

MINUTES
Belmont Lakes Community
Development District

Regular Meeting September 7, 2023
6:30 p.m.

Shenandoah Park
Community Room
14452 Shenandoah Parkway,
Davie, Florida

Belmont Lakes Community Development District Budget and Regular Meeting
September 7, 2023
6:30 p.m.
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14452 Shenandoah Parkway, Davie, Florida

MINUTES

1. **Call To Order.** The meeting was called to order at 6:40p.m.
2. **Roll Call.** Present were Chair Dominick Madeo, Vice-Chair Carlos Benhamu, Supervisors Annette Buckley, Tom Pacchioli, and Joe Capuozzo. Also present was District Manager Christopher Wallace
3. **RESOLUTION 2023-3 . A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR FISCAL YEAR 2023-24.** Chair Madeo moved to adopt the resolution and the motion was seconded by Vice-Chair Carlos Benhamu. In a voice vote with Supervisor Buckley voting against, the Resolution was adopted. (**Resolution adopted 4-1**).
4. **RESOLUTION 2023-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2023-2024.** Supervisor Buckley moved to adopt the resolution and Chair Madeo seconded the motion. In a voice vote, the Resolution was unanimously adopted. (**Resolution adopted 5-0**).
5. **Vendor Issues**
 - a. **Landscaping**
 - i. **Garbage Removal, mulching, tree trimming on Shotgun and Center Island, Cut issues.** The Board discussed several issues regarding landscaping and directed the Manager to get bids again for landscaping and quotes for transplanting two date palms from a resident who wants to donate them to the large traffic circle.
6. **New Business**
 - a. **Donated Palms and Center Island Update, Tree Planting Options and Irrigation.** This issue was discussed under Vendor Issues.
 - b. **Tennis Court Resurfacing and Pickleball .** The Board discussed converting one of the tennis courts to a pickleball court. Vice-Chair Benhamu would send a sketch for a pickleball court to the manager who will then get quotes.
 - c. **Street Parking Rules.** The Board discussed on-street parking issues and directed the manager to send a notice to each property owner detailing the rules.
 - d. **Canal Cleaning on 17th Street.** The Board discussed the maintenance of the

canal along 17th Street. Mr. Wallace discussed the various conversations he had with the District. The Board asked that Mr. Wallace send emails to the elected officials of the Central Broward Drainage District.

- e. **Walkers Using Gates When Coming Back Into Community.** The Board discussed how walkers are prying open the swing gates to get into the community.

7. Staff Reports

- a. **July 31, 2023, Financials.** The Board briefly discussed the financials.

- 8. Other Business.** The Board discussed the guard house interior and the possibility of getting an air conditioner. Chair Madeo moved to spend up to \$1,200 for a room air conditioner and to have it installed. Supervisor Capuozzo seconded the motion and the Board unanimously agreed to the motion. **(Air conditioner expenditure approved 5-0).**

- 9. Audience Comments.** There were no audience comments.

- 10. Supervisor's Comments.** There were no Supervisor's comments.

- 11. Adjournment.** There being no further business, Supervisor Pacchioli moved to adjourn, which was seconded by Supervisor Buckley and unanimously agreed to by the Board. The meeting was adjourned at 8:17p.m.

Resolution 2023-3

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT
ADOPTING A BUDGET FOR FISCAL YEAR 2023-2024**

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

WHEREAS, the District Manager has presented a tentatively adopted FY2024 operating budget to the Board of Supervisors; and

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

WHEREAS, a public hearing on the budget was held on August 10, 2023.

**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 adopted..

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

PASSED AND ADOPTED THIS 10th DAY OF August 2023.

Attest:

Chair

Christopher Wallace, Secretary

	Belmont Lakes Community Development District		
	Adopted Budget		
	Fiscal Year 2024		
Revenues:		FY23 Adopted	FY24 Adopted
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	Mainteance, 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

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2023-2024

WHEREAS, Belmont Lakes Community Development District has adopted a budget on August 10, 2023; and

WHEREAS, the adopted budget contemplates revenues derived from parcels benefiting from the improvements and services provided to those parcels; and

WHEREAS, the Board of Supervisors has previously established and confirms for fiscal year 2023-2024 that all parcels equally benefit from the improvements and services and each parcel should be assessed the same rate of assessment:

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

Section 1. The Board hereby levies an assessment of \$227,651.34 to fund the District's fiscal year 2023-2024 budget.

Section 2. Each parcel in the District is assessed \$5,420.27 for FY2023-2024.

Section 3. The District Manager is hereby instructed to certify the final roll to the Broward County Property Appraiser and Broward County Tax Collector

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

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2023.

Attest:

Chair Dominick Madeo

Secretary Christopher Wallace