

**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 March 25, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

D.J. Smith
Martha Schiffer
Rose Bock
Jarrett O’Leary
Megan Germino

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Chris Loy
Dan Fagen
John Williams

District Manager
Wrathell Hunt and Associates LLC
District Counsel
Vesta
Vesta

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:00 a.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the

Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-06, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Bella Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

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

No affected property owners or members of the public spoke.

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

Mr. Torres presented Resolution 2025-06. This is for the Boundary Amendment Ordinance and the extension parcel.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-06, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Bella Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules

of Procedure, Amenity Rules, Amenity Rates, and Disciplinary Rule Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2025-07, Adopting Amenity Rules and Policies; a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-07. This is to set the amenity rates, which were discussed at the last meeting.

Mr. Loy acknowledged receiving comments from Vesta and stated Staff is incorporating those into standard form. The only change worth noting is, instead of having two access cards, residents will have the ability to purchase up to four cards. He recommended Board approval of the Resolution in substantial form.

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

No affected property owners or 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 Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-07, Adopting Amenity Rules and Policies; a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, in substantial form, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Vesta Property Services, Inc., Proposal for Field Operations and Maintenance Services

Mr. Fagen presented the Vesta Property Services, Inc., Proposal for Field Operations and Maintenance Services. The proposal is essentially what was discussed and proposed during the budget cycle. "Facility attending" was first contemplated in the budget; however, the pool monitors were omitted based on the interest of the Board.

A Board Member asked for clarification of the difference between "Facility maintenance" and "Field Operations" both of which are almost \$1,000 per month. Mr. Fagen stated "Field Operations" is what Staff is currently doing and "Facility maintenance" entails blowing off leaves from the parking lot, removing cobwebs, sweeping the deck and necessary superficial cleaning.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Vesta Property Services, Inc., Proposal for Field Operations and Maintenance Services, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amendments to Fiscal Year 2025 Funding Agreements

A. Mattamy Jacksonville LLC

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Amendment to the Fiscal Year 2025 Funding Agreement between the CDD and Mattamy Jacksonville LLC, was approved.

B. Meritage Homes of Florida, Inc.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Amendment to Fiscal Year 2025 Funding Agreement between the CDD and Meritage Homes of Florida, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape Irrigation Services Pre-Approval

Mr. Torres presented the Yellowstone Landscape Irrigation Services Pre-Approval. This pre-authorizes Staff to facilitate necessary repairs to the irrigation system throughout the month.

Approval is being requested before any repairs are done to simplify the process and make immediate repairs.

Mr. Smith stated the repairs should be kept per the budget amount of \$5,000 maximum annually.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Yellowstone Landscape Irrigation Services Pre-Approval, as per the budget amount, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Acquisition of Amenity Improvements

Mr. Torres presented the Acquisition of Amenity Improvements.

Mr. Loy explained that the package includes various documents needed to convey certain recreational amenity improvements to the District, including plans, permits, designs and other work product; these would all be conveyed in exchange for reimbursement for the bond proceeds. He asked for approval in substantial form.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Acquisition of Amenity Improvements and the associated documents, in substantial form, were approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-08. This is to avoid a finding in the audit.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-08, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of January 28, 2025 Regular
Meeting Minutes**

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the January 28, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk, PLLC**

Mr. Loy reminded the Board Members to complete the required ethics training before December 31, 2025. The 2025 Legislative Session commenced in Tallahassee and Staff will provide updates about any laws that might impact the District.

▪ Field Operations – Vesta

This was an addition to the agenda.

Mr. Fagen reported the following:

- The CO is pending. The team is working closely with Wayne on this.
- A pool furniture delivery is due on April 7, 2025.
- A countertop replacement is underway.

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

There was no report.

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

Mr. Torres stated the proposed Fiscal Year 2026 budget will be presented at the May meeting.

- **NEXT MEETING DATE: April 22, 2025 at 10:00 AM**
 - **QUORUM CHECK**

The April 22, 2025 meeting will be canceled. The next meeting will be on May 27, 2025.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

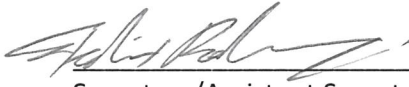
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

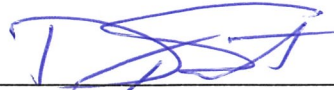
Adjournment

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the meeting adjourned at 10:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair