MINUTES OF MEETING
BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bellehaven Community Development District held Public Hearings and a Regular Meeting on December 17, 2024 at 12:00 p.m., at 1415 SW 17th Street, Ocala, Florida 34474.

Present were:

Fred C. Armstrong	Chair
Alec Morris	Vice Chair
Chris Armstrong	Assistant Secretary
Allison Martin	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via phone)	District Counsel
Tyler Armstrong	Supervisor-Elect

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 12:06 p.m. Supervisors Fred C. Armstrong, Chris Armstrong and Morris were present. Supervisor Martin arrived later.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Tyler Armstrong (the following will be provided in a separate package)**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tyler Armstrong. Ms. Cerbone provided and explained the following:

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-31, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-31. Mr. Fred C. Armstrong nominated the following slate:

Fred C. Armstrong	Chair
Alec Morris	Vice Chair
Allison Martin	Assistant Secretary
Chris Armstrong	Assistant Secretary
Tyler Armstrong	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Fred C. Armstrong and seconded by Mr. Morris, with all in favor, Resolution 2025-31, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH 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 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Bellehaven Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-32 and described the Uniform Method of Levying Assessments.

On MOTION by Fred C. Armstrong and seconded by , Chris Armstrong, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Morris and seconded by Mr. Fred C. Armstrong, with all in favor, the Public Hearing was closed.

On MOTION by Mr. . Chris Armstrong and seconded by Ms. Morris, with all in favor, Resolution 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Bellehaven Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH 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**

Ms. Martin arrived at the meeting.

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-33, and reviewed the Rules of Procedure.

On MOTION by Fred C. Armstrong and seconded by Ms. Martin, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Martin and seconded by Mr. Fred C. Armstrong, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fred C. Armstrong and seconded by Mr. Morris, with all in favor, Resolution 2025-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of October 31, 2024**

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of Minutes**

A. October 31, 2024 Landowners' Meeting

The following change was made:

Line 14: Delete "via telephone" after "Earlywine"

B. October 31, 2024 Organizational Meeting

The following change was made:

Line 22: Delete “via telephone” after “Earlywine”

On MOTION by Mr. Fred C. Armstrong and seconded by Ms. Martin, with all in favor, the October 31, 2024 Landowners’ Meeting and October 31, 2024 Organizational Meeting Minutes, both as amended, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the Bond Validation Hearing will be on February 18, 2025 and bonds can be issued 30 days thereafter. Staff will forward a calendar invite to the Board Members for the Bond Validation Hearing.

B. District Engineer (Interim): Tillman and Associates Engineering, LLC

There was no report.

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

- **NEXT MEETING DATE: January 20, 2025 at 12:00 PM [Debt Assessment and FY2025 Budget Adoption Hearings]**
  - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS **Board Members’ Comments/Requests**

➢ The Board asked Management to add call-in information on calendar invites so the Board Members and Staff have it, should they need to attend via telephone.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Fred C. Armstrong and seconded by Mr. Chris Armstrong, with all in favor, the meeting adjourned at 12:28 pm.

Cindy Cerbone

Secretary/Assistant Secretary

Chair/Vice Chair