

MINUTES
Belmont Lakes Community
Development District

Regular Meeting June 22, 2023
6:30 p.m.

Shenandoah Park
Community Room
14452 Shenandoah Parkway,
Davie, Florida

Belmont Lakes Community Development District Budget and Regular Meeting
June 22, 2023
6:30 p.m.
Shenandoah Park Community Room
14452 Shenandoah Parkway, Davie, Florida

MINUTES

1. **Call To Order.** The meeting was called to order at 6:35p.m.
2. **Roll Call.** Present were Chair Dominick Madeo, Vice-Chair Carlos Benhamu, Supervisors Tom Pacchioli, and Joe Capuozzo. Also present was District Manager Christopher Wallace. Supervisor Annette Buckley was absent.
3. **Election of Officers.** The Board selected the following officers by motion, which was unanimously approved:
 - a. **Chair-** Dominick Madeo
 - b. **Vice Chair-** Carlos Benhamu
 - c. **Treasurer –** Tom Pacchioli
 - d. **Secretary-** Christopher Wallace
 - e. **Assistant Secretaries-** Joe Capuozzo and Annette Buckley
4. **RESOLUTION 2023-1. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2023.** Supervisor Capuozzo moved to adopt the Resolution. Chair Madeo seconded the motion, and in a voice vote, the Resolution was unanimously adopted. (**Resolution adopted 4-0**)
5. **RESOLUTION 2023-2 . A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2023-2024 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** Supervisor Capuozzo moved to adopt the Resolution with a meeting date of August 10th at 6:30p.m. at the Shenandoah Meeting Room. Chair Madeo seconded the motion, and in a voice vote, the Resolution was unanimously adopted. (**Resolution adopted 4-0**)
6. **Motion setting standing meeting dates.** The Board directed that the regularly scheduled meeting dates be the 3rd Thursday of each month.
7. **Vendor Issues**
 - a. **Envera**
 - i. **Transponders only to residents.** The Board asked that the transponder list be updated.
 - ii. **Street Parking Issues.** The Board discussed vehicles that continually

park in the streets and at intersections. Discussion on how to handle this and what the Town's rules are. Mr. Wallace would send the Board the Town's code on on-street parking.

b. BML Landscaping

- i. Garbage Removal, mulching, tree trimming on Shotgun and Center Island, Cut issues.** The Board discussed various issues regarding landscaping after which Chair Madeo moved to re-bid the service. Vice-Chair Benhamu seconded the motion and in a voice vote, the motion was unanimously approved. **(Motion to re-bid landscaping approved 4-0).** After the vote, the Board suggested that on-call debris pickup for service after storms be added.
- ii. Donated Palms moved to Center Island.** The Board discussed the various issues involving moving date palms to the center traffic island.

8. New Business

- a. Farm Easement.** The Board discussed various issues with the neighboring farm and the District's easement.
- b. Pickleball.** The Board wants to consider modifying one of the tennis courts to a pickleball court and asked that estimates be prepared.
- c. Canal Cleaning.** The Board discussed the 17th Street canal and the accumulation of vegetative material that is interfering with resident's irrigation system. The manager was directed to contact the Central Broward Drainage District again.
- d. Fence repairs.** The Board discussed the fencing damage throughout the community and how to proceed to make repairs. The manager will contact various fencing companies to get estimates.
- e. Entryway Lighting.** The Board suggested that the lighting of the entryway signs be improved. Supervisor Pacchioli offered to evaluate the systems and report back to the Board.

9. Staff Reports

- a. May 31, 2023, Financials.** The Board discussed the recent financials.

10. Other Business. There was no other business.

11. Audience Comments. There were no audience comments.

12. Supervisor's Comments. There were no Supervisor comments.

13. Adjournment. There being no further business, Chair Madeo moved to adjourn, which was seconded by Vice-chair Benhamu and unanimously agreed to by the Board

RESOLUTION 2023-1

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BELMONT LAKES COMMUNITY DEVELOPMENT
DISTRICT DETERMINING THE NUMBER OF QUALIFIED
ELECTORS IN THE DISTRICT AS OF APRIL 15, 2023**

WHEREAS, Chapter 190.006 of the Florida Statutes requires that the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

WHEREAS, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

WHEREAS, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. The total number of qualified electors in Belmont Community Development District as of April 15, 2023, is hereby determined to be 108, as determined by the Broward County Supervisor of Elections.
2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JUNE 2023.

Attest:

Chair

Christopher Wallace, Secretary

Resolution 2023-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT
ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2023-
2024 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC
HEARING ON THE PROPOSED BUDGET**

WHEREAS, Belmont Lakes Community Development District must tentatively adopt a proposed budget; and

WHEREAS, the District Manager has presented a proposed FY2024 operating budget to the Board of Supervisors to be considered; and

WHEREAS, the Board of Supervisors has considered the proposed FY2024 operating budget; and

WHEREAS, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The proposed FY2023-2024 tentative budget (Exhibit “A”) is hereby approved.

Section 2. The Board of Supervisors hereby sets the public hearing date on the proposed
budget and assessment for _____, at _____, at
_____.

Section 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JUNE 2023.

Attest:

Chair

Christopher Wallace, Secretary

	Belmont Lakes Community Development District		
	Adopted Budget		
	Fiscal Year 2024		
		FY23 Adopted	FY24 Recommended
Revenues:			
363.100	Administrative and Maintenance Assessments	183,089.88	227,651.34
363.810	Debt Assessment	44,561.46	-
363.831	Assessment Discounts	(9,106.05)	(9,106.05)
	Net Assessment Revenue	218,545.29	218,545.29
369.400	Other Income	500.00	500.00
369.401	Interest Income	200.00	200.00
	Total Revenue	219,245.29	219,245.29
Expenditures:			
511.513	Postage	200.00	200.00
512.121	Management Fees	15,500.00	15,500.00
512.211	Legal	-	-
512.315	Legal Advertising	650.00	650.00
512.320	Audit	4,750.00	4,750.00
512.355	Meeting Room and Misc.	150.00	100.00
512.356	Misc. Maintenance	750.00	750.00
512.654	Dues, Licenses, and Subscriptions	175.00	175.00
513.000	Properter Appraiser and Tax Collector Fees	4,574.00	4,300.00
517.100	Debt Service- Principal	20,573.00	-
517.200	Debt Service - Interest	404.00	-
530.410	Telephone/Cable	1,416.00	1,740.00
530.431	Electric	7,283.00	7,527.23
530.450	Insurance	8,800.00	11,000.00
530.461	Cleaning Guardhouse	250.00	450.00
530.462	Irrigation Maintenance	1,000.00	1,200.00
530.463	Lake Maintenance	3,862.00	3,588.00
530.464	Landscaping	77,980.00	78,000.00
530.496	Landscaping Replacement	30,902.00	30,902.00
530.465	Holiday Lights	3,500.00	4,000.00
530.466	Maintenance, Gate and Guardhouse	1,500.00	1,500.00
530.467	Gate Repairs	1,667.00	
530.491	Street Cleaning	-	-
530.492	Lights-Entry Gates and Guardhouse	250.00	250.00
530.493	Fence Repairs	-	20,000.00
530.497	Virtual Guard Monitoring Service	22,065.00	22,726.95
530.511	Bank Fee	75.00	75.00
530.702	Street Maintenance and Repairs	500.00	500.00
530.744	Stormwater Maintenance	5,000.00	3,000.00
530.745	Pressure Cleaning	4,469.00	4,469.00
590.000	Contingency/Operating Reserve	1,000.29	1,892.11
	Total Expenditures	219,245.29	219,245.29
	Revenues Less Expenditures	-	0.00
	Use Of Reserves		
	Net of Reserves		
	Gross Assessments	227,651.34	227,651.34
	Less: Discounts Taken	(9,106.05)	(9,106.05)
	Net Assessments	218,545.29	218,545.29
	Gross Assessment	227,651.34	227,651.34
	Number of Units	42	42

