MINUTES OF MEETING
BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bellehaven Community Development District held a Regular Meeting on May 8, 2025 at 11:00 a.m., at 1415 SW 17th Street, Ocala, Florida 34471.

Present:

Alec Morris	Vice Chair
Allison Martin (via telephone)	Assistant Secretary
Chris Armstrong	Assistant Secretary
Tyler Armstrong	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Priscilla Spilotro Giles (via telephone)	Homes by WestBay

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

Ms. Cerbone called the meeting to order at 11:11 a.m.

Supervisors Chris Armstrong, Morris, and Tyler Armstrong were present. Supervisor Martin attended via telephone. Supervisor Fred C. Armstrong was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-38, Approving the 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

Ms. Cerbone presented Resolution 2025-38. She 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. The proposed Fiscal Year 2026 will be a Landowner contribution budget, with expenses funded as they are incurred. It is reflective of a full-year budget, contemplates the addition of "Field operations" expenses and anticipates bond issuance in Fiscal Year 2026.

Discussion ensued regarding bond issuance and timing.

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, Resolution 2025-38, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 2:00 p.m., at 1415 SW 17th Street, Ocala, Florida 34471; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH 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.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-39, 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**

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-40, Electing Chris Conti as Assistant Secretary of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-40. The purpose of this Resolution is to add Chris Conti to the Board; all other prior appointments to the Board remain unaffected by this Resolution.

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, Resolution 2025-40, Electing Chris Conti as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Chris Armstrong and seconded by Mr. Tyler Armstrong, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of February 17, 2025 Regular Meeting Minutes**

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, the February 17, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated this item is a reminder that the CDD will need to secure property insurance, once there are vertical assets to be insured.

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be on August 7, 2025 at 2:00 p.m.

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 Mr. Chris Armstrong and seconded by Mr. Tyler Armstrong, with all in favor, the meeting adjourned at 11:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair