

**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 January 27, 2026 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:

Ernesto Torres
Felix Rodriguez
Mary Grace Henley (via telephone)
John Williams

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Vesta

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 10:00 a.m. Supervisors Shiffer, Germino and Bock were present. Supervisor O’Leary was not present at roll call. Supervisor Smith was absent.

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

<p>On MOTION by Ms. Schiffer and seconded by Mr. O’Leary, with all in favor, Resolution 2026-01, Amending the Fiscal Year 2026 Budget; and Providing for Conflicts, Severability, and an Effective Date, was adopted.</p>
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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

Mr. Rodriguez presented Resolution 2026-02 and read the title. Ms. Henley stated this memorializes submittal of the assessment roll with revised off-roll assessments. Since there were no changes to the resident or on-roll assessments, there is no need for another public hearing.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the 2025 Goals and Objectives Reporting, were ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

SEVENTH ORDER OF BUSINESS

Approval of November 25, 2025 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 25, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski|Van Wyk, LLC
- B. District Engineer: England-Thims & Miller, Inc.

There were no reports from District Counsel or from the District Engineer.

C. Amenity and Field Operations: Vesta

- Monthly Manager’s Report
- Consideration of Southern Breeze Outdoor Furnishings, LLC Quotes
 - #2928 – (2) 4’ Benches

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Southern Breeze Outdoor Furnishings Quote #2928 for two 4’ Benches, in a not-to-exceed amount of \$1,808, was approved.

- #2929 – (2) 6’ Benches

This item was not approved.

- Consideration of Yellowstone Landscape Amenity Clock Proposal

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Yellowstone Landscape Amenity Clock Proposal, in the amount of \$809.56, was approved.

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

- NEXT MEETING DATE: February 24, 2026 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 10:13 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair