

**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 November 25, 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
Jarrett O’Leary

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Felix Rodriguez
Mary Grace Henley
Jennifer Kilinski (via telephone)
Dan Fagen
John Williams
Chris Ward (via telephone)

District Manager
Kilinski | Van Wyk, LLC
District Counsel
Vesta
Vesta
Meritage Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 10:00 a.m.

Supervisors Shiffer, Bock, Germino and O’Leary were present. Supervisor Smith was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Fiscal Year 2026 Budget; and Providing for Conflicts, Severability, and an Effective Date

Ms. Henley discussed the reasoning behind the Budget Amendment. Ms. Kilinski noted that the exhibits between Tabs 3 and 4 in the agenda, which are the projected Fiscal Year 2026 assessments are different. She asked which ones are correct.

Discussion ensued regarding the differences with regard to on and off-roll assessments and the Developers Meritage and Mattamy.

Mr. Ward voiced his opinion that there are problems with the numbers and that the information was received too late to review thoroughly. He understands what Mattamy was trying to accomplish but, in his opinion, it is not complete and the assessments do not make sense.

Ms. Kilinski voiced her understanding that the goal is that the off-roll Phase 1 assessments for Mattamy were being assessed at the fully developed levels while the Meritage off-roll assessments were Admin only. The goal was to bring all off-roll assessments into an Admin only consistent application across all lots, not treating off roll differently, besides the fact that 40', 50' and 60' were stratified and flowing the additional requirement to the Developer funding level.

Ms. Kilinski noted that the on-roll assessments certified with the County have not changed; the only thing proposed to change is the off-roll assessments that would be direct-billed to Mattamy, specifically.

This item was tabled.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Confirming a Prior Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Amended Assessment Roll Reflecting Updates to Off-Roll Operations and Maintenance Assessments; Providing for Further Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 2, 4 & 5]

Mr. Rodriguez presented Resolution 2026-03. Seats 2, 4 and 5, currently held by Mr. O’Leary, Ms. Germino and Ms. Bock, respectively, will be up for election at the Landowners’ Election.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-03, Designating November 3, 2026, at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. A Beautiful Life Enterprises, LLC d/b/a M & G Holiday Lighting Agreement for Holiday Lighting Services**
- B. G.G. Excavation & Construction, Inc. Agreement for Pond Excavation and Erosion Repair Services [Ponds 2, 3 and 4]**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the A Beautiful Life Enterprises, LLC d/b/a M & G Holiday Lighting Agreement for Holiday Lighting Services and the G.G. Excavation & Construction, Inc. Agreement for Pond Excavation and Erosion Repair Services for Ponds 2, 3 and 4, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

- A. **September 30, 2025 Public Hearings and Regular Meeting**
- B. **October 6, 2025 CDD 101 Presentation**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the September 30, 2025 Public Hearings and Regular Meeting Minutes and the October 6, 2025 CDD 101 Presentation Minutes, both as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Ms. Henley reminded the Board Members to complete the required four hours of ethics training before by December 31, 2025. Upon request, she will email a memo which includes links to free training courses.

- B. **District Engineer: England-Thims & Miller, Inc.**

There was no report.

- C. **Amenity and Field Operations: Vesta**

- **Monthly Manager’s Report**

Mr. Williams presented the Field Operations Report. He noted the following:

- The dumpster was installed in the dumpster bay.
- Wi-fi was added for resident use.
- A first-aid kit and the AED machine were installed.
- Holiday lighting was installed.
- Pond banks were repaired.

- **Consideration of Yellowstone Landscape Items**

Mr. Williams presented the Yellowstone Landscape Items.

- **Irrigation Service Pre-Approval**

This item was previously approved.

- **Proposal for Irrigation Inspections**

This item was not approved, as it is part of the existing scope of services.

- **Hurricane Update/Planning**
- **AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity Center**

Mr. Williams presented AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity Center.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity Center, in a not-to-exceed amount of \$2,000, was approved.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Yellowstone Hurricane Update/Planning Proposal, with the hourly rates set forth in the proposal, was approved.

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

- **NEXT MEETING DATE: December 23, 2025 at 10:00 AM**
- **QUORUM CHECK**

The December 23, 2025 meeting will be canceled, as a quorum cannot be confirmed.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 10:24 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair