

**MINUTES OF MEETING
BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bellehaven Community Development District held a Regular Meeting on February 6, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard, at 606 SW 3rd Avenue, Ocala, Florida 34471.

Present:

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

Also present:

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Ayla Hart	BRG Consulting LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:02 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of BRG Consulting, LLC Field Operations Management Services Agreement

Ms. Cerbone presented the BRG Consulting, LLC (BRG) Field Operations Management Services Agreement. Ms. Cerbone stated that BRG will initially bill on an hourly basis, until Field Operations activities increase. The hourly rate is \$195 per hour.

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, the BRG Consulting, LLC Field Operations Management Services Agreement, initially at an hourly rate of \$195 per hour, with the effective date commencing upon notification from the Chair or Vice Chair that Field Operations Services are needed, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, 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 [November 3, 2026 – Seats 3,4, 5]

This item was deferred.

FIFTH ORDER OF BUSINESS

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

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

Ms. Cerbone noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Fred C. Armstrong and seconded by Mr. Tyler Armstrong, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Ratification of Tillman and Associates Engineering, LLC Agreement for Engineering Services

Ms. Cerbone presented the Tillman and Associates Engineering, LLC Agreement for Engineering Services.

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, the Tillman and Associates Engineering, LLC Agreement for Engineering Services, was ratified.

▪ **Consideration: Revising Fiscal Year 2026 Meeting Schedule**

This item was an addition to the agenda.

The Fiscal Year 2026 Meeting Schedule will be amended to hold meetings on the second Thursday of the month at 11:00 a.m.

On MOTION by Mr. Morris and seconded by Mr. Chris Armstrong, with all in favor, amending the Fiscal Year 2026 Meeting Schedule to hold meetings on the second Thursday of the month at 11:00 a.m., and authorizing Staff to advertise, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of October 2, 2025 Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Fred C. Armstrong and seconded by Mr. Morris, with all in favor, the October 2, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked to be kept informed about turnovers, such as utilities, etc. Mr. Morris stated plat for Assessment Area 1, Phase 2 for completing the Spine Road, is approved. Comments were received about the Phase 3 plat; nothing has been turned over or requisitioned for Phase 3; the plat should be tracking approximately 30 days from now. Development-wise, the Phase 2 on-site work is completed; the connection for the off-site force main should occur at the end of March. He noted Developers who will begin having home closings soon.

B. District Engineer: Tillman and Associates Engineering, LLC

There was no District Engineer report.

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

- **NEXT MEETING DATE: March 5, 2026 at 2:00 PM**
 - **QUORUM CHECK**

The March and April 2026 meetings will be canceled.

The next meeting will be on May 14, 2026.

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 Mr. Chris Armstrong, with all in favor, the meeting adjourned at 11:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair