MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakes at Bella Lago Community Development District held a Regular Meeting on May 27, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

D.J. Smith	Chair
Martha Schiffer	Vice Chair
Rose Bock	Assistant Secretary
Jarrett O'Leary	Assistant Secretary
Megan Germino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodgiquez	Wrathell Hunt and Associates LLC
Chris Loy	District Counsel
Jennifer Kilinski (via telephone)	Kilinski | Van Wyk
Dan Fagen	Vesta
John Williams	Vesta
Dan Drury	Resident

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**

Resident Dan Drury asked if Florida law requires the CDD to offer a Non-Resident User Fee. He suggested setting the maximum fee for non-residents to discourage others from utilizing the CDD's amenities. He questioned why owners and residents need to pay a fee to rent the amenity facilities; he thinks there should be no fee to owners and residents. Mr. Torres explained that the amenities must be open to the public but the CDD can charge a Non-Resident User Fee to non-resident users. Regarding charging a fee to rent the facilities, rentals often require additional on-site staffing and clean up; the rental fee is meant to help off-set those expenses.

THIRD ORDER OF BUSINESS **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Discussion: Amenity Policies**

Mr. Loy distributed and presented a redline version of the Amenity Policies & Fees that differs from the one in the agenda. The redline one reflects proposed updates and changes based on updated information, conversations at and since the last meeting, general clarifications, etc.

A. Fee Range

- **Non-resident User Fee**

The fee will be $4,000 annually.

- **Lost Access Card**

The replacement fee will be $35.

- **Administrative Reimbursement**

The fee will be $200.

- **Facility Rental, Refundable Deposit**

The Facility Rental Fee: $150, Refundable Deposit: $500

Maximum Number of Guests for Rentals: 20

Rental Time: 4-hour time blocks

- **Amenity Transfer Fee (for renters only)**

The fee will be $30.

B. Rental Form

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Amenity Policies and Rates, as amended, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

On MOTION by Ms. Schiffer and seconded by Mr. O'Leary, with all in favor, Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Electing Felix Rodriguez as Assistant**

Secretary of the District, and Providing for an Effective Date

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2025-13, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Ratification of Vesta Property Services, Inc., Amendment to Field Services Management Agreement**

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Vesta Property Services, Inc., Amendment to Field Services Management Agreement, was ratified.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Ms. Schiffer and seconded by Mr. O'Leary, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of March 25, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. O'Leary and seconded by Ms. Schiffer, with all in favor, the March 25, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk, LLC

Mr. Loy reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required ethics training before December 31, 2025. He noted a slight Americans with Disabilities Act (ADA) compliance issue at the pool; his office is working on that matter.

- **Field Operations – Vesta**

This item was an addition to the agenda and will be included on future agendas.

Mr. Fagen distributed the Field Operations Report and noted that 126 access cards have been issued, and an access control issue is being addressed today.

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

There was no report.

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

- **106 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: June 24, 2025 at 10:00 AM**
  - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Drury asked if the Facility Rental Fee is just for the kitchen, not for the pool. The response was yes, and it was noted that it is not a full kitchen, it has some kitchen items and is intended as a set up/staging area for food, etc. Mr. Drury asked if the Amenity Center was supposed to have a fireplace. It was noted that it was eliminated because there is no natural gas source in the CDD. Mr. Drury referred to the Pool Rules prohibiting balls, pool toys, etc., and voiced his opinion that the Pool Rules seem restrictive for no reason. Regarding the alcohol policy at the pool, Mr. Drury asked if alcohol is allowed if the person rents the kitchen. It was noted that is a matter for Board consideration; if there is a need for alcohol the Board can take it under consideration but, as a general policy, alcohol is not permitted at the Amenity Facilities/Pool. Renting the facility does not give authorization for alcohol. Mr. Drury asked if "fun" is a sufficient justification for allowing alcohol. It was noted that it would need to be considered on a case-by-case basis. Mr. Drury voiced his opinion that if the CDD tries to put too many restrictions on usage, there will be a lot of resident backlash. Mr. Drury asked if the left-turn exiting is a CDD matter. It was noted that, once Sandridge Road is completed, the turn lane will be installed.

Discussion ensued regarding the challenges with allowing alcohol at the Amenity Facilities, including not having staff to monitor it, potential for issues with those drinking, etc.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 10:39 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair