

**MINUTES OF MEETING
BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bellehaven Community Development District held a Public Hearing and Regular Meeting on August 7, 2025 at 2:00 p.m., at 1415 SW 17th Street, Ocala, Florida 34471.

Present:

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

Also present:

Chris Conti	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:02 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-41, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending**

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Conti presented Resolution 2025-41. He 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 Operation and Maintenance (O&M) portion of the assessments will be via Landowner contributions, with expenses funded as they are incurred, and the Debt Service portion of the assessments will be on roll. It is reflective of a full-year budget, contemplates the addition of "Field operations" expenses and includes the bond issuance.

Discussion ensued regarding bond issuance and timing.

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

On MOTION by Mr. Fred C. Armstrong and seconded by Mr. Chris Armstrong, with all in favor, Resolution 2025-41, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Conti presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Mr. Tyler Armstrong and seconded by Ms. Martin, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

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

Mr. Conti presented Resolution 2025-39. Meetings will be scheduled for the first Thursday of the month at 2:00 p.m. Ms. Cerbone stated that meetings will only be held when necessary. She stated that meetings will not be scheduled for January and July 2026 because those dates would be near major holidays; if meetings are needed in those months, they will be scheduled separately.

On MOTION by Mr. Tyler Armstrong and seconded by Ms. Martin, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. As the District Engineer's Annual Inspection of the District's infrastructure and related systems is pending, it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Chris Armstrong and seconded by Ms. Martin, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

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

On MOTION by Mr. Chris Armstrong and seconded by Mr. Tyler Armstrong, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 8, 2025 Regular Meeting Minutes**

On MOTION by Ms. Martin and seconded by Mr. Fred C. Armstrong, with all in favor, the May 8, 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**

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

- **Form 1 Submission and Ethics Training**

Mr. Conti reminded the Board Members to file Form 1 if they have not already done so.

The required four hours of ethics training must be completed by December 31, 2025.

- **Hard Copy Agendas vs Tablets**

The Board prefers tablets.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be on October 2, 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. Fred C. Armstrong and seconded by Ms. Martin, with all in favor, the meeting adjourned at 2:21 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair