

**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, October 16, 2025 at the Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m. and was presided over by Mr. Dominick Madeo, Chairperson, and James P. Ward as Secretary.

Present:

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

Also present were:

James P. Ward	District Manager
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Audience:

Alex Peysakhovich (phone)

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 18, 2025 - Public Hearing and Regular Meeting Minutes

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

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, the June 18, 2025 Public Hearing and Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Proposals****Consideration of Proposals/Implementation of FY 2026 Budgeted Improvements for Sealcoating the District's Roadways, restriping, and replacement of all Street Signs within the Community**

- I. Atlantic Southern Sealcoating: Sealcoating and Signage**
- II. Boulder Construction: Sealcoating and Signage**
- III. Castellon Services: Sealcoating**
- IV. Fastsigns: Signage**

Mr. Ward: The sealcoating and the signage are the two big capital items we had. I went out and I got some quotes for the sealcoating for the project. We received three quotes, from Atlantic Southern, Boulder Construction, and Castellon Services. The best price was from Atlantic Southern in an amount of \$24,472 dollars, which was what our budget was for this project. The Castellon Services' price was not for sealing, but for repaving the entire community. That's the \$215,000 dollar number. That's taking up the asphalt and reinstalling it. The quote from Boulder Construction was \$27,020 dollars. Both Atlantic Southern and Boulder Construction are good companies. The lower priced one from Atlantic Southern (\$24,472 dollars) is basically what our budget is for this project.

Discussion ensued regarding Castellon Services providing a quote for repaving only; asking Castellon to provide a quote for resealing; whether or not sealcoating the roads or repaving the roads was the best option; not having enough money to repave the roads.

Mr. Ward: On the sealcoating there is no warranty, but these will last 10 to 12 years easily.

Discussion continued regarding how long sealcoating the roads would last; and whether another quote was needed from Castellon Services for sealcoating.

Mr. Ward: I got 2 quotes for you. Carlos got one for something completely different. I don't need to go back and get another quote unless you want three quotes. The bid limit is \$195,000 dollars. I don't normally go through this major diatribe over a sealcoating job.

Discussion ensued regarding obtaining a third quote; whether new signs would be installed; whether the roads should be sealed or repaved; lighting installation beginning soon; making the roads look nice by resealing the roads and putting in new reflectors; and how much new signs should cost.

Chairperson Madeo: How about we do this. I want to get some of this stuff done so we can move forward with this. You have quotes for the signs, right?

Mr. Ward: Yes. I have three. Alex gave me two quotes, one was for \$13,000 dollars and one was for \$17,000 dollars. The \$17,000 dollars is for the exact same work that was quoted previously, and the one that's a little less expensive is basically the same, but without the finials.

Chairperson Madeo: So, the \$17,000 dollar one is the same as the \$20,000 dollar quote?

Mr. Ward: Yes. Exactly.

Chairperson Madeo: Alex, one of the neighbors, gave a quote for \$17,000 dollars to put new signs in, which is less than the quotes that we got previously. The other two were \$27,000 dollars and \$34,000 dollars.

Mr. Ward: Alex gave me a quote for basically the same signage, except the sign that I quoted had a finial on the top, so he gave me a quote for one without the finial which was roughly \$13,000 dollars. He provided pictures of what the signs would look like.

Discussion ensued regarding the signage; whether the signs needed the finial; how tall the signposts needed to be; the difference in costs between the different post heights; street sign height regulations; and whether it would be a conflict of interest to hire Alex to install the signage.

Mr. Ward explained it would not be a conflict of interest to hire Alex to install the signage because Alex was not a decision maker; Alex was not on the CDD Board. He stated Alex's quotes were excellent and were approximately \$10,000 dollars less expensive than the other signage quotes.

Discussion continued regarding the signage and quotes; and whether it was important to keep the sign finials.

Chairperson Madeo: Well, the roads I definitely want to do. The roads will cost \$25,000 dollars.

Mr. Ward: The number that Alex provided for the signs, installed, in my opinion, is a really great number.

Chairperson Madeo: And we have to add \$8,000 dollars for the sewers.

Mr. Ward: Okay, let's pivot subjects for a minute. One of the things that has come to my attention is your drainage system hasn't been cleaned in a number of years and needs to be cleaned. That is an \$8,000 dollar number and it has to get done. There are a couple of drainage structures that are filled, and water is backing up in people's backyards and that can't happen. We need to get that done. We need to get the system recertified. Apparently, it hasn't been recertified in years. So, we have an \$8,000 dollar to \$9,000 dollar bill to deal with that issue. One of the good things we did this year is we squirreled away about \$50,000 dollars so we would have cash going into next year. We can use some of those funds to pay for all of that and we can just squirrel it away again next year if you want to do that. Then we can get all the things done that we need to get done at this point in time. I would also suggest, as a part of that, we did budget \$30,000 dollars for landscaping, which was basically Shotgun and 14th. I think 14th looks pretty good. I think we need to do \$15,000 to \$20,000 dollars' worth of landscaping on Shotgun and it would get us there at the end of the day.

Chairperson Madeo: If I take \$15,000 dollars from the landscaping, do we have the rest in the budget? Will we still have a reserve?

Mr. Ward: That's what goes down. If we finish, we will have about \$15,000 dollars in cash leftover, but next year, even if you kept your assessment level the same going into 2027, you would essentially replenish the \$50,000 dollar reserve. I don't see a benefit to waiting. I see a benefit to doing it now and putting the money away next year assuming we don't have any other major financial issues that come up this year. We budgeted taking in an extra \$50,000 dollars this year, that would be leftover by the end of next year. That's the \$50,000 dollars we are talking about using some of to pay for these improvements.

Discussion ensued regarding total cost of improvements: \$8,000 dollars for drainage, \$25,000 dollars for resealing, \$14,000 dollars for signage, and \$15,000 dollars for landscaping along Shotgun; total: \$62,000 dollars.

Chairperson Madeo asked if the CDD had enough money to make all the improvements.

Mr. Ward responded in the affirmative. *If we do this, there can be no more adds. There are only subtractions at this point.*

Discussion ensued regarding racoons; what other improvements might need to be done; the quotes for services; and the lighting installation.

Mr. Ward: The one thing I did notice when the system went down, I went back and read the contract. Your contract expires in 2027. They are five year contracts, and they automatically renew for five years unless you terminate it. So, we are going to need to have a discussion in January or February about whether or not you want to renew the contract.

Chairperson Madeo: What we should do is get quotes from other companies first.

Mr. Ward: That will be fine.

Chairperson Madeo: Here's the problem, a lot of people, under false pretenses, think this is a private gated community, and the CDD states that the roads are public roads, and you cannot deny people access. If you do, all they have to do is call the cops and they can get access. We need to stop the heavy duty security stuff. With that being said, I think we should vote on this.

Alex: Wait, I have a question. You guys have the proposed budget for fiscal year 2026, \$6,000 dollars in signs, \$25,000 dollars for the road, and \$30,000 dollars for the landscaping. How did you get those numbers?

Mr. Ward: Pretty much I did them back then. But when I did the budget I did not have any good quotes specifically for the signage.

Alex: You put \$30,000 dollars in for landscaping, but you don't know what it's for. What is it for?

Chairperson Madeo: It is to replace the dead trees, dead hedges, bushes, flowers, plants, etc., on Shotgun Road.

Alex: Do you have a quote for \$30,000 dollars for specific trees getting replaced?

Chairperson Madeo: Not specific trees, all the trees, whatever died. There are a multitude of trees there.

Discussion ensued regarding the \$30,000 dollars in the budget for landscaping and how this number was estimated.

Mr. Ward: When you do a CDD budget, and this is not just Belmont, this is every CDD. All of these budget numbers are estimates. These are done a year a half in advance of the work that's needed to be done. So, there is no specificity to these budgets. They are really just estimates that are used. We did this in April for the budget that starts in October, that runs through September of next year. When I do these budgets, Alex, I don't do very specific estimates of all these items. They are guestimates. Some things I can estimate with some specificity, but a lot of this stuff is just an estimate. That's the way these budgets have to be done.

Alex stated the estimates did not need to be guestimates. He said quotes could be obtained and if there was a cost increase at the time of service the vendor could specify exactly what the increase was and why.

Mr. Ward: I would agree with you if I went through that process in March or April, but I don't do that Alex, I don't do CDD budgets that way.

Discussion ensued regarding the possibility of additional signs being damaged between the time of the price quote and actual work being done; the fact that additional plants and trees had died between the time of creation of the budget and the present; and it being difficult to build a budget for a year in the future.

Alex asked about how the CDD built a budget and what could cause a tree to die if it were not an annual.

Discussion ensued regarding what could cause a tree to die; how the CDD chose the \$30,000 dollar estimate for Shotgun Road (half the amount spent on 14th because Shotgun Road was about half as bad as 14th); the landscaping which needed to be replaced; and when the landscaper began working in Belmont Lakes.

FOURTH ORDER OF BUSINESS

Discussion

Discussion of required operations and maintenance of the water management system of the Community

This subject was discussed during the previous Item.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development District concerning Envera and the Gate Access Control System for the Community; Providing for the cost of adhesive AWID Window Decals; Providing for Conflict; Providing for Severability; and Providing an Effective Date

Mr. Ward: This CDD does not have any procedure in place for charging for the stickers which go with Envera. I understand you used to charge \$25 dollars. I did not know that. When I took over the District there were a bunch of them, so we basically just gave them to residents. They are \$15 dollars a piece. They last a long time. I did a resolution in case you want to charge for them. I can tell you it is a pain to collect \$15 dollars for a resident. The process of getting the \$15 dollars is not worth it. They are so cheap I don't think we need to charge residents for them because it simply delays the process of getting these stickers and that's not right for your community.

Discussion ensued regarding charging for the stickers; and the Board chose not to charge for the stickers.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Manager

- a) Financial Statement for period ending July 31, 2025 (unaudited)**
- b) Financial Statement for period ending August 31, 2025 (unaudited)**
- c) Financial Statement for period ending September 30, 2025 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

EIGHTH ORDER OF BUSINESS

Public Comments

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 7:11 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

James P. Ward, Secretary

Dominick Madeo (Jan 28, 2026 08:51:31 EST)

Dominick Madeo, Chairperson