

June 28, 2026

June 28, 2026 Newsletter

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CUSTOMER SERVICE PHONE NUMBER:

1-866-378-1099 available 24/7



GENERAL HOA EMAIL INQUIRIES:

Bellalago@FSResidential.com



HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



PUBLIC BIOB COMMUNITY WEBSITE:

BellalagoHOA.com

Prepared through the combined efforts of the Board of Directors, FSR staff and the many volunteers who keep our community informed.

Board of Directors Message



The Board of Directors wishes everyone in Bellalago and the Isles of Bellalago a safe and happy Independence Day as we celebrate our nation's 250th anniversary.

As you enjoy the holiday, please remember that personal fireworks are not permitted within our community. This helps protect our veterans, pets, wildlife—including our beloved sandhill cranes—and our homes.

Thank you for helping keep our community safe while honoring the spirit of this historic Independence Day.

BELLALAGO

Isles of Bellalago
HOMEOWNERS ASSOCIATION



**Decorate your
golf cart or just
come as you
are.**

**Meet at the
fishing club
parking lot to
start promptly
at 4:00pm.**



**Join in to celebrate our 250th Anniversary with a
golf cart parade throughout the community! Load
up the kiddos, load up the pups, and join a parade
of proud residents celebrating the day!**

Per our Community Declarations, Section 13.30, no fireworks shall be discharged within Bellalago and Isles of Bellalago without written permission of the Association. But there are plenty of FREE places to go and watch fireworks!

City of Kissimmee

Kissimmee Lakefront Park
Celebration starts at 7pm
Fireworks at 9pm



Celebration

Celebration City Center
All day event
Fireworks at 9pm



Promenade at Sunset Walk

3251 Margaritaville
Celebration starts at 4pm
Fireworks & laser show 10pm



Old Town

Old Town Kissimmee
6:00pm – 10pm
Fireworks at 9:30pm



St. Cloud on the Lake

St. Cloud Lakefront Park
Celebration starts at 4pm
Fireworks at 9:15pm



Board of Directors June Meeting Recap

The Board of Directors met on May 26 and addressed several operational items for the community.

The Board ratified actions previously approved outside of a board meeting, including:

- Hiring a Maintenance Manager to strengthen oversight of community contracts and maintenance while eliminating a Maintenance Technician position, all as part of a staffing adjustment.
- Retaining Kaye Bender Rembaum law firm to represent the Association on all future collection matters and as our Association attorney.

Some items approved at the meeting included a Disaster Relief Plan, moving forward with pressure washing of sidewalks and curbing, and soft washing the townhomes.

The Board tabled approval of palm tree trimming pending receipt of additional proposals.

Board meetings are generally held on the last Tuesday of each month at 6:30 p.m. at the Bellalago Recreation Center. Residents are always encouraged to attend.

Disaster Relief Plan

Your board of directors discussed and approved a disaster relief plan by our landscaping vendor, Floralawn.

As we all know, especially in Florida, weather is never predictable. By partnering with Floralawn we are ensuring that even after the biggest storms, our community will be back to normal as soon as possible.

Top priority is given to road access. When the Floralawn team can safely travel to our community, they begin to immediately assess what is needed.

There is zero cost to sign up for this plan and prices are locked in for bucket trucks, arbor crews, skid loaders and more.

By entering into this agreement, we are at the top of the list for clean-up. If you have ever experienced damage from severe weather, one of the most difficult items is securing contractors to work at reasonable rates in a timely manner.

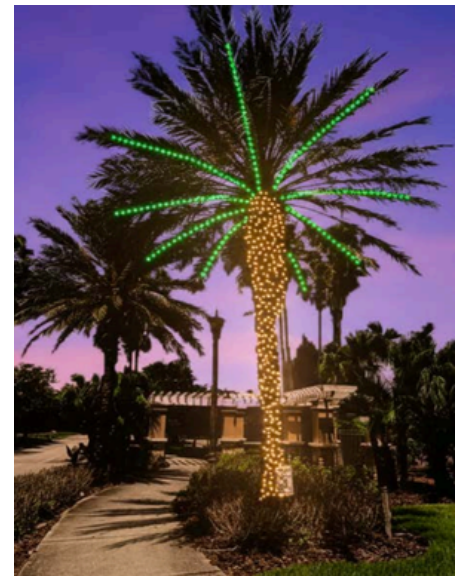
Holiday Lighting Plans are Underway

The Board of Directors reviewed multiple proposals for holiday lighting displays at all entrances to both Bellalago and Isles of Bellalago. Several design renderings were presented and discussed as part of the selection process to ensure the displays complement the beauty and character of our community.

