

**MINUTES**  
**Belmont Lakes Community**  
**Development District**

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

**Shenandoah Park**  
**Community Room**  
**14452 Shenandoah Parkway,**  
**Davie, Florida**

**Belmont Lakes Community Development District Budget and Regular Meeting**  
**December 13, 2021**  
**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 6:41p.m.
2. **Roll Call.** In attendance were Chair Dominick Madeo and Board members Jim Roach, Annette Buckley, and Carlos Benhamu, and District Manager Christopher Wallace.
3. **Acceptance of Bonnie Harper Resignation.** The Board was apprised of the resignation of Board Member Bonnie Harper. Chair Madeo nominated Tom Pacchioli to fill Ms. Harper's remaining term. Supervisor Buckley nominated Carlos but didn't supply a last name. In a voice vote, the Board appointed Tom Pacchioli to the vacant seat, subject to him taking an oath of office by the next meeting.
4. **Approval of Minutes**
  - a. **August 5, 2021, Budget and Regular Meeting.** Supervisor Roach moved to accept the minutes and Supervisor Benhamu seconded the motion. In a voice vote, the minutes were approved. **(Minutes approved 4-0)**
5. **Landscape Maintenance Proposals.** Mr. Wallace discussed the proposals received for landscaping and noted that they were disappointed they had not received hardly any back, despite having contacted several firms. Mr. Wallace noted that the holiday season may have delayed companies from proposing and also noted that the change in state law requiring contractors to participate in the federal eVerify system likely discouraged others from bidding. The consensus was to continue to try to get other bids.
6. **Areca Palm Installation.** The Board discussed the planting of areca palms in the landscape easement along 17<sup>th</sup> street and the need for irrigation or watering. None of the bids provided for installation. Mr. Wallace noted that they could use Arborscape America to plant the palms, but that they could not water the palms during install. Mr. Wallace discussed the planting spacing of the palms and it seemed generally agreed that 4-foot spacing would be the maximum distance they should be planted. On a unanimous vote, the Board directed the planting of the palms at the cheapest price but that a solution to the watering would need to be found or else wait to the rainy season. Vice Chair Roach volunteered to contact the farm next to the community to see if they could do the watering. **(Areca palm planting approved, 4-0).**
7. **Guardhouse Proposals.** The Board discussed the Envera proposal for updating the virtual guard processing. A presentation was made by Miriam Klocman of Envera. The new features were discussed at length. The consensus was to avoid using the QR code feature as that seemed to make things a bit less secure. A motion was made by Supervisor

Benhamu to approve the agreement subject to some changes to the contract. Vice Chair Roach seconded the motion and in a voice vote with Supervisor Buckley dissenting, the motion was approved. **(Motion to approve Envera Contract Change, subject to Supervisor Benhamu negotiating the final terms and conditions adopted 3-1)**

**8. Staff Reports**

- a. September 30, 2021, Financials.** Mr. Wallace discussed the last financials for the fiscal year 2021. The backup to the meeting package handed out at the meeting did not include the financials that had been electronically distributed to the Board prior to the meeting
- b. District Manager Proposals.** Mr. Wallace noted that this would be presented at a subsequent meeting.
- c. Next Meeting Date.** The Board set the next meeting date for January 17, 2022, at 6:30 p.m.

**9. Other Business.** There was no further business.

**10. Audience Comments.**

**11. Supervisor's Comments.**

**12. Adjournment.** The meeting was adjourned 8:15 p.m.