



BELLE LAGO HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

**May 13, 2026 - 6:00 PM
Via Zoom Video Conference**

1. Call to Order

The meeting of the Board of Directors of the Belle Lago Homeowners Association, Inc. was called to order at 6:00 PM by President Rick Kennedy.

2. Proof of Notice

Proper notice of the meeting was confirmed by the Property Manager and was posted in accordance with Florida Statutes and the Association's governing documents.

3. Establishment of Quorum

A quorum of the Board was established. Board members present were Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Gardner, and Doug Loberg. Also present were Diana Steelsmith, CAM, Property Manager and Rusty Stone, District Manager representative of KW Property Management, and 22 homeowners via Zoom.

4. Board Meeting Procedures and Implementation of Roberts Rules

Vice President Marc Groves addressed the members regarding meeting procedures and the implementation of Robert's Rules of Order. He explained that each homeowner will be allotted three minutes to speak and that clear expectations will be followed to ensure orderly meetings. Marc emphasized that all comments must remain respectful, with no personal attacks, and that points of order will be recognized as needed. He also reminded members to avoid actions that could result in a violation of quorum.

5. Approval of Minutes

A Motion was made by Marc Groves to approve April 14, 2026, Board Meeting Minutes and May 7, 2026, Closed Board Meeting Minutes, Seconded by Shawn Bright. In favor-Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Garnder. Motion passed.

6. Property Manager's Report

Diana Steelsmith provided a brief update to the Board and residents. She reported ongoing issues with the entry fountain due to the pump's suction line drawing air and noted that a proposal from First Class is pending to address the repairs. She also shared that a major milestone in the Clubhouse project has been completed, and efforts are now focused on transitioning back into the building. Lastly, Diana confirmed that hurricane season preparations have begun, including reviewing procedures, confirming vendor readiness, and ensuring the property is prepared for severe weather.

7. President's Report

The President informed the members that the Board of Directors is scheduled to meet with Juniper about various concerns including landscape maintenance issues, glyphosate use, landscaping debris, asking residents to email specific complaints for inclusion in the discussion.

8. Financial Reports

Andrew Sorensen informed the members that the January, February, and March financial statements had been prepared; however, corrections were required. He reported that the Board met with KW, and all necessary adjustments will be reflected in the April financials. A follow-up meeting is scheduled for next week to review the updated reports.

Andrew also noted that KW previously proposed no contract increase for 2026. The Board will ensure that the contract reflects a start date of January 1, 2026.

A Motion was made by Rick Kennedy to authorize the Board to amend the contract to reflect no increase for the 2026 year. The motion was seconded by Marc Groves. In favor- Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Gardner, Doug Loberg. Motion passed.

9. Committee Reports

A Motion was made by Rick Kennedy to approve the ARC Committee's Meeting Minutes of April 9, 2026, and Social Committee Meeting Minutes of May 2, 2026, Seconded by Shawn Bright. In favor: Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Gardner, Doug Loberg, motion passed.

The Courts and Committee meeting minutes from April 14th were tabled and require amendments. It was noted that the Court Sports meeting minutes also need the meeting date corrected.

A Motion was made by Shawn Bright to amend the meeting minutes, and the motion was seconded by Marc Groves. In favor: Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Gardner, Doug Loberg, motion passed.

10. Old Business

The Board reviewed Golf Invoice #9832 in the amount of **\$139,911.25**. It was noted that the previous Board had incorporated the mulch installation into the budget; however, a formal approval was still required.

A Motion was made by Rick Kennedy to ratify the approval of Golf Invoice #9832 in the amount of \$139,911.25. The motion was seconded by Shawn Bright. In favor: Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Shawn Bright, Jay Gardner, Doug Loberg, motion passed.

11. New Business

A. Committee Updates & Volunteer Appointments

The Board discussed reestablishing and confirming various committees, including Long-range planning, Fitness, Court Sports, Communications, Facilities, Social, Finance, Rules and Regulations, and Landscaping. Doug Loberg volunteered to be the liaison for the Long-Range Committee, while Nancy Dalaskey volunteered to help reassemble the Landscaping Committee with Dave Witker. The Board acknowledging the need to review and update committee charters and appointments, including potentially creating a new Long-Range Planning Committee.

B. 2025 Year-End Audit/Financial Report

Shawn Bright and Diana Steelsmith reported that the final version of the audit has been received. The Board has not yet had the opportunity to review the document. Action on this item was tabled.

C. Gym Equipment & Reimbursement (\$2,517.64)

A Motion was made by Rick Kennedy to approve reimbursement to Andrew Sorensen in the amount of \$2,517.64 for association-related expenses previously paid using his personal credit card. The motion was seconded by Shawn Bright. In favor: Rick Kennedy, Marc Groves, Tom Fullerton, Shawn Bright, Jay Gardner, Doug Loberg. Motion passed.

D. Hafer Invoice #49477 - \$6,750

A motion was made by Rick Kennedy to approve the invoice from Hafer for audit and tax preparation expenses. The motion was seconded by Shawn Bright. In favor: Rick Kennedy, Marc Groves, Andrew Sorensen, Tom Fullerton, Jay Gardner, Doug Loberg, Shawn Bright. Motion passed.

E. Pool Table Proposal Discussion

A motion was made by Andrew Sorensen to approve the sale of the two billiard tables to Mr. Slate and to authorize a spending limit of up to \$7,500 for the purchase of new pool tables, as well as new pool sticks and balls. The motion was seconded by Shawn Bright. In Favor: Shawn Bright, Andrew Sorensen, Doug Loberg, Rick Kennedy, Marc Groves, Tom Fullerton Opposed: Jay Gardner. Motion passed. 6-1

F. Camera Installation & NVR Purchase

The Board reviewed and discussed the proposals received from SWFL IT. After consideration, the item was tabled for further discussion. Directors Andrew Sorensen and Diana Steelsmith will continue to work on this matter and report back to the Board.

G. Bellelago.net Issues

The Board discussed two main issues: email access and domain management. Karen Ezzi raised concern about the current website being hosted by KW, noting that the previous HOA website was more user-friendly and included essential community information. The main focus was on resolving email access problems, where new board members lack administrative rights to the bellelago.net domain.

H. Capital Resale Fee Increase

The Board discussed increasing the Capital Retail fee to \$3,675 effective June 1st and vote to approve this change.

A Motion was made by Rick Kennedy to increase the Capital Resale Fee from \$3,500 to \$3,675 (5%), effective June 1 st , Seconded by Shawn Bright. In favor: Rick Kennedy, Andrew Sorensen, Marc Groves, Tom Fullerton, Doug Loberg, Jay Gardner, Shawn Bright. Motion passed 7-0
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I. Drainage Project

The Board reviewed three proposals for drain maintenance, with MRI and Shenandoah offering similar services at \$65,800 and \$56,000 respectively, while Universal provided a lower bid of \$24,800. Universal's quote lacked detail. The Board discussed drainage issues and voted to proceed with Shenandoah for \$56,440 to clean street drains. They decided to request a separate quote for cleaning backyard drains without an additional inspection fee.

A Motion was made by Rick Kennedy to approve Shenandoah to clean street drains, in the amount of \$56,440.00, Seconded by Shawn Bright. In favor: Rick Kennedy, Marc Groves, Shawn Bright, Andrew Sorensen, Tom Fullerton, Doug Loberg, Jay Gardner. Motion passed. 7-0

J. Tennis Court Lighting Discussion

The Board discussed proposed tennis court lighting, with Ron Kapcsos presenting a recommendation for \$98,000 light all four courts. The Board ultimately decided to table the discussion due to budget constraints.

K. Clubhouse Project Updates

Andrew Sorensen reported that construction is complete and the Village of Estero has approved the certificate of occupancy, with furniture installation expected to finish by Friday. The gym will be open for daytime use on Monday the 18th, though security camera issues remain unresolved. The project is approximately \$117,000 over budget.

12. Owner's Comment

During the Owners' Comments portion of the meeting, several homeowners asked questions and raised concerns regarding various association matters. The Board addressed each question during the meeting and provided responses and clarifications as appropriate.

13. Next Board Meeting is scheduled for mid-June.

14. Adjournment

A Motion was made by Rick Kennedy to adjourn the meeting, Seconded by Andrew Sorensen. All in favor. Motion passed. 7-0.
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The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Diana Steelsmith, CAM
Property Manager
Belle Lago Homeowners Association, Inc.

