

**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 July 22, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Martha Schiffer
Rose Bock
Megan Germino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Jennifer Kilinski (via telephone)
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 10:05 a.m.

Supervisors Schiffer, Germino and Bock were present. Supervisors Smith and O'Leary were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-14, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments for the Expansion Parcel as Authorized by Section

**197.3632, Florida Statutes; Authorizing the
Publication of the Notice of Such Hearing;
and Providing an Effective Date**

Mr. Torres presented Resolution 2025-14. This is related to the Expansion Parcel additional acres added to the CDD. It enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-14, Designating a Date, Time and Location of August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments for the Expansion Parcel as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Declaring Special Assessments; Designating the Nature and Location of the Proposed Expansion Improvements; Declaring the Total Estimated Cost of the Expansion Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Declaring Special Assessments to Fund the District's Proposed Budget; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution and Notices Pursuant to Florida Law; and Addressing Conflicts, Severability, and an Effective Date

Mr. Torres presented Resolution 2025-15. This is related to the Expansion Parcel added to the CDD.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2025-15, Declaring Special Assessments; Designating the Nature and Location of the Proposed Expansion Improvements; Declaring the Total Estimated Cost of the Expansion Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Declaring Special Assessments to Fund the District's Proposed Budget; Addressing the Setting of Public Hearings on August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Providing for Publication of this Resolution and Notices Pursuant to Florida Law; and Addressing Conflicts, Severability, and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Ratification of Food Truck Vendor License Agreement**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Food Truck Vendor License Agreement with Jacqui's Java, was ratified.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of May 27, 2025 Regular Meeting Minutes**

On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, the May 27, 2025 Regular Meeting Minutes, as presented, were approved.

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

Ms. Kilinski reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required ethics training before December 31, 2025.

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

There was no report.

C. Amenity and Field Operations: Vesta

Mr. Fagen presented the Field Operations Report and proposals for erosion repairs.

Discussion ensued regarding what entity should make the repairs, the lack of funds for this in the CDD budget, the experience and quality of the contractors who provided proposals,

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

- **UPCOMING MEETINGS**

- **August 26, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
- **September 23, 2025 at 10:00 AM**
- **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

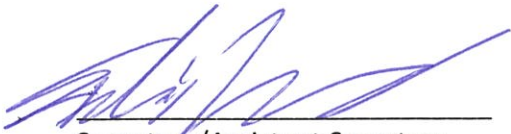
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

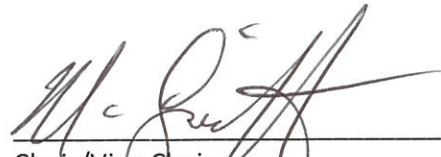
Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 10:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair