

**MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes at Bella Lago Community Development District held Public Hearings and a Regular Meeting on May 22, 2023, at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present at the meeting were:

D.J. Smith	Chair
Martha Schiffer	Vice Chair
Drew Ingoldsby	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Pfil Hunt	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski	District Counsel
Peter Ma (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:30 a.m. Supervisors Smith, Schiffer, Ingoldsby and Bock were present. Supervisor Germino was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Megan Germino (the following will be provided in a separate package)

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**

- II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Oath of Office will be administered to Supervisor-Elect Germino at or before the next meeting.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented the Fiscal Year 2023 budget and reviewed the line items. This is a Landowner-funded budget with expenses paid as they are incurred.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Smith and seconded by Ms. Bock, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2023-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

- A. Affidavit of Publication**

B. Consideration of Resolution 2023-33, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2023-33. He reviewed the Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. This is a Landowner-funded budget with expenses paid as they are incurred.

Discussion ensued regarding adding "Supervisor fees" to the Fiscal Year 2024 budget. The following change was made:

Page 1, EXPENDITURES: Add \$1,600 "Supervisor fees" line item

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Consideration of Resolution 2023-33, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Resolution 2023-31, Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

This item was deferred.

LAKES AT BELLA LAGO CDD
SEVENTH ORDER OF BUSINESS

May 22, 2023

**Consideration of Resolution 2023-07,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-14,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2022/2023 and Providing for an Effective
Date**

This item was deferred.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2023**

**On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, the
Unaudited Financial Statements as of April 30, 2023, were accepted.**

Mr. Ma joined the meeting at approximately 11:38 a.m.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. April 24, 2023 Landowners' Meeting**
- B. April 24, 2023 Public Hearings and Regular Meeting**

**On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the
April 24, 2023 Landowners' Meeting and April 24, 2023 Public Hearings and
Regular Meeting Minutes, as presented, were approved.**

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk, PLLC**

Ms. Kilinski stated the bond validation hearing will be June 1, 2023 and the appeal 30-day period will end in early July and then bond delegation can proceed.

B. District Engineer (Interim): England-Thims & Miller, Inc.

Mr. Ma reported that construction is underway.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be coordinated when necessary.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith and seconded by Mr. Ingoldsby, with all in favor, the meeting adjourned at 11:40 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair