

1 **MINUTES OF MEETING**
2 **BELMONT LAKES**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The regular meeting of the Board of Supervisors of the Belmont Lakes Community
6 Development District was held on Wednesday, June 18, 2025, in the Community Room at
7 Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m.
8 and was presided over by Dominic Madeo, Chairperson, with James P. Ward as Secretary.
9

10 **Present:**

11 Dominic Madeo	Chairperson
12 Carlos Benhamu	Vice Chairperson
13 Thomas Pacchioli	Assistant Secretary
14 Fabiola Bigio Elibrahim	Assistant Secretary
15 Joseph Capuozzo	Assistant Secretary

16
17 **Also present were:**

18 James P. Ward	District Manager
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19
20 **Audience:**

21
22 All residents' names were not included with the minutes. If a resident did not
23 identify themselves or the audio file did not pick up the name, the name was
24 not recorded in these minutes.
25

26
27 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM**
28 **PORTIONS WERE TRANSCRIBED IN *ITALICS*.**
29

30
31 **FIRST ORDER OF BUSINESS**

Call to Order

32
33 Mr. James Ward called the meeting to order at approximately 6:30 p.m. He conducted roll
34 call; all Members of the Board were present, constituting a quorum.
35

36
37 **SECOND ORDER OF BUSINESS**

Notice of Advertisement

38
39 **Notice of Advertisement of Public Hearings**
40

41
42 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

43
44 **April 17, 2025 - Regular Meeting Minutes**
45

46 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
47 none, he called for a motion.
48

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the April 17, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself, the second related to the assessment rate. He discussed public comment protocols.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Public Hearing was opened.

Mr. Ward stated he was required by statute to present a proposed budget to the CDD Board; this was done two months ago, and a public hearing was set for 60 days later. He stated tonight the Board would set into place the assessment rate for the proposed budget and make any changes to the budget the Board deemed appropriate. He reviewed the proposed budget comparing the budget to fiscal year 2025. He stated assessments were levied for fiscal year 2025 totaling \$227,000 dollars; the assessment rate was \$5,420 dollars for the year for each of the 42 units in the development. He noted there was cash left over from fiscal year 2024 which was added to the budget and used to complete the fiscal year 2025 projects. He stated the assessment revenue contemplated in the proposed fiscal year 2026 budget was \$332,000 dollars. He stated this budget was broken down into the different departments: administrative at \$36,041 dollars (about the same as fiscal year 2025 with a slight increase in insurance rates); guardhouse and gates (\$50,200 in fiscal year 2025) \$73,153 dollars in fiscal year 2026 due to the capital outlay project for a seal coating on the entrance and roadway, and new directional signage; lake bank and water management system in fiscal year 2025 was \$9,753 dollars, and \$6,900 for fiscal year 2026; tennis courts/pickleball courts in fiscal year 2025 was \$29,192 dollars which included use of capital reserves for resurfacing, and \$4,000 dollars in fiscal year 2026; landscaping program in fiscal year 2025 was \$187,000 dollars, \$102,000 dollars of which was from cash reserves for restoration work, and was \$140,339 dollars for fiscal year 2026 which included some landscaping renovation work on Shotgun and 14th. He noted adjustments were made to account for the 4% discount which would be taken for early payment, and to cover the fees charged by the Tax Collector and Property Appraiser. He stated the final piece of the budget was for the cash reserves needed to cover October,

November and December; funds from assessment payments came in beginning in January. He stated by the end of next fiscal year he anticipated there would be roughly \$57,000 dollars in cash. He stated the assessment rate contemplated for the budget was \$7,920 dollars per unit. He asked if there were any members of the public with any questions or comments.

Ms. ____ 13:17 stated at the end of September 2024 the Board had cash reserves of \$109,682 dollars, and income of approximately \$231,000 dollars. She asked how the Board could have spent so much on projects that there were no cash reserves left. She said the projects should have been done in phases to retain a cash reserve account. She asked about the increase in landscaping costs. She stated she would like to see the bids from the landscaping companies.

Mr. Dominick Madeo responded the CDD was unable to get any landscaping companies to bid on the project; no companies wanted to bid on the project. He stated the CDD had just fired two landscaping companies, and no other companies were interested in the project at the time. He noted the only person interested was doing the work and was doing a much better job than the previous landscaping companies.

Mr. Ward noted there was no statutory requirement to do a formal bid process for a CDD unless the amount was over \$195,000 dollars, so he did not go through a formal bid process; however, he obtained proposals from different companies. He said the CDD's prior vendor was doing a horrible job and was not conforming to the requirements of the contract. He said he worked with the contractor for months trying to get the landscaper to fulfil the contract but was unsuccessful; therefore, the contract was terminated, and another landscaper was hired.

Mr. ____ asked (indecipherable).

Mr. Ward stated he believed landscaping was approximately \$90,000 dollars a year. He stated he did not bid out the landscaping as statute required formal project bidding for amounts greater than \$195,000 dollars.

Discussion continued regarding the landscaping contract; the landscaping contract being only one year in duration; and the general manager making decisions regarding length of contracts.

Ms. ____ asked (indecipherable).

Mr. Ward: I agree, you don't have a lot of assets, but you also have a very low pool of residents to pay for the assets. There are only 42 in this community; your entire budget is \$333,000 dollars, so the number is automatically going to be high. I looked at the prior years' budgets for this CDD; when I came on board I looked at 2023 and 2024, and maybe 2022's budget. Your assessment rate has not changed in the three years before that. The number is wrong, it's just wrong.

144 *It's not sufficient to fund the operations of this District. It isn't possible to do it.*
145 *That's my opinion. That's the opinion I provided the Board. I think the Board has*
146 *done a great job reorganizing this District in terms of providing the right kinds of*
147 *services and taking into consideration what it actually costs to maintain this*
148 *community. That's what this budget is reflective of.*

149
150 *Ms. ____ 21:20: Who was in charge of hiring Chris Wallace? When we had Chris*
151 *Wallace, who was in charge of managing the budget? We are discussing the*
152 *budget now with Jim Ward, who would be responsible for reviewing the budget,*
153 *maintaining it, and making sure we know what we have? You guys were*
154 *responsible right?*

155
156 *Mr. Dominick Madeo: Yes.*
157

158 *Ms. ____: In October last year I was here, and I said that resurfacing the tennis*
159 *courts and making them a pickleball court was a luxury and not a priority for the*
160 *community. And yet, at that point, we didn't look at the budget before moving*
161 *forward on the tennis courts? We ran out of money because we did the tennis*
162 *courts.*

163
164 *Mr. Madeo: No, we did the tennis courts first. The tennis courts were already in*
165 *the budget. We had already made the commitment to do the pickleball courts,*
166 *just before Jim Ward came on board.*

167
168 *Mr. Ward: I came on board in September or October I believe.*
169

170 *Ms. ____: So, nobody looked at the budget to make sure we were within*
171 *budget?*
172

173 *Mr. Ward: I made a budget amendment with the Board after I came on board,*
174 *and they decided to do the pickleball courts and the landscaping. My*
175 *recollection is that it was in December, but I don't remember exactly.*
176

177 *Mr. Madeo: We did have money in reserve at that point.*
178

179 Discussion continued regarding when the decision was made to do the
180 pickleball courts and how it affected the budget.
181

182 *Ms. ____ claimed funds were mismanaged when used to do the pickleball*
183 *courts; the pickleball courts should not have been resurfaced; funds should have*
184 *been retained for landscaping costs. She claimed the CDD was running out of*
185 *money.*
186

187 Discussion continued regarding the tennis courts. The Board claimed funds
188 were not mismanaged and fixing the tennis courts was not what was increasing
189 the assessment rate; the City requiring the CDD to do extensive landscaping was
190 the problem.
191

Mr. Madeo explained the tennis courts were in very poor condition with large cracks in the surface which made the courts unusable; now the courts were being utilized, and the residents were happy with the improvements. He said the Board believed the pickleball courts would increase the property value and bring more residents into the community. He explained most of the reserve funds were spent on landscaping because the CDD was trying to fulfill a requirement of the City.

Discussion continued and the discussion was mostly (indecipherable), decipherable points of discussion included the City requiring the community to improve landscaping, whether the CDD mismanaged funds, whether the community was now in compliance with the City, and the City not responding to the CDD regarding compliance status yet.

Mr. Madeo stated he hoped the City would accept what had been done so far in terms of landscaping.

Mr. ____ 31:37: You guys should have gone to the City and asked what you needed to do to come into compliance. You guys have now taken it upon yourself to spend over \$100,000 dollars on who knows what over the last three months. I'd like to see invoices or something. What did we do for \$100,000 dollars? To do work that's not in compliance or you don't know if it is in compliance, and now you're asking for all this extra money for work to be done that you don't know needs to be done again. The question is why are we doing work, if we are unaware of what that work is?

Mr. Madeo: We looked at what the City wanted. They wanted us to replace all the trees, everything.

Discussion ensued regarding what the City wanted and whether this information could be found in writing; the previous CDD manager took the landscaping plan with him when he left; and the City likely not having a copy of this landscaping plan.

Mr. ____ stated the City came in and indicated residents in the surrounding community were calling in complaints and told him what needed to be done, laid out a plan. He said the cost to do what the City required was \$300,000 dollars total, but the City indicated the CDD could do the work a little at a time. He noted since the City had not received any additional complaints, the City had not returned; however, if anyone made a complaint the City would return. He stated the CDD was working to complete the plan laid out by the City.

Discussion ensued regarding the landscaping plan; what the City required; the residents attending CDD meetings to be more informed; the CDD not just spending money without cause; and whether the landscaping plan should have been broken up into smaller projects and completed more gradually. Much of this discussion was (indecipherable).

240 Mr. _____ asked if the CDD had a plan from the City.

241
242 Mr. _____ responded there was a plan which the City proposed. He stated the
243 CDD did not physically have the plan because Mr. Wallace took the plan with
244 him when he left; however, the CDD knew what the plan was.

245
246 Mr. _____ stated he walked with the City representative around the property
247 several times and the City representative gave him specific instructions
248 regarding what to plant where.

249
250 Discussion continued regarding the CDD not having a physical copy of the
251 landscaping plan. Much of this discussion was (indecipherable) due to
252 overlapping speech.

253
254 *Mr. Ward: If somebody is going to moan and groan about your landscaping and*
255 *you get a code violation, they are going to come out and it's not going to be a*
256 *pretty sight. When I came on board, it wasn't hard to figure out what was wrong*
257 *with the existing landscaping. I didn't have the plans. I know in my world, I'm not*
258 *going to ask a code guy for a set of plans to run from because that's just plain*
259 *stupid, so I didn't do it. They are going to want you to put in what they want*
260 *which may or may not work for you financially or for other reasons. But I do know*
261 *-- I didn't change anything. It's easy to see what's going on in a landscaping*
262 *program that needs to be renovated. The materials that you have on site were*
263 *mostly gone, or gone, but it was easy to figure out what was there from the*
264 *original plan that was done when the developer was here. I did make some*
265 *inquiries, and I figured out from the prior landscaping contract that you had that*
266 *nothing has been done from a landscaping perspective for many years. So, what*
267 *I did was, I matched what you had before with the plant materials that were*
268 *installed in the project, so that if the City ever decided to come back and take a*
269 *look at what you had, what was put in is consistent with what was done originally.*
270 *I don't have the original plans, but I could tell from what was there, what to put in*
271 *the ground. That was not hard to figure out.*

272
273 *Mr. _____: Just so I understand, no original plan is in hand. There was a new plan*
274 *of action which was required by the City that Mr. Wallace took with him, which*
275 *none of the Board Members have, nor do you, but we've spent \$100,000 dollars*
276 *that we don't know if it's to code and compliant to what the City needs.*

277
278 *Mr. Ward: I'm trying to tell you it is to code.*

279
280 *Mr. _____: And we still haven't finished the scope of work, and unlike you, Mr.*
281 *Benhamu, I'm not against you, I'm not against anybody here.*

282
283 *Mr. Carlos Benhamu: Then why won't you see reason? The plan from the City was*
284 *to put it back the way it was put in the first place. So, yes there's a plan. Take that*
285 *out of your conversation. There's a plan. He didn't make his own little plan up.*
286 *He went with what was there before which he just explained to you. The City has*
287 *a plan.*

288
289 Ms. ____: You guys spent \$100,000 dollars on landscaping which you do not
290 know for a fact is what was required.

291
292 Discussion continued regarding the landscaping plan.

293
294 Mr. Benhamu: The plan is to put it back to the original landscaping. That is what
295 the City wants. You keep saying we foolishly spent money, but no! We just did a
296 little bit. We are not going to spend \$20,000 dollars on a tall tree, so we did
297 other things. And because he didn't write it out, we don't want to go back there
298 and stir the beehive.

299
300 Discussion continued regarding the landscaping plan and what was done by the
301 CDD; whether the City should be approached; approaching the City only
302 causing problems; and the improvements done to the entranceway.

303
304 Mr. ____49:17: I'm trying to make things better in the community. I walk the
305 community once or twice a day, and when I walk my dog, I'm looking at
306 everything inside the community. I know the next project we wanted to do is the
307 roads. The streets are cracking and there are little potholes, and it needs to be
308 redone. So, when we do that, we are also going to put lines down the street
309 because if you drive on the road at night half the lines are missing. We need to
310 put all new stop signs, all new signs. We are going to try and dress the place up
311 and make it look like the upper class neighborhood that it should be. With that
312 said, we get prices from places. Actually, we got three different prices from the
313 same guy because three different neighbors gave me this guy's name, and I
314 called the guy and asked him for a price, and then he called the guy, and then he
315 called the guy, and we got three different quotes from the same guy.

316
317 Discussion ensued regarding it being a good practice to get three bids; the CDD
318 asking for bids from different landscaping companies; the problems with the
319 previous landscaping company; how the current landscaper was held
320 accountable; who negotiated with the current landscaping company; \$30,000
321 dollars in the budget to do the landscaping along Shotgun; where in the
322 community the landscaping needed attention; where in the community the
323 landscaping has already been redone; and anyone in the community being
324 welcome to suggest a landscaping company.

325
326 Mr. Ward: The intent is to get through growing season and once I see what
327 happens on 14th after growing season to then go out and do the counts and
328 materials.

329
330 Mr. ____: So, your budget number is based on a guess?

331
332 Mr. Ward: Correct.

333
334 Ms. ____: Jim, is it possible to get on the website or an email of the list that you
335 have for the \$100,000 dollar budget and the actual bid?

336
337 Mr. Ward: Yes.
338

339 Mr. ____: So, what I've heard so far, the Board (indecipherable)?
340

341 Discussion ensued which was largely (indecipherable); decipherable points of
342 discussion included painting the guardhouse, checking on CDD owned
343 equipment inside the guardhouse, the problem with mold in the guardhouse,
344 who was responsible for inspecting the guardhouse, the lack of air conditioning
345 in the guardhouse, and accountability of the Board.
346

347 Ms. ____ stated the community asked for transparency from the Board and she
348 thanked Mr. Madeo for hiring Jim Ward because Mr. Wallace was not
349 transparent. She said the next thing the community needed was due diligence
350 from the Board. She asked the Board to obtain multiple quotes for projects.
351

352 Mr. ____ noted there was much talk about plans, but there were multiple plans:
353 the City's plan, the builder's plan, and Mr. Madeo's plan of action. He noted Mr.
354 Madeo had a plan of action; Mr. Madeo physically walked with the City
355 representative and took note of what the City would accept in terms of
356 landscaping, and while there was no written plan to provide, there was in fact a
357 plan. He stated the receipts for the \$100,000 dollars spent were included in the
358 budget.
359

360 Mr. Madeo noted he never accepted any wages he was entitled to from the
361 Board. He asked residents to talk to him when he was out walking if there were
362 any concerns or questions. He said he was approachable. He stated everyone in
363 the community had different priorities and it would take time to achieve
364 everyone's goals.
365

366 Discussion ensued which was largely (indecipherable); decipherable points
367 included Mr. Madeo walking through the community and developing a
368 landscaping plan with the City representative (inspector); whether the City
369 representative (inspector) was no longer with the City and if so, then the plan
370 was moot; Mr. Madeo's plan of action; approaching the City inspector and
371 requesting another walk through to see if the City was satisfied with what was
372 accomplished; asking the residents to help with community projects; the need to
373 fix the fence around the pickleball court and the guardhouse; obtaining a
374 onetime assessment from the residents to complete all of the projects in the
375 community; and there being no community beautification included in this
376 budget.
377

378 Mr. Madeo stated improving the roads would make the neighborhood look
379 better.
380

381 Mr. Alex ____ stated he did not trust the Board to spend funds as there was no
382 plan in place to show how the funds would be spent.
383

Discussion ensued regarding resurfacing the road, how much it cost to resurface the road and restripe the road, and how long it would last; any money not used in this year's budget going toward additional improvements; making improvements to the guardhouse to beautify the entrance; how the decision to resurface the pickleball courts was made; ten different residents requesting pickleball court resurfacing; other residents feeling it was a waste to spend money on the pickleball courts; whether residents used the pickleball court; residents requesting the roads be resurfaced; other residents feeling as if it was a waste to spend money on the roads.

Discussion ensued regarding the pickleball courts being discolored, the warranty the CDD had for the pickleball court resurfacing, and the company fixing the discoloration.

Discussion ensued regarding how the roads should be resurfaced; what the residents felt was the right way to resurface the roads; a \$25,000 dollar bid for road resurfacing and the CDD obtaining two other bids.

Ms. ____ 1:22:27 suggested each Board Member be assigned a job such as budget review, obtaining bids, inspecting projects, etc.

Mr. Madeo noted the Board Members were not permitted to speak with each other regarding Board business outside of Board meetings.

Ms. ____ stated this was even more reason to assign different jobs to each Board Member.

Mr. Madeo noted most of the tasks suggested were actually Mr. Ward's responsibility.

Ms. ____ asked Mr. Ward if he knew what the Board was doing.

Mr. Ward: They are an elected board of supervisors. Under the law, they don't have any duties other than to come to a board meeting and vote on matters that I put before them. It's generally the role of the manager to handle the administrative and operational parts. These guys are very involved. They call me constantly, including weekends and that's fine, and email me all the time. So, I get a lot of input from them. I am not here every day. I do come out here once a week, or once every ten days, to do a quick drive through to make sure everything is being done. I do talk to the landscaper probably three times a week. I talk to the lake guy when he comes once a month and get pictures of things. I do my own thing, but I'm not on site all the time. Dominick calls me every day, and that includes Saturday and Sunday.

Discussion ensued regarding the front entrance, the guardhouse, and signage improvements; and which projects should be done first.

Mr. Madeo stated he hoped once these projects were done, some funds would be leftover and other improvements could be made, such as the suggested improvements to the guardhouse and front entrance.

Mr. _____ stated improving the sign at the front entrance was important as it would improve property values. He stated Mr. Madeo claimed he was not opposed to front entrance signage improvement, but it was not included in the budget. He stated the proposals received by the Board were over a year old, and costs have only increased in the past year. He stated repaving the roads before making his suggested improvements to the front entrance did not make sense.

Discussion ensued regarding Mr. Madeo's performance as Chairperson of the CDD Board; prioritizing projects in list form; prioritizing projects by taking a poll of the community; fixing the guardhouse being an expensive project; itemizing project costs; and the permit process for project completion.

Mr. Madeo recommended Mr. _____ send Mr. Ward the quotes he had regarding the costs to improve the front entrance and guardhouse with a breakdown of the costs.

Mr. _____ stated he did not want to go through the trouble of submitting quotes unless the Board was serious about making the improvements. He stated he wanted to get the community to vote on how the front signage would look before moving forward.

Mr. Madeo stated the issue of front entrance and guardhouse improvements would be put on the next meeting's agenda if the quotes were submitted. He noted the Board cut back the original budget submitted by Mr. Ward for consideration; the original assessment rate was \$8,900 dollars per unit.

Discussion ensued regarding the assessment rate and the cap rate.

Mr. Ward stated the assessment rate could be discussed at the next public hearing. He recommended making a decision regarding the budget.

Mr. Madeo stated the new proposed budget could always be decreased, but Mr. Ward had explained to him that the community could not operate on the previous budget; cost increases made the old budget obsolete.

Discussion ensued regarding the previous budget and how the community was floundering previously trying to operate with less funds.

Mr. Madeo explained how the community began collecting funds for the new budget in January, so, had to operate on leftover funds during October, November and December, which was always a struggle. He explained the new budget would provide the community with the necessary funds to operate during October, November and December without struggling.

Mr. Ward explained there was \$227,000 dollars collected in assessments last year, there was \$332,000 dollars this year; the overall budget in 2025 was \$321,000 dollars which included \$93,000 dollars in cash which the CDD had left over from the prior year. He said that full \$321,000 dollars covered the 2025 budget. He stated the \$80,000 dollars in landscaping was not included in the \$220,000 dollar number. *The fiscal year 2025 budget was \$227,000 dollars excluding any capital improvements. That was \$5,400 dollars a year for your annual assessment. That does not give you enough money to operate this District.*

Ms. ____: But we were running the district with \$190,000 dollars, then when we paid the bond, we came up with an additional \$40,000 dollars, so that gives us \$230,000 dollars, and then the additional expenses from last year were \$140,000 dollars. So, we are not spending that \$140,000 dollars next year. We spent it in fiscal year 2025, but for fiscal year 2026 we are not going to be spending \$140,000 dollars. We have a project for \$30,000 dollars, and that's the question that I had at the beginning, why are we increasing 49% in the dues in 2026 when we are not going to need all this capital?

Discussion ensued regarding the projects proposed for fiscal year 2026 and the cost of the budget and the assessment rate; and beginning a reserve account with the proposed budget.

Mr. Ward: There is no required reserve for government by the state. You have to have money in cash in order to operate the District for the first three months of the fiscal year. That's not a reserve; that's money needed just to operate the CDD. In this budget I included \$50,000 dollars just so you would have, going into next year, enough money to operate the District. There are no, what you would call, capital reserves in this budget at all. The \$50,000 dollars cannot be a capital reserve because you need it to operate in October, November and December. Don't mix the items. It's not a capital reserve. It's just money needed to operate the CDD in October, November and December. \$50,000 dollars doesn't cover the first three months of operations; the Board wanted the assessment rate to be less than I recommended. I recommended \$8,900 dollars per unit, so I adjusted downward the cash reserve for operations to \$49,000 dollars in order to keep the assessment rate at \$7,900 dollars. So, it does not even fully fund the first three months of fiscal year 2026.

Discussion ensued regarding cost increases pushing the budget up every year.

Mr. Alex ____: If you only need the \$50,000 dollars for the first year to roll, then why are we doing this as an open ended continuous cost.

Mr. Madeo: Well, you want to put those signs up right? When I say you, I don't mean you directly, alright? We want to do that, so we take that \$50,000 dollars and we put it towards that, or if not the signs, then the guardhouse, or something to improve. I can't improve the community with the money we are using now. I

can't. I know this is \$200 dollars a month more, but that's the way I'm looking at it. It's only \$200 dollars a month more.

Mr. Alex _____ stated he wanted the CDD to commit to certain projects on a certain timeline.

Mr. Madeo: This is a budget meeting. Let's get this budget going and at the next meeting we will look at bids and I will try to move forward on all the agendas. I'm not objecting to any of this stuff, but we can't do the improvements with the money we have, and I'm trying to make the improvements. That's what I'm trying to do. For years everybody's always said this, that and the other thing, and I've always tried to keep it as close to the vest as I can, but now he's going over numbers and telling me we can't do it anymore. So, if you want to do improvements we have to increase the budget. If you want to keep it the way it is, we can just go status quo, and we don't do anything and we struggle and we struggle.

Mr. Alex _____: Well, if we don't paint the roads, that's \$30,000 dollars right there.

Mr. Madeo: On \$50,000 dollars we aren't going to do all the improvements. I'm telling you we have to prioritize the list.

Mr. Alex _____: You're saying this budget is going to allow for money to be sitting in the community for us to use to get these improvements done.

Mr. Ward: That is not a true statement.

Mr. Madeo: He's telling me that's just to operate the community.

Mr. Alex _____: So, this year we've got \$30,000 dollars in landscape improvements, and then \$25,000 dollars in road improvements, and \$6,000 dollars in (indecipherable).

Mr. Ward: Correct. But it's not plus the \$50,000 dollars. We can't continue to use cash to fund projects. There is no aggregate. There is only \$60,000 dollars in this which is allocated to landscaping, those two projects. That's it.

Mr. Alex _____: That \$60,000 in the 2027 budget disappears.

Mr. Ward: It doesn't disappear. They will come up with a new set of capital projects to do in 2027.

Mr. Alex _____: That's my point. We are all in agreement that the projects are for the betterment of the community. That's what I'm asking. If we start working on these things now, in conjunction with (indecipherable), then it's going to get rolled into this.

Mr. _____: Yes.

Mr. Ward: \$60,000 dollars a year is not going to cut it for the rest of your capital improvements. I mean the wall itself will be like \$90,000 dollars, plus lighting, plus the guardhouse, plus whatever else.

Mr. Alex ____: And I've already stated we don't have to do it all at the same time. You guys want to do the road; you do the road.

Mr. Ward: I think the answer is to manage expectations. \$60,000 dollars is in your budget. That's what you can roll into from year to year and keep the number at \$7,900 dollars. So, whatever you decide you want to do in 2027, the number is \$60,000 dollars. If you want to go over that, then the \$7,900 dollars go up. What's left to be done is more than \$60,000 dollars.

Ms. ____: That's going to be the amount of money we have to play with after 2026.

Mr. Ward: After 2026 and assuming there are no operating cost increases going into 2027, and just so we are clear, there are no reserves. There are no reserves in this CDD for any kind of catastrophic event, and the cash reserves are still not fully funded, so, I understand what Alex is saying, but at the end of the day, \$60,000 dollars, you're short on cash, and there is no reserves, and with a \$7,900 dollar assessment rate, that is what you get. \$60,000 dollars for projects, no reserves, and cash is slightly short going into 2027.

Mr. ____: How much money do we have in our account now?

Mr. Ward: By the end of this year, we should have about \$8,000 dollars. Cash in the bank right now, I don't know the number off the top of my head.

Ms. ____: In 2025, just looking at the numbers, taking out the pickleball and the landscaping that we spent, we actually ran the community with \$181,000 dollars. Okay? So, now, you are saying for next year, we are going to get \$221,000 dollars, which is a difference of \$40,000 dollars. What based on 2025 is going to cost \$181,000 dollars, plus \$40,000 dollars, plus \$105,000 dollars?

Mr. Ward: You didn't run the community on \$181,000 dollars. You ran the community on \$227,000 dollars in fiscal year 2025. That's all the cash you had. Your operating budget was \$227,000 dollars in fiscal year 2025. That's all you had to run the community on. We are barely making it this year with \$227,000 dollars.

Ms. ____: That's because we spent \$100,000 dollars -

Mr. Ward: No. Not because you spent \$100,000 dollars. That's what it takes to operate the CDD without the capital. The budget is \$227,000 dollars for operations, no capital. Period. No capital in that number. That's what the budget was. We are operating on roughly \$220,000 dollars; I'm going to make it through

623 *this year for operations. Your operating budget going into next year is \$330,000*
624 *dollars; that includes \$60,000 dollars in capital in \$49,000 dollars for cash going*
625 *into 2026. Those are the bare facts of the numbers.*

626
627 *Ms. ____: Is it a Florida statute that we have to have 3 months?*
628

629 *Mr. Ward: We have to pay your vendors, so you need some money to operate on.*
630 *I gauge the number based on when assessments come in. Most of your*
631 *assessments come in February. So, I budgeted for 3 months, but you're really*
632 *lacking another 2 months.*
633

634 *Ms. ____: So, we are playing catchup. It's not Florida statutes.*
635

636 Discussion ensued regarding the budget and the funds needed to operate for
637 the three months before assessment payments came in; the budget as a whole;
638 the line items on the budget; total appropriations; how much it cost to operate
639 the community; and the anticipated year end expenditures of \$335,000 dollars.
640

641 **On MOTION made by Dominick Madeo, seconded by Carlos**
642 **Benhamu, and with all in favor, the Public Hearing was**
643 **closed.**
644

645 **II. Board Comment**

646

647 Mr. Ward asked if there were any additional questions or comments from the Board;
648 there were none.
649

650 **III. Consideration of Resolution 2025-8, a resolution of the Board of Supervisors** 651 **adopting the Annual Appropriation and Budget for Fiscal Year 2026** 652

653 Mr. Ward called for a motion.
654

655 **On MOTION made by Dominick Madeo, seconded by Carlos**
656 **Benhamu, and with all in favor, Resolution 2025-8 was**
657 **adopted, and the Chair was authorized to sign.**
658

659 **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN** 660 **ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR** 661 **CONFLICT AND PROVIDING AN EFFECTIVE DATE** 662

663 Mr. Ward indicated this public hearing set into place the assessment rates and certified an
664 assessment roll.
665

666 **I. Public Comment and Testimony**

667

668 Mr. Ward called for a motion to open the Public Hearing.
669

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Public Hearing was opened.

Mr. Ward explained this public hearing was related to the adoption of the assessment rate for \$7,920 dollars for fiscal year 2026, and the optional resolution of setting a cap rate which allowed the CDD to increase rates without sending out mailed notice every year. He asked if there were any members of the public present with any questions.

Mr. _____ asked a question which was (indecipherable).

Mr. Ward: It means the Board does not have to send out mailed notice every year if the budget does not go above the cap rate. We still have to go through all the advertising requirements, and public hearing requirements. They will have to advertise in the newspaper. They will have to go on the District's website. It just means the letter would not be sent out.

Discussion ensued regarding mailed notice.

Mr. Madeo stated the CDD did not need to set a cap rate. The Board agreed; no cap rate would be set; mailed notice would be sent if the assessment rate went up.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2025-9 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2025-9, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

Consideration of Resolution 2025-10, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the third Thursday of each month at 6:30 p.m. at the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board.

Discussion ensued regarding what would happen if a meeting date or time was changed; the possibility of putting up signage regarding meetings; and the Board canceling meetings in the past.

Ms. _____ asked how many CDD meetings were required by law.

Mr. Ward explained approximately three meetings were needed to accomplish the things required by law to be done by the CDD every year.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Manager

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- c) Important Board Meeting Dates for Balance of Fiscal Year 2025**
- d) Financial Statement for period ending April 30, 2025 (unaudited)**
- e) Financial Statement for period ending May 31, 2025 (unaudited)**

Mr. Ward: As of April 15th 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. I doubt you will ever hit that number. Every year I am required to report that to you. There is no action required by the Board.

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

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.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 8:47 p.m.

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

Belmont Lakes Community Development District

James P. Ward, Secretary

Dominick Madeo, Chairperson