

**Minutes
Belmont Lakes Community Development
District**

**Rescheduled Regular Meeting
May 13, 2021
6:30 p.m.**

**Gazebo in Blackhawk Preserve, 15192 SW
15th Place, Davie, Florida**

Belmont Lakes Community Development District
Rescheduled Regular Meeting
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6:30 p.m.
Gazebo in Blackhawk Preserve, 15192 SW 15th Place, Davie, Florida

Minutes

1. **Call To Order.** The meeting was called to order at 6:36 p.m.
2. **Roll Call.** Present were Chair Dominick Madeo, Vice-Chair James Roach, Supervisors Bonnie Harper, Annette Buckley, and Carlos Benhamu.
3. **Appointment of Officers.**
 - a. **Chair.** Dominick Madeo was appointed Chair. In a voice vote with Dominick Madeo, James Roach, and Carlos Benhamu voting in favor and Bonnie Harper and Annette Buckley voting against. **(Madeo appointed Chair, 3-2)**
 - b. **Vice Chair.** James Roach was appointed Vice Chair. In a voice vote with Dominick Madeo, James Roach, and Carlos Benhamu voting in favor and Bonnie Harper and Annette Buckley voting against. **(Roach appointed Vice Chair, 3-2)**
 - c. **Treasurer.** Carlos Benhamu was appointed Treasurer. In a voice vote with Dominick Madeo, James Roach, and Carlos Benhamu voting in favor and Bonnie Harper and Annette Buckley voting against. **(Benhamu appointed Treasurer, 3-2)**
 - d. **Secretary.** Christopher Wallace appointed Secretary. In a voice vote with Dominick Madeo, James Roach, and Carlos Benhamu voting in favor and Bonnie Harper and Annette Buckley voting against. **(Wallace appointed Secretary, 3-2)**
 - e. **Assistant Secretaries.** Annette Buckley and Bonnie Harper were appointed Assistant Secretaries. In a unanimous vote, Buckley and Harper were appointed assistant Secretaries. **(Buckley and Harper appointed Assistant Secretaries, 5-0).**
4. **RESOLUTION 2021-1. 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, 2021.** Supervisor Buckley moved to approved the resolution and Vice Chair Roach seconded the motion. In a voice vote, the resolution was unanimously adopted. **(Resolution adopted, 5-0).**
5. **RESOLUTION 2021-2 . A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2021-2022 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** The Board discussed various items in the budget and tentatively approved the budget for publication, with the request that landscaping costs be broken out into landscaping and fertilization/pest control. The Board asked Chair Madeo to meet with Brightview to go over some items and to see if they could reduce their costs. The Board decided that the public hearing on the budget and assessment would be on or about August 5, 2021, at 6:30, at the

Shenandoah Community Center. If no rooms were available there or at the fire station, then we would have the meeting at the Gazebo. Chair Madeo moved to approve the resolution with the date, place, and time as noted. Supervisor Buckley seconded the motion, and in a voice vote, the resolution was unanimously adopted. **(Resolution adopted 5-0).**

6. OLD BUSINESS.

7. Staff Reports

- a. **Audit Status.** Mr. Wallace noted that the information was provided to the auditing firm in December but that they have not yet begun the audit.
- b. **FEMA Hurricane Irma Status.** Mr. Wallace noted that FEMA had again denied their appeal for the second time because of the lack of public access into the community.
- c. **Financial Report.** Mr. Wallace noted that the financials were included in the agenda and that the District was on track to finish the year as budgeted.

8. Audience Comments. There were no audience comments.

9. Supervisor's Comments.

- a. **Bonnie Harper, New Bids.** Supervisor Harper noted that she believed bidding out landscaping and the District Manager's contract would save money. Mr. Wallace would distribute Ms. Harper's information before the next Board meeting.
- b. **Regularly Scheduled Meetings.** The Board agreed that it would have standing meetings advertised for each first Thursday of the month, beginning with September. The Manager was directed to have an advertisement placed so noting.
- c. **Sidewalks.** Discussion was held on the perimeter sidewalks for the community and the repairs needed to those sidewalks and whether they were the responsibility of the Town, the District, or the property owners.
- d. **Election Update.** A question arose as to the terms of office after recent elections. Mr. Wallace noted that he thought he had understood the concerns but, owing to the lack of legal counsel, suggested he contact an attorney who might not charge for the advice.
- e. **Board Members and Sunshine Laws.** Mr. Wallace reminded Board members that their annual financial disclosure forms for 2020 were due by July 1st. He also reminded the Board that they should never discuss items with one another or through other parties regarding matters that might come before the Board for discussion or action

10. Adjournment. There being no further business, the meeting was adjourned at 8:08pm.

RESOLUTION 2021-1

**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, 2021**

WHEREAS, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year 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, 2021, is hereby determined to be 109, 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 13th DAY OF MAY 2021.

Attest:

Dominick Madeo, Chair

Christopher Wallace, Secretary

Date 5/3/2021

Time 10:07 AM

Supervisor of Elections

Broward County, FL

Precinct List for District BELMONT LAKES

<u>Precinct</u>	<u>Place Name</u>	<u>Registered Voters</u>				<u>Inactive Voters</u>				
		<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>
T018.2	Rick Case Honda Dealership	109	31	36	41	1	0	0	0	0
		109	31	36	41	1	0	0	0	0

Resolution 2021-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET
FOR FISCAL YEAR 2021-2022 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 FY2022 operating budget to the Board of Supervisors to be considered; and

WHEREAS, the Board of Supervisors has considered the proposed FY2022 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 FY2021-2022 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 13th DAY OF MAY 2021.

Attest:

Dominick Madeo, Chair

Christopher Wallace, Secretary

Belmont Lakes Community Development District			
Adopted Budget			
Fiscal Year 2022			
		FY21 Adopted	FY22 Recommended
Revenues:			
363.100	Administrative and Maintenance Assessments	183,089.88	183,089.88
363.810	Debt Assessment	44,561.46	44,561.46
363.831	Assessment Discounts	(9,106.05)	(9,106.05)
	Net Assessment Revenue	<u>218,545.29</u>	<u>218,545.29</u>
369.400	Other Income	500.33	500.00
369.401	Interest Income	200.00	200.00
	Total Revenue	<u>219,245.62</u>	<u>219,245.29</u>
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	5,000.00
512.355	Meeting Room and Misc.	100.00	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	4,300.00	4,300.00
517.100	Debt Service- Principal	33,365.10	39,146.00
517.200	Debt Service - Interest	9,413.90	1,999.18
530.410	Telephone	1,740.00	1,740.00
530.431	Electric	7,238.14	7,238.14
530.450	Insurance	7,400.00	7,400.00
530.461	Cleaning Guardhouse	450.00	450.00
530.462	Irrigation Maintenance	1,200.00	1,200.00
530.463	Lake Maintenance	3,588.00	3,588.00
530.464	Landscaping	81,503.00	83,948.09
530.496	Landscaping Replacement	12,035.00	10,311.52
530.465	Lights	3,500.00	3,500.00
530.466	Mainteance, Gate and Guardhouse	3,500.00	3,500.00
530.491	Street Cleaning	-	-
530.492	Lights-Entry Gates and Guardhouse	250.00	250.00
530.497	Virtual Guard Monitoring Service	22,062.48	22,724.35
530.511	Bank Fee	75.00	75.00
530.702	Street Maintenance and Repairs	500.00	500.00
530.744	Stormwater Maintenance	-	-
530.745	Pressure Cleaning	4,000.00	4,000.00
590.000	Contingency/Operating Reserve	1,000.00	1,000.00
	Total Expenditures	<u>219,245.62</u>	<u>219,245.29</u>
	Revenues Less Expenditures	<u>(0.00)</u>	<u>0.00</u>
	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	<u>218,545.29</u>	<u>218,545.29</u>
	Gross Assessment	227,651.34	227,651.34
	Number of Units	42	42
	Gross Assessment Per Unit	5,420.27	5,420.27
	Estimated Net Assessment After Discount	5,203.46	5,203.46