

**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 17, 2025, at 6:30 P.M. in the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325.

**Present:**

Dominic Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Thomas Pacchioli	Assistant Secretary

**Absent:**

Fabiola Bigio Elibrahimi	Assistant Secretary
Joseph Capuozzo	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
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**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, with the exception of Supervisor Elibrahimi and Supervisor Capuozzo, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**January 16, 2025 – Regular 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 Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the January 16, 2025 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-7**

**Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors approving the Fiscal Year 2026 Proposed Budget for and setting a Public Hearing for Wednesday, June 18, 2025, at 6:30 p.m., Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie Florida 33325**

*Mr. Ward: We are starting your fiscal year 2026 budget process on schedule this year. Tonight is the night we will consider the budget. The way the statute works, you approve it and set your public hearing date. This will give us enough time to get it on the tax rolls for this coming November. I want to go through the budget with you because it is changed from last year. In 2025, you levied assessments in the amount of roughly \$227,000 dollars. In addition to that, you had \$93,000 dollars in cash leftover from the prior year, so \$320,000 dollars in total. Of that \$320,000 dollars, we did the courts, all of the landscaping, we changed the landscaping vendor for maintenance, and we changed the aquatic vendor. We have added the aquatics to the back canal. And I think those are the major items we have done during this particular year. We are on track to spend \$330,000 of the \$320,000 dollars we have in cash. I'm suspecting we will be a little under the \$330,000 dollar number, so we should be even by this year. The assessment was \$5,420 dollars per unit per year. When I took over you had \$90,000 dollars in cash.*

*Mr. Pacchioli: What did we spend last year without the big improvements?*

*Mr. Ward: I don't know because I didn't do those books. I just don't know what you spent.*

*Mr. Benhamu: You are telling me this year we had an extra \$90,000 dollars?*

*Mr. Ward: Right. You are anticipated by the end of this year to spend all of it.*

*Mr. Benhamu: How much do we have now though?*

*Mr. Ward: In cash, as of February, we had about \$95,000 dollars left.*

*Mr. Benhamu: How much do we need until the end of this fiscal year?*

*Mr. Ward: I know in total we are going to spend about \$330,000 dollars. There will be no extra leftover.*

*Mr. Madeo: Why are we spending more than we brought in?*

*Mr. Ward: Because we did the landscaping, and we did the courts. That was \$120,000 dollars. In the context of your budget, while you're spending \$330,000 dollars, \$120,000 dollars of it was for the landscaping and the tennis courts.*

*Mr. Benhamu: It would be nice to know how much our budget is on a monthly basis. Our expenses basically. What we have to spend on a monthly basis.*

*Mr. Ward: Okay. In the current year that would be \$227,000 divided by 12; it's \$19,000 dollars a month.*

Discussion ensued regarding what specifically the CDD spent its money on this year including the tennis courts, landscaping, palm trees, roundabout landscaping, landscaping at the entranceway, 14<sup>th</sup> and Shotgun landscaping, flowers, etc.; how much money was being spent to pay the new landscaping company; and whether a different landscaping company should be considered.

*Mr. Ward: The problem with your prior landscaper was, although you had a fixed fee and you were paying him every month, he wasn't doing the job.*

The Board concurred the prior landscaper did not do the job properly.

*Mr. Ward: I don't know if the scope was substantively different than what you had in your last contract. He just wasn't doing the job. The landscaping was terrible. He cut corners big time. Whether his number was right or wrong, he was not doing the job. The irrigation system was in terrible shape, the landscaping was in terrible shape, those four cul-de-sacs –*

*Mr. Benhamu: We paid extra for all those things we had to do. We shouldn't have to pay the same now because those were extra.*

*Mr. Pacchioli: My point is, do we run out of money prior to the next collection of assessments?*

*Mr. Ward: You will probably run out in late November or December. You pretty much get your money in late December and January. The improvements next year aren't the issue. The issue is your operating costs next year. The budget for next year is \$366,000 dollars. The only thing I really added to the budget was I put in \$75,000 dollars to get some extra cash into the system. If you want to take that out, I could care less, but the rest of it is really just what it takes to operate the CDD. I will tell you, I have not been here a long time, but what you were charging your residents, and what this budget was, and what was being done, were all on different pages. You cannot get this project maintained with what you were paying those other vendors. The lake guy was terrible. We've added the back lake. The landscaping contract was not being done correctly. Nothing was being done right. I did put in here keeping some additional renovations for Shotgun and 14<sup>th</sup>, I put \$30,000 dollars in there for that. I put the seal coating for the roadways.*

*Mr. Benhamu: What do we want to do extra from the original budget that will alter the final budget that we want for next year? What are the projects that we have on the table now?*

*Mr. Madeo: \$30,000 dollars for Shotgun, \$25,000 for the road, that's \$55,000. \$75,000 dollars for cash reserves.*

*Mr. Pacchioli: How about a cash reserve of \$20,000?*

*Mr. Ward: That's not going to work. Let's assume your budget is \$250,000 dollars a year and it's evenly distributed over 12 months; you would need at least \$40,000 dollars to operate on the last three months of the calendar year. You also have to take into consideration the operating cost increases for the landscaping.*

*Mr. Benhamu: Is the landscaping guy going to increase his fees every year?*

*Mr. Ward: I did not fix his fee for more than one year.*

*Mr. Benhamu: We can get people to do the job for the price we want and keep it for a while. Inflation is going down. We have 2.8% inflation; we had 8% two years ago. We have to be able to negotiate a fixed rate.*

*Mr. Ward: I don't think you're going to get your existing landscaper to fix his rate.*

*Mr. Benhamu: I think you'll be surprised. We can do magic here. I don't want to increase it. I want to keep the same price for a reasonable amount of time. And if the guy keeps the price and is doing a good job, we will sign a three year agreement.*

*Mr. Ward: Okay. We can ask.*

Discussion continued regarding the budget and how much should be spent on landscaping; negotiating with the vendors; the assessment rate going from \$5,400 dollars to \$8,700 dollars; how the residents would react to the increased assessment rate; and keeping the seal coating in the budget.

*Mr. Ward: The variables in the budget are the seal coating, the signage, the reserve number, and Shotgun.*

*Mr. Benhamu: What is the periodic maintenance of the courts?*

*Mr. Ward: That's just a number –*

*Mr. Benhamu: I think we should do the French drains around the tennis courts.*

*Mr. Ward: Not for \$2,500 dollars.*

*Mr. Benhamu: We will see.*

Discussion ensued regarding the tennis courts and the rainy season, installing French drains around the tennis courts to prevent water damage, and how much it cost to install a French drain.

Mr. Madeo made a phone call to find out how much it would cost to install a French drain around the tennis court. The price was estimated to be around \$4,000 to \$4,500 dollars.

*Mr. Benhamu: So, you want \$30,000 dollars for landscaping. I'll leave it like that. Periodic maintenance, \$92,000 dollars is the budget. We can get this guy to do it for less without sacrificing quality.*

*Mr. Madeo: He's not just doing the landscaping. He's doing the irrigation. He fixes everything. When a pipe breaks, or a sprinkler breaks, he takes care of that for us. The other guy didn't do that.*

*Mr. Benhamu: I understand. \$92,500 is way more than the \$84,000 it was before. He's only going to maintain it.*

*Mr. Madeo: And don't forget, he's fixing the fences too. Those fences have fallen down, he's putting them back.*

*Mr. Ward: He does more stuff that's not in his contract than is in his contract.*

*Mr. Benhamu: The annuals, \$7,650, three times per year rotation. What is that?*

*Mr. Ward: The flowers.*

*Mr. Benhamu: So, that's \$24,000 dollars in flowers a year? Why don't we buy artificial flowers and put them in?*

Discussion ensued regarding artificial flowers versus real flowers; two budget items were found to be the same thing: general repairs and periodic maintenance repairs, so, one was removed from the budget; the budget was changed to reflect installing annual flowers only twice a year as opposed to three times a year.

*Mr. Ward: You were the one who complained about the flowers getting too tall. You can't do this twice a year and have annuals that are going to look great all year long.*

Discussion ensued regarding the annuals, why \$30,000 dollars was needed for Shotgun, how much was needed for general repairs, and the possibility of reducing the cash reserves from \$75,000 dollars to \$45,000 dollars.

*Mr. Ward: My point is, I calculate the reserves based upon what your total budget is, so to get to the number, I take your total budget, divide it by twelve and multiply it by 3. That's how I do the calculation. If you want to change the budget, I don't care, and I think we can get it down to \$45,000 dollars or \$50,000 dollars, but I have to make it a calculation to make it right to keep us on track.*

*Mr. Benhamu: Let's just say it's going to be between \$45,000 dollars and \$50,000 dollars. Is that okay?*

*Mr. Ward: Yes.*

*Mr. Benhamu: Okay, so, I have \$45,000 dollars in cash reserves. Then I have \$4,500 dollars one time for the French drain. Then you have \$25,000 dollars for the roads. Then \$30,000 dollars for Shotgun. That gives me a total of \$80,000 dollars, \$110,000 dollars, plus \$45,000 dollars. That will be \$2,400 dollars per family.*

*Mr. Madeo: Why don't we round it up to \$2,500?*

*Mr. Pacchioli: My opinion is, if we hit them with an increase and then we have to go back, --*

*Mr. Madeo: \$2,500 dollars times 42 is \$105,000 dollars.*

*Mr. Benhamu: That should be a nice figure to have with cash reserves and everything. And if we need anything else, we have the cash reserves. What do you think Jim? You wanted \$3,800 dollars, and we are saying \$2,500 dollars.*

*Mr. Ward: I'm fine with that. It's \$7,900 dollars with your number, and I'm at \$8,700 dollars. We can make that work.*

Discussion ensued regarding how the neighbors will react to the increase in fees, and the residents appreciating the new landscape improvements.

*Mr. Ward: The other hard part of this is that Districts are required to do mailed notice to residents every year. There is a letter that goes out to them. There is a provision that allows us to skirt that if we establish what we call a cap rate. A cap rate is an assessment rate that if we stay under it, we do not have to send out mailed notice every year. To my knowledge, you have never done these mailed notices to residents. I've never seen them. We have to do mailed notice in order to get you back on track legally. We need to tell them the date, time, and location of the public hearing, put in there what the assessment rate is going to be, and I need to calculate a cap rate for you. The cap rate is going to be 120% of the \$7,920 dollars. Then they can come to the public hearing and voice their opinion. Be prepared for that. They are going to get a three page letter, and I can do a middle section that says what the budget is. I can send it to Dominick and if you want to make any changes you can, but most of it is going to be legal stuff.*

*Mr. Benhamu: The contact information for the guy for the road, I just gave that to you.*

*Mr. Ward: This Precise Stripes dude?*

*Mr. Madeo: That's my guy too.*

Discussion ensued regarding whether another company should be consulted for comparison.

*Mr. Benhamu: This guy is good. I've seen his work. All we have to do is make sure he gives a good warranty on the work, and he can come and repatch whatever because the asphalt sometimes sinks after it resettles.*

*Mr. Ward: Your entrance has a lot of damage too, so, hopefully the \$2,500 number will work. I do have some numbers in here for signage. It's not a lot. It's \$3,000 or \$4,000 dollars or something like that.*

*Mr. Benhamu: What are you going to mail the residents?*

*Mr. Ward: A letter that basically says this is notice of a public hearing. This is the date, time, and location. Here's what your proposed assessment rate is going to be. Here's what the cap rate is going to be.*

*Mr. Benhamu: Can they say no?*

*Mr. Ward: It doesn't matter what they say. The Board has the ultimate authority.*

*Mr. Madeo: Why don't we raise it to \$3,000 dollars then, and then we can bring it back down? Even before you got on the Board, I only raised it one time, I did an assessment for \$500 dollars. And everyone went crazy over that. Your friend Cohen down the block asked, "why am I paying \$500 dollars more than before?" Because we haven't done anything in the neighborhood. I have to do things.*

*Mr. Benhamu: We don't have the money to do anything. We need to increase it.*

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

**On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.**

Discussion ensued regarding a couple of trespassing incidents with kids fishing on private property without permission; the need to put barbed wire on the gate to prevent people from jumping the gate to get onto the property; and the possibility of people going through the main gate to avoid the barbed wire.

*Mr. Ward: I did get Davie Police signs approved. I have them at my house. I need to bring them out to you. They are No Trespassing signs. I only have two signs.*

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **I. District Manager**

- a) Important Board Meeting Dates for Balance of Fiscal Year 2025**
  - 1) Public Hearings: Proposed Fiscal Year 2026 Budget – Wednesday, June 18, 2025**
- b) Financial Statement for period ending January 31, 2025 (unaudited)**
- c) Financial Statement for period ending February 28, 2025 (unaudited)**
- d) Financial Statement for period ending March 31, 2025 (unaudited)**
- e) Supervisor of Elections Report**

*Mr. Ward: As of April 15<sup>th</sup> every year, the Supervisor of Elections is required to report the number of registered voters in a district. You have 101 registered voters. It only becomes significant if you go over 250 qualified electors within the District. Then you would switch to a qualified elector based election.*

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests.

*Mr. Madeo: Okay, so we're going to make it \$2,500 dollars. Everybody is going to get a letter.*

Discussion ensued regarding a wealthy resident who planned to have a party with valet parking; and the same resident throwing a party the previous weekend.

#### **SIXTH 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.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 7:30 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