I'd be happy to answer, but I just wanted to interject, and if we could do our best to keep the conversation to one speaker at a time that would be really helpful to me.

Mr. Ward stated he was uncomfortable throwing $80,000 dollars in without clarification. He asked Mr. Peysakhovich what his number was for the whole project.

Mr. Peysakhovich responded his number was $80,000 dollars for the whole project. *Just so it's clear, we keep talking about an $80,000 dollar number. That $80,000 dollar number was presented to the Board about 3 years ago. That number included the front monument signs, the stone on those monument signs, painting around the monument signs, the guardhouse stucco, guardhouse paint, guardhouse windows and doors, the four gates being painted, and delineators which you guys are already doing so we can take that off the list. And it included pressure cleaning of the roundabout which I don't see on the list. Again, I think if you guys take care of those other six or seven items that I mentioned it would completely change the front façade of this community. Yes, it includes the four columns.*

Mr. Ward: The way the budget is presented now, the assessment rate is $9,080.65. Alex added a few things to it. We have a cap rate of $9,504 dollars. Your current rate is $7,920 dollars. Pick the number that you want. I would probably go in the $9,200 dollar range, $9,300 dollar range, for purposes of tonight and then when we get to the public hearing we can *finalize the exact budget numbers. In order to do that, you will have to get me your numbers within the next month.*

Mr. Peysakhovich: I'm just going to publicly say I don't agree with that cap rate. I don't think we should raise the rate at all.

Mr. Ward: I'm not saying raise it. I'm just saying that's the number you can't go over, $9,504 dollars. I'm just telling the Board what the number is that they cannot go over without sending out mailed notice.

Mr. Madeo: I don't want to go over $7,900 dollars. I'd rather go lower. If he gives us the number that he says and we can do something to work it out then great.

Mr. Ward: If you want to set it at $7,920 tonight –

Mr. Madeo: I want to set it at $7,920 dollars.

Mr. Ward: Then by the next meeting in May, you are going to have to identify specifically where the $7,920 dollars is allocated from a capital perspective on a line item basis. If you don't do that, you are screwed because you cannot go over the number.

Mr. Frank Pupo: My question is, if you do that, and we come back, and you guys have limited yourselves to $7,900 dollars, we are back in the same boat. Give yourself a cushion and if we go under great, but otherwise we are going to be like, oh, we can't cut the grass because we are dealing with the sign.

Mr. Peysakhovich: What I'm trying to say is, if it's a one time assessment, make it a one-time assessment. Don't put it in our annual costs.

Mr. Madeo: I'd like to keep it at $7,900 dollars, but –

Mr. Ward: We are not going to do a separate special assessment that we do a mailed notice on. We can put it on the tax rolls. To do a separate capital assessment requires a completely separate legal process to levy the capital assessment, then have a public hearing, to then do the mailed notice, which I then have to collect off roll and then hope everybody pays which they won't, and then in the following year you will get your money from anybody who doesn't pay. That is a terrible process to use. I understand the concept, but you need to put it in the context of your general fund budget. That's what every CDD in the state does. And then next year if you take it out, you take it out.

Mr. Madeo: How about we shoot for $8,500 dollars. Is that enough?

Discussion ensued regarding how much of a cushion was needed.

Mr. Ward: Pick a cap. We have to finalize the number by your next meeting so when we get to the public hearing we have a number. You can bring it down. You just can't go up is my entire point.

Mr. Madeo: Okay. Give me $9,000 dollars and we will work it from there. That should hopefully give us enough cushion.

Discussion continued regarding whether $9,000 dollars was a good enough cushion.

The Board agreed $9,000 dollars should be enough of a cushion.

Mr. Ward stated the number would be $9,000 dollars. He called for a motion to approve Resolution 2026-4 which set the public hearing for June 18, 2026 at the Shenandoah Park Community Room. He indicated a copy of the proposed budget would be in draft form and attached, subject only to an assessment rate max of $9,000 dollars per unit per year. He said a meeting would be held May 21, 2026 at which the Board would have to finalize the line item budget.

Mr. Madeo noted he was unsure if May 21 was a good date and he would like to attend.

