

**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, October 8, 2024, 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
Joseph Capuozzo	Assistant Secretary
Thomas Pacchioli	Assistant Secretary
Annette Buckley-Correa	Assistant Secretary

Also present were:

James P. Ward	District Manager
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Audience:

Amanda Pathon

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

Notice of Advertisement

Notice of Advertisement of Organizational Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

September 3, 2024 – 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 September 3, 2024, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself. He indicated the second public hearing was related to the budget and set the assessment rate for the general operations for Fiscal Year 2025.

Mr. Ward: At your last meeting you approved a budget for the purposes of setting your public hearing. The total general fund for fiscal year 2025 is \$219,245.29 dollars. The budget contemplates an assessment rate of \$5,420.27 dollars. It is the same rate you had as before. As a part of this process, you may make changes to the internal components of the budget. The assessment rate, at this point, because we are already in October, we cannot make any changes to the assessment rate, so any changes you make internally to the budget we can handle those, but the total budget will not be able to be changed.

a) FISCAL YEAR 2025 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 Thomas Pacchioli, and with all in favor, the Public Hearing was opened.

Mr. Ward noted the budget was from October 1, 2024, through September 30, 2025. He stated the assessment rate was \$5,420.27 dollars, the same as the previous year. He asked if there were any members of the public present in person or via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He called for a motion to close the Public Hearing.

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

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board.

Ms. Annette Buckley-Corea asked about the bond assessment.

Mr. Ward stated he was unsure of the exact number, but believed it was somewhere around \$25,000 dollars to \$30,000 dollars. He noted it was not in the 2024 budget; it must have been in the 2023 budget, but he did not know the number. *It had to be paid off in 2023 because it is not included in the 2024 budget.*

Mr. Madeo: It was done a little over a year ago, and since that time we have accumulated roughly \$70,000 dollars in reserves.

Ms. Buckley-Correa: What was that full amount, do you remember? For the bond payment. What was our payment?

Mr. Madeo: I think it came out to like \$2,000 dollars per family. \$1,000 dollars per family. It was \$40,000 dollars that we had to pay the bond off. So, it might be \$40,000 grand in the reserve because we have \$70,000 dollars now. We had nothing a year and a half ago. Now we have \$70,000 dollars in reserve, and we also have money set aside for everything that we are going to update that doesn't touch the reserve.

Ms. Buckley-Correa: We've been running on budget with that amount, \$219,000 dollars, less the \$40,000 dollars, and we were running the budget from that amount. I'm just trying to present that as a basis for the costs. Obviously, costs go up, but that was what brought it up to \$180,000 dollars a year.

Mr. Madeo: If we give everyone back \$1,000 dollars a year, we will have no reserve. We will not be able to do anything that we want to do in the community such as upgrades, pickleball courts, redoing the tennis courts, doing some stuff to the guard house. We are going to redo all of Shotgun, redo all of 14th Street, and we are going to end up at some point next year doing the entranceway. We voted on it. We said we are just going to keep the budget the way it is because it doesn't hurt anybody. A lot of people want to do things in the community and at the time we weren't able to do it because we were trying to keep the budget here and still pay off the bond, but now that the bond is gone, we can start building up a nice size reserve.

Ms. Buckley-Correa: I just wanted to say for clarification, that we were running a budget of \$180,000 and that we do extra with the money we are saving if not paying the bond, but I would still like to have a focus on making sure we are running the community tight with that original budget, so our expenses don't – I wasn't trying to say we should lower the assessment.

Mr. Ward asked if there were any other questions or comments; there were none.

III. Consideration of Resolution 2025-1, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund and certified the assessment roll.

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 asked if there were any members of the public present in person or via audio or video with any comments or questions.

An unnamed Male member of the Audience asked if there were details regarding how the funds would be utilized.

Mr. Ward stated there was a very specific budget which was attached to Resolution 2025-1 which included all the details of the expenditures. He asked if there were any other questions; hearing none, he called for a motion to close the Public Hearing.

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

An unnamed Male member of the Audience noted the budget was also on the CDD website.

Mr. Ward agreed noting the District’s website was www.BelmontLakesCDD.org. He explained the website would also have financial statements, minutes, audits, and other reporting requirements. He stated his cellphone number was on the contact page, and everyone was welcome to reach out to him with questions.

II. Board Comment and Consideration

He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-2, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Proposal****Consideration of the Proposal to provide Audit Services to the District for the Fiscal Years 2024-2028**

Mr. Ward: The law requires all CDDs to advertise for competitive bids for purposes of audit services. I could tell from the records this probably has not been done for a while, so I took the liberty of advertising for audit services for this District, and these are included in your agenda packet. The only bidder was Grau and Associates. They do a ton of my CDDs. There are not a lot of firms out there these days that even do an audit of this nature. The reason is, frankly, these audit fees are really on the very low side. Most of the firms that used to do these did them when audits were in the \$7,000 dollar to \$10,000 dollar range, but these days they are not. Your fees came in at \$4,000 dollars for 2024 upwards to \$4,400 for 2028, so the total over that whole period is \$21,000 dollars. The statute requires you to rank the auditors from 1 to however many you have. You only have one. I will ask you to rank Grau and Associates number one, and also authorize Staff to enter into a contract with Grau and Associates for fiscal year ending 9/30/2024 through 9/30/2028. Audits are supposed to start now. You have nine months to get the audit done. My audits are all done in the December and January timeframe, so generally by your January meeting this audit will be finished and out the door.

Mr. Capuozzo: I noticed that they are all out of town. Does it behoove us to have them close?

Mr. Ward: No.

Mr. Madeo: Who did Chris use?

Mr. Ward: Apparently Grau from what I could see in the records. They are all out of town, and I can tell you it's all electronic these days. The auditors log into my systems and get what they need. Everything is electronic. We only got the one bid. I expected two, but as I said these numbers are going down. These are pretty low numbers from the other CDDs that I've had to bid this past year. I think your fee in the prior year was – you have \$4,750 in your budget for this. Your audit fee for the prior year was \$6,200 dollars in the year ending 9/30/2024, so your budget was \$4,750 dollars but the actual audit fee was \$6,200 dollars.

Discussion ensued regarding the bid, and whether the CDD should try to get another bid.

Mr. Ward: This is a competitive bid analysis; I've already advertised it in a newspaper. These are advertised in the newspaper. We sent them to two firms, Grau and another firm called Berger Toombs because in the last eight years those were the only two that bid on any CDD that I'm aware of.

Mr. Capuozzo: What is their bid?

Mr. Ward: Their bid is \$21,000 dollars over the five year period. It's \$4,400 dollars for the audit year we've just finished. It's less expensive than you paid last year with the same audit firm, and I did do the competitive bidding for you.

On MOTION made by Dominick Madeo, seconded by Annette Buckley-Correa, and with all in favor, Grau and Associates was ranked number

one and Staff was authorized to enter into a contract with Grau and Associates for Fiscal Years 2024-2028.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Manager

- a) Supervisor of Elections Qualified Electors Report dated August 27, 2024**
- b) Important Board Meeting Dates for Balance of Fiscal Year 2024**
 - 1) Landowners Election – December 19, 2024 (Seats 3,4, and 5)**

Mr. Ward: December 19, 2024 there is a landowner's election for seats 3, 4 and 5 which are Carlos, Annette and Tom's seats. Remember that date. I can't change it at this point because of the long advertising period plus you have to set the election sixty days in advance.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

Ms. Buckley-Correa: On the budget, it says \$30,000 dollars for landscaping and fence repair.

Mr. Madeo: Last year or the year before, we set aside that money. Chris Wallace gave me a song and dance that he was talking to the town about the landscaping and architectural designs, and every time we questioned him at a meeting, he had an excuse. He kept putting us off and finally we had enough money to do what we wanted to do. So, we set that money apart and we set money aside this year, so we have enough money to do everything. That's what that money is for. We've noticed a lot of the landscaping is tied to the fence, so if we remove the old landscaping, the fence is going to fall. So, we are going to have to fix that fence. Now, is it going to be exactly \$20,000 dollars? I don't know. It might be \$5,000, it might be \$15,000, it might be \$25,000 dollars. I don't know how much fencing is going to need to be repaired. So, based on that we set aside \$20,000 dollars and we set aside \$30,000 dollars for the landscaping. So far, I think we have got two bids. Both bids came in very similar to do the work and they are approximately at \$35,000 dollars for everything.

Ms. Buckley-Correa: I read the minutes from last meeting, and you mentioned Corita's (ph) house.

Mr. Madeo: Yeah, because behind her house you have that firebush. The firebush is dead. We went back there, and we know, once we cut it, that whole piece of fence will have to be replaced. We are going to take that section out of the firebush, put something nicer in there, and then repair the fence. Behind where Frank lives there are two swing gates which give us access to the property back there. Those fences are just hanging. I had the guy give us an estimate, for \$2,900 dollars, for two fences behind Frank's house and behind Teddy Bridgewater's house. With that we are going to put slots so you can't see into the property from that angle. Then we are going to start marching from that point on, all the way down to your house, come around the corner and then shoot straight down to the end. All this should be done in the next month or so. We just had to wait for the guy to give us the second bid, which he just handed in today.

Ms. Buckley-Correa: One of the things that happened at Corita's house is that the bush that was outside dropped things inside the fence and the roots are over the water drain by my house.

Mr. Madeo: We are going to take care of that. You're just going to have to give them access when the time comes. We'll notify everybody and let them know what's going on ahead of time. I'll bring up a couple other items. We are going to do pickleball courts. Voted on that months ago. Finally have the money in the budget for it. We are going to take the tennis courts, resurface the tennis courts. One tennis court is going to remain. The other tennis court is going to become two pickleball courts. A lot of people in the community want pickleball. We got bids on it. The lowest bid that came in was for \$28,000 dollars. That's to resurface everything and put in a new tennis court and two new pickleball courts, which I thought was a pretty good price. We got the bid down to \$25,000 dollars.

Ms. Buckley-Correa: I think the problem is water sits on top of the surface of the courts and damages the surface. So, I'm just thinking, rather than just resurfacing them, should we wait a little and raise it up.

Mr. Madeo: He's going to do everything. He is going to kill the roots, he's going to get rid of the roots and he can't lift it too high, but yeah. We talked about that. We are going to have to put a sign up saying "Please don't go on there with bikes and skateboards" because there is going to be new paint and stuff. The guardhouse is going to be redone on the interior first. We are going to rip out all the stuff inside. We just purchased a new air conditioner for the place because we are getting mold in there from not having any circulation. That will be done. It will be painted. It will be stripped. We have plumbing in there we don't use which is causing problems with mold, so we are just going to cap everything because there is no reason to have a bathroom in there if no one is using the bathroom in there. We are going to put money aside for next year to do other things for the guardhouse. And that's about it right now.

An unnamed Male member of the Audience asked a question that was *(Indecipherable)*.

Mr. Madeo: I showed the Board the pictures. He's talking about the signs that I showed you guys.

Mr. Alex ____27:59: I've got prices for the entire front of the community. The two front areas. I basically gave you guys the signs for the front at cost because that's what I do. Then repainting the clubhouse, right?

Mr. Madeo: We are not going to do that yet. We are going to bid that out.

Mr. Alex ____: *There's a full budget that we discussed right? There's before and after. (Indecipherable). The goal was to take out the green, redo the stone, redo the signs, also paint the guardhouse, redo the windows of the clubhouse, and then also paint the gates, change the perennials, all that was in my quote. If you want to get other quotes you can. I know we talked about budget. The quote was for \$80,000 dollars. You can't backlight these; they are too small. The only thing you can do is leave the up lights that are there. It's just going to look ten times better.*

Mr. Madeo: Just so you know, there is not \$80,000 dollars in the budget. That's what we're trying to tell you.

Mr. ____: *If there's not \$80,000 dollars in the budget, why can't we put it to a vote, everybody chips in \$1,500 dollars or \$2,000 dollars and it gets done.*

Mr. Pacchioli: *I'm not sure that's the priority right now for the community.*

Ms. Amanda Pathon: *(Indecipherable).*

Mr. Madeo: *I've had at least, me personally, ten people ask about pickleball courts. I'm not saying it's not going to get done, it just can't get done this fiscal year.*

Ms. Amanda Pathon: *Maybe we can do it in stages. Maybe we don't do the windows, but we need to at least do the signage and update it. Everybody else is. Tennis courts are not a priority. That's a luxury.*

Mr. Madeo: *It's a priority for people who live here. And it will actually increase the value of the community way more than the signage in my opinion. At least ten people approached me for pickleball.*

Mr. Pacchioli: *This is a moot point. This was voted on months ago. You can't just add something now and take away something that was approved.*

Mr. Alex ____ 32:11: *Okay. That's fine. My question is, I wanted to make sure everyone sees this, that's number one. Number two, I provided a budget. You guys want to explain to me how you are going to deal with that budget and when it can be effective, then I want that answer. If not, I'd like to put it out to the whole community and say this is what the budget is, we've got 40 something homes. If everybody is willing to put in \$1,500 to \$2,000 dollars then –*

Mr. Madeo: *Here's the deal. She says yeah, you say yeah, she says no, he says no, he says yeah, etc. You following me? Half the community says yes, half says no. So now, your \$1,500 dollars is based on 42 homes. If 21 homes say no, they don't want to pay it, that means the other 21 homes will have to foot the bill. For me, if you guys want to beautify the entrance and I don't have to pay, then go ahead. Or wait until we finish what we are doing, because we've already started this agenda, I've already taken bids, we've already got the motion. The wheels are in motion. We've already signed contracts. I can't un-sign a contract. So, let me finish this, and we will bring it to the board, and we will have a big public hearing on it, and we will vote on it again. But the budget has already been set. I can't change that. You can put it out there, but I already know a lot of people are not going to want to pay the money and you can't force them. So, I want you to take that (proposal) and email it to him (Mr. Ward). He's the management company.*

Mr. Alex ____ 34:38: *Hey Jim, I'm Alex. Back to my original question. Am I allowed to put it out there to the community to offer those services?*

Mr. Ward: *As an individual you can do that any time you would like. Anybody can do that.*

Mr. Alex ____: *And if we have the majority of residents agree to do it then the other residents who don't agree to do it, we will have the ability to override them with a majority vote.*

Mr. Madeo: *No. You cannot force people to do that.*

Mr. Ward: Legally, any time during a fiscal year, outside the context of a budget, you can levy a capital assessment for whatever the project is that you want to do. The process is that we adopt the plan to do whatever that is that you want. You send notices out to the community and say this is what the District is thinking about levying on you for this capital assessment. It comes back to you at a public hearing, just like we did today for your budget. You can adopt the special assessment at that point. As a part of that process, you have to determine when it's collected. I can collect it off roll by sending a bill out to all of the people. Those who don't pay, you have to put a process in there that we can put on the November of next year's tax bill. If everybody pays, then you're good to go at that point. That's the legal process.

Mr. Pacchioli: At the next public hearing, a motion has to be made, and it has to be presented at a public hearing. You can talk to people individually, but that doesn't matter. It has to be presented at a meeting where it gets voted upon at the meeting. The actual vote of who approves and wants it and who doesn't want it.

Mr. _____36:46: We could put the assessment on for the next fiscal year.

Mr. Ward: You could put it on in about 3 months if you wanted, if you put a procedure in the resolution that I just bill everybody for it, whatever it was, and then I put a procedure in there that says if they don't pay it will automatically go on the November tax bills next year.

Mr. Capuozzo: The Board decides based upon how many people are backing it whether or not we vote it in. Is that what you're saying?

Mr. Ward: You decide, the five of you.

Mr. Benhamu: So, it doesn't matter how many people say they want it.

Mr. Ward: It doesn't matter. You choose. When a governmental agency levies a special assessment, the sole responsibility for adopting that special assessment is the five of you. That's it. It doesn't matter. It's like being a County Commissioner. If they want to do something, they do it. If they don't want to do it, they don't do it. Your residents come, they provide you with input in the public hearing process, at the end of the day, based on all of that input, and your desire to do this project or any other project, solely rests with the five of you.

Mr. Capuozzo: So, if it comes in 80/20, we still decide.

Mr. Ward: Yes. It doesn't matter.

Mr. Madeo: What I need you to do is put that whole thing, send it to Jim. I'm going to give you the website.

Mr. Alex _____: I'm hearing two things I can do, right? As an owner and part of the public, I can put this out there without sending it to you and we can go that route. If we wait a year the price will go up.

Mr. Madeo: I want you to send it to Jim so he can send it to the Board in more detail because technically I can't talk to them privately. Privately I cannot talk to them about anything which is board related. That's why I'm saying bring it to him and he will talk to us.

Mr. Alex _____: I'm asking two things, the first is do I want to go through the Board, or do I want to make it public to the whole community, and I think what Jim is saying is that I can do either.

Mr. Benhamu: You can go to the community, and once you go to the community then you bring that to us, and we make a motion whether we consider that or not and then the Board decides whether it's going to be done or not.

Mr. Madeo: Let me explain something. I've been on the Board a long time and what I'm trying to avoid is giving people an assessment for something. I tried to do it within our budget. Now, I already know, we are going to have more money in the budget next year. And the budget money comes from when you pay your taxes. So, you pay your \$5,400 dollars, and everybody pays their \$5,400 dollars, and when that money starts coming in, and we see we have enough money in the budget to do a project, then we vote on that project that we are going to do. All I'm asking you to do is send that stuff to Jim, let him send it to the Board, let them look it over, and then we will –

Mr. Alex _____: When do you anticipate knowing you're going to have enough money in the budget.

Ms. Buckley-Correa: September 2025.

Mr. Alex _____: The prices are going to go up a year from now. The other thing that's going to happen is if you go in for permitting, you're going to be in the City for four months. This is going to be a 2 year process of trying to get this done.

Mr. Madeo: We've got money that we're using for projects. We might not use it all and if we don't use it then we can start putting it towards something like this. And it will happen sooner than later, and then we can vote on it again in 3 months from now or 6 months from now. I know the City of Davie wants us to do landscaping. I spoke to Joe the other day. I told him we're starting this in 2 weeks. He's good.

Mr. Capuozzo: We won't have to spend \$280,000 dollars on landscaping which is the original plan from Davie. And we are trying to spend a lot less than that and getting away with it.

Discussion continued regarding the landscaping plan with the City of Davie; negotiating with Davie to reduce this cost; how long it would take to finish the landscaping; having Alex send the plan to Jim Ward for the Board to review; whether the community was willing to pay a special assessment to replace the signs; and whether the homeowners present were interested in replacing the signs. Much of this discussion was (indecipherable) due to people speaking over one another.

Mr. Alex _____ asked if he went around to the community and the majority of the community was willing to pay a special assessment to replace the signs, did the Board still need to vote on the matter.

Mr. Ward responded in the affirmative.

Mr. Alex _____ asked if the Board would be in favor of replacing the signs if the community was in favor.

Mr. Benhamu: We are not opposed. Any great ideas for the community are always welcome and we are for it, but the problem is, we already have a budget approved. Unfortunately, you did not come to the

meeting before. I wish you would have come and second of all, we have other priorities that are very costly that we need to fulfill first. We have the City of Davie on us.

Mr. Pacchioli: The one thing I want to avoid is putting a bill on someone that they can't afford. That's my concern.

Mr. Alex ____: I don't mind putting it out there. I'll put it out there, here's the budget cost, it's \$80,000 dollars, with 42 homes it's \$2,000 dollars, if we get more than 50% vote of people that want to do it, then will the Board approve it going forward?

Mr. Capuozzo: You can get 100% approval from the community, and we will still have to decide.

Mr. Alex ____: That's what I'm asking. Your priority is what's in your budget which has been previously approved. That's issue number 1. What I'm asking is if I go to the community, all 42 homeowners, and I get 42 people who say yes, I'm willing to do this, right?

Ms. Buckley-Correa: If you get 100% that say yes, I don't see why we should block it. But if we get 50%, I don't think the Board should impose on the other 50% a special assessment.

Mr. Alex ____: Do we agree that anything above 50% approval, more than 50% of the homeowners say yes, maybe we get the Board to approve whoever wants to chip in and however we allocate the other money from the budget or maybe we can do certain things.

Mr. ____ 48:52: If you put it in a motion at a public hearing to give everybody the opportunity to be here, so that those who are opposed to it have a chance to stand up and say, "I don't want to do this," because the Board should hear from everybody. Just because you've got 50% of the vote, there are still 20 people who maybe this would put them into bankruptcy. Obviously, in the neighborhood that we live in \$2,000 dollars should not change someone's life, but at certain times of my life, it did.

Mr. Madeo: I understand what you're proposing. I could have done this years ago when I promised her, I was going to do Shotgun Road, and I didn't have enough money to do it. I did tell you that. I did come to you, and it turned out we couldn't do it because we didn't have the money in the budget to do it, and I wasn't going to do your house and not do the next house over. Then I wasn't going to ask the whole community to hit them up for \$2,000 so I could just do Shotgun Road or something else because there was no money in the budget at the time. Now, we are starting to see money because there is no bond.

Ms. Amanda Pathon: We had a \$1,500 dollar assessment.

Mr. Madeo: That was just to pay our budget. That wasn't to add anything to do anything in the community. That was just to meet our budget. Because we got hit with a hurricane and it was a \$40,000 dollar thing. That wasn't to make something better. That was to fix a fence that was ripped apart and all that landscaping that was thrown into people's yards.

Ms. Buckley-Correa: So, the budget right now, and I just asked the question, we were running a budget of about \$180,000 dollars and we paid about \$40,000 dollars for the bond. So, now we have that extra \$40,000 dollars. In March it is going to be two years that has been paid and there is an excess of \$70,000 dollars. With that \$70,000 dollars we are going to do the landscaping, which we have to do

because the City of Davie is requesting that we do it, and it looks pretty too, so that's going to be done. The other thing that was approved, was the tennis courts. But it's already approved. It's already gone out to bid. So, that's already approved. So, after that, I don't even know if we have reserves.

Mr. Madeo: Yeah, we will have reserves.

An unnamed female member of the Audience asked: What reserves? Because we all know we are going to need a new roof on that gazebo and on the guardhouse, and we are going to need the roads repaved which is a major concern for me.

Mr. Madeo: Why is repaving the road a major concern?

Ms. Amanda Pathon: Because it's going to be costly for the community.

Mr. Madeo: Yeah, but we don't have to do it. It's our roads. We can do it as we want.

Ms. Amanda Pathon: So, we are going to be driving home hitting potholes.

Mr. Madeo: You have potholes?

Ms. Amanda Pathon: No.

Mr. Madeo: Then what are we talking about? Here's my point. Would you rather do that or the potholes? And you're talking about the gazebo. Is that a necessity right now? No. I just had that assessed. There is no problem with the gazebo right now, nothing structural. Nothing structural is wrong with the guardhouse right now.

Ms. Amanda Pathon: We must have enough money in the reserves. It needs to be the most important thing that we do. I would rather see that than the tennis courts.

Discussion ensued regarding when the tennis courts were surveyed, and the importance of having a reserve account. Much of this discussion was (indecipherable) due to people speaking over one another.

Ms. _____ 54:07: I understand that you guys agree on the pickleball courts and it's within the budget, but what if people don't want that, the same way you're saying they don't want the guardhouse. Nobody said anything about asking anybody here about pickleball courts. Again, I play. I play on the tennis courts.

Discussion ensued regarding the tennis courts and the guard house being in poor condition; people just driving through the guardhouse gate; video recording those who damage the entrance; the meetings being listed on the website; Mr. Ward being hired to improve the organization and management of the CDD; informing the community about the CDD website and the information which can be found on the CDD website. Much of this discussion was (indecipherable) due to people speaking over one another.

Ms. Buckley-Correa suggested sending out one email informing the community about the CDD website.

Mr. Ward: With respect to advertising, statute requires you to basically set your meeting schedule in advance. All of your meetings are posted on the website for the entire fiscal year. Seven days in advance of a Board meeting the Agenda is posted on the website. If the website says the meeting has been cancelled, then there is no meeting. The Agendas are posted seven days in advance. I never recommend that Boards go outside of the statutory requirements for purposes of notification because then you set yourself up automatically to fail if somebody doesn't read a sign, or whatever. The other problem is that, if a governmental agency wants to send an email out, I would need to have all of your email addresses, which means all of your email addresses are in the public record and if I'm ever asked for your email address I have to, by law, provide it to whoever asks for it, no matter who it is. So, I never send out email notifications from a governmental agency for that reason.

Ms. _____ 1:00:23: Is there any way to put a little sign a week in advance on the gate, so everybody who goes through it can see it.

Mr. Benhamu: What if someone doesn't have web access?

Mr. Ward: I've never known anyone in 2024 who did not have web access.

Mr. Benhamu: If you don't have web access and you don't have access to that site, how do you know when the meetings are happening?

Mr. Ward: The only way for someone to know would be to call me up. I've been doing this for 40 years. No one has ever asked me that before.

Ms. Amanda Pathon: Are you saying this meeting was posted in the last year?

Mr. Capuozzo: No. We just started with the new management last month.

Ms. Amanda Pathon: If we are just getting started can we let the community know so that everybody can be here and be present, so we don't have only like 8 people here? Let's be fair.

Mr. Madeo: You want to be fair? I walk my dog every day and tell everybody. Every time I meet somebody I say don't forget to come to the meeting.

Ms. Amanda Pathon: I see you every day and you never once told me.

Discussion continued about informing the community about the meetings; and posting about the meetings on WhatsApp. Much of this discussion was (indecipherable) due to people speaking over one another.

Mr. Madeo: Annette is going to post on WhatsApp, and I will make sure I put the sign up the week before.

Mr. Alex _____: I still want to know if I get a majority of the community to agree will the Board approve?

Mr. Capuozzo: If you come in with 52 percent, I would not feel comfortable approving it, but if you have 85 percent approval then I would feel comfortable voting for it. That's my personal opinion.

Mr. Alex ____: Are we voting on two things? Are we voting on work being done as one vote and budget as a second vote?

Mr. Capuozzo: It would not be budget. It would be a special assessment for that particular thing. It would be one vote.

Discussion continued about the signs; whether the Board was willing to consider doing partial work for the entrance sign replacement; the poor curb appeal of the subdivision entrance; the Board being in favor of improving the community when possible. Much of this discussion was (indecipherable) due to people speaking over one another.

Mr. Pacchioli asked about the size of the letters on the signs Mr. Alex ____ provided estimates for because the letters looked smaller than what was on the existing signage.

Mr. Alex ____: I'm going to be honest; less is more. This is the old way of doing stuff, this is the new way of doing stuff. If you go to any hotel, everything is tiny. The City has actually mandated you don't go over a certain amount.

Mr. Capuozzo: I would prefer the sign to be bolder.

Mr. Alex ____: Those are at a minimum of a foot. The only letter that's bigger is the B.

Ms. Amanda Pathon: Do we have an HOA? Jim, this is a question for you. I know when Bonnie and I got quotes from you to run the community years ago, it was for you to run the HOA and the CDD right?

Mr. Ward: No. I don't do HOAs. I never have.

Ms. Amanda Pathon: Bonnie had something from you saying you would do it for the same price as –

Mr. Ward: Not from me for an HOA. I do not do HOAs.

Ms. Amanda Pathon: Are we allowed to have an HOA that's not actively collecting money?

Mr. Ward: This is a planned community so I'm guessing the original developer set up an HOA. It's probably been dormant for a long time.

Mr. Madeo: Pete has been trying to reform it. That's all. Somebody has to start it.

Discussion ensued regarding the HOA; when the HOA stopped; and why the HOA ended. Much of this discussion was (indecipherable) due to people speaking over one another.

Mr. Madeo: Pete has been talking and trying to form one. Nobody is saying anything. You want to be on the Board? When he gets everything ready and all your legal papers are done, he will reach out and say we're going to have an election and that's it. But I think he should be involved because he has been working on it out of his own time.

Discussion continued regarding the HOA and other things. Most of this discussion was (indecipherable) due to people speaking over one another.

EIGHTH ORDER OF BUSINESS

Public Comments

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

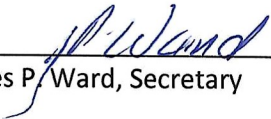
NINTH ORDER OF BUSINESS

Adjournment

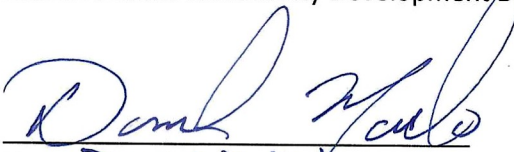
Mr. Ward adjourned the meeting at approximately 7:45 p.m.

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



Name: Dominick Madeo
Chairperson / ~~Vice Chairperson~~