Mr. Ward indicated the Board could change the date and the meeting in May could be readvertised. He said his team would ask the Board early next week for acceptable dates to determine the meeting date.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Manager

a) *Important Meeting Dates for Fiscal Year 2026*
- ***Next Meeting: Thursday, May 21, 2026***
- ***Thursday, June 18, 2026 – Public Hearing on proposed FY 2027 Budget***

b) Financial Statement for period ending February 28, 2026 (unaudited)

c) Financial Statement for period ending March 31, 2026 (unaudited)

Mr. Ward noted the Supervisor of Elections reported the number of qualified electors in the District as of April 15, 2026 was 108. He explained it only affected the District when the number reached 250 qualified electors. He noted this likely would never happen, and as a result every two years a landowner election would be held as opposed to a qualified elector election.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

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

EIGHTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments.

Ms. Pupo asked where Joe Capuzzo was. She noted he had not been present for the last four meetings. She asked what should be done about a Board Member who missed four meetings in a row.

Mr. Ward: There is no provision in the statute for that.

Ms. Pupo: I know you and I met in March regarding the elections, and I haven't heard back from you regarding some proposed ideas to continue to make this right and move forward in an amicable way and continuing the process of elections. Especially now that elections are coming up in November. Do you have a response for me?

Mr. Ward: Yes. I did talk to, and Kirsten can probably answer in a better legal manner than I can, but at the end of the day the case law doesn't support the provision of Board Members resigning and having a full vote. That's not supported by law.

Ms. Mood: Chapter 190 provides a process for if there are any vacancies that arise for folks. When there is not an election slated and upcoming other board members can appoint someone to those vacant seats, but generally if there is no one qualified to step up and step in, then the case law provides for a holdover supervisor to stay in that seat until such a time as the seat can be filled. You have your election coming up in November. I believe it's three seats that are coming up for election. Our review of the last set of election results, everything checks out. I understand the records going back to the prior manager were more difficult to get your hands on, but it seems that you have three seats coming up. They will be ready in November. And to the extent that there may have been any issues the law provides for those holdovers until the next election can take place.

Ms. Pupo: I do need some further clarification. It is a historical pattern of elections that were taking place that formed a cyclical pattern where the two current board positions that took place in 2024, although this current process was done correctly, they stepped into two positions that had a cyclical pattern of not being properly run in the right election process, so I currently challenge the two current board positions that were in 2024. Given the current ones that are coming in November because this is so messy and we cannot back date this and I don't want to create further chaos, my only proposal was to start from scratch in November, all five seats, every board member that's here, re-run for the election the normal way it would be. We start from scratch the correct way because the roles that the people who were voted in, in 2024, stepped into two roles that were improperly run in previous elections. I have documentation that I can share. My proposal is to start from scratch in 2026.

Ms. Mood: Chapter 190 requires the staggering of the election, so all the seats don't come up at the same time. To the extent that there is heartburn or concern over the person in the seat, if we've got an order demonstrating that the person ought to be removed from a court of law, that is something we can take a look at, but –

Ms. Pupo: The two positions that took place happened to take the position of two previous board members that were elected improperly. So, it's already a pattern and now they are taking this roll as of 2024 on a seat that was improper. How do we fix this problem?

Ms. Mood: The staggered election process cannot be changed. That's statute. To the extent that there is a problem with the person in the seat, if that's the issue, I'm not sure I'm following, but you can send over whatever the concern is. We can take a look at it. I don't want to keep everyone past 8:15, but –

Mr. Peysakhovich: She's not going to look at anything you send her.

Ms. Pupo: She's trying to ignore me, okay.

Ms. Mood: Respectfully, that is not my intent. I'm trying to get on the same page here.

Ms. Pupo: Jim has the details. He saw the documentation. I'll handle it. Thank you.

Mr. Ward: Thank you.

There were no more public comments.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 8:03 p.m.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, the Meeting was adjourned.

Belmont Lakes Community Development District

Signature: James Ward
James Ward (Jul 14, 2026 08:56:46 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Dominick Madeo
Dominick Madeo (Jul 14, 2026 13:44:53 EDT)
Email: madeo@bellsouth.net
Dominick Madeo, Chairperson

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Final Audit Report 2026-07-14

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