The Board selected a vendor that is new to Bellalago but comes highly recommended by several communities throughout the Orlando area that are similar in size and style to our own. The Board looks forward to bringing a fresh and festive holiday experience to residents and visitors this coming season.

Holiday lighting does more than celebrate the season—it helps create a welcoming atmosphere, fosters community pride, and reinforces the image of Bellalago and Isles of Bellalago as premier communities in the region. First impressions matter, and attractive, professionally designed entrance displays help showcase the care residents take in their homes and community. Maintaining that standard is one of the many ways we continue to distinguish ourselves as one of the most desirable places to live in the area.

A Few Renditions of the Holiday Decor Selected



Pressure Washing

As part of the Board's ongoing commitment to maintaining the appearance and value of our community, directors reviewed multiple proposals for pressure washing services throughout both Bellalago and Isles of Bellalago.

One of the approved projects includes pressure washing all common area sidewalks and curbing. The selected vendor has the necessary permitting to utilize water from fire hydrants, allowing the work to be completed efficiently and within a reasonable timeframe.

The Board also reviewed proposals for soft washing the exterior of the townhome buildings. Following this year's midge and love bug seasons, along with normal weathering of the exteriors of the community's 17 townhome buildings are in need of cleaning.

A contract was awarded for the townhome soft washing project, which will proceed following notification to the Association's construction defect litigation team. The cleaning is intended to improve the appearance of the buildings while preserving the surfaces through the use of a gentler soft-wash process.

BOARD MEETING

Tuesday, June 30 | 6:30 PM
Bellalago Recreation Center

Before the Meeting – Text Messaging Assistance:

If you're interested in receiving Association text messages, staff will assist you signing-up at 5:30.

Along with the Manager's Report and Treasurer's Report, the Board will be discussing several important topics, including:

- Flag Pole Lighting
- Palm Tree Trimming
- Phase 2 of Street & Curb Repairs
- Communication Policy Clarification
- Anti-Harassment Policy
- Declaration Consolidation

Our Architectural Committee Chair will also share helpful information about Architectural Review Requirements related to exterior home lighting.

As always, we value your voice. Before any votes are taken on items that affect the community, residents will have the opportunity to share their thoughts. You also have the opportunity to speak, for up to three minutes, on any Association-related topic during the Open Forum at the end of the meeting.

Why Board Service Matters



Over the coming months, residents will have the opportunity to put their name in the hat for a seat on the Bellalago and Isles of Bellalago Board of Directors. While social media can sometimes make serving seem more difficult than rewarding, it should never discourage good people from stepping forward.

The reality is that board service is about much more than the comments, debates, and opinions. It is about protecting our property values, overseeing a multi-million-dollar budget, planning for the future of our community, and making thoughtful decisions that benefit more than 2,300 homes.

The community benefits with a board of diverse experiences, skills, and perspectives. Successful board members are open minded, ask questions, work with professionals, and make decisions based on facts, governing documents, and the best interests of the Association.

If you've ever thought, "I'd like to help make a difference," now is the time.

Overall Election Steps

Conducting an HOA election, under Florida Statute 720, is much more than simply sending out ballots. It is a multi-step process designed to ensure every eligible homeowner has the opportunity to participate while complying with Florida law and our governing documents.

As one of the first steps, owners should have received an email showing their current account balance—whether it is a credit, zero balance, or amount due. This also serves as a test to confirm our email communications are reaching homeowners.

If you did not receive your email, please contact FirstService Residential to update your email address.

Additional election preparations include soliciting Board candidates, reviewing possible amendments, hosting candidate meet-and-greet events, attorney review of election materials, mailing paper ballots to owners who have not elected electronic voting, sending secure electronic ballots to those who have, and much more!

These steps help ensure our election is fair, transparent, and accessible to all eligible homeowners.

Election FAQs

Each month until the election, the monthly newsletter will provide more FAQs regarding the election.

When is the election?

The election of Directors is conducted as part of the Association's Annual Membership Meeting, which is held the second Tuesday of each November in accordance with the Bylaws Amendment passed during the election of 2023. Official notices, voting instructions, and election materials will be distributed in compliance with Chapter 720 of the Florida Statutes and the Association's governing documents.

How many Director seats are open?

All five (5) Director positions are open this year. To conduct an election, quorum must be met. If all residents' accounts were up-to-date and not more than 90 days delinquent, quorum would be 472 out of 2,357 homes.

Why are all five seats being elected at once?

Since no Directors were elected in 2025, due to the lack of quorum, two Directors remained in office until their successors are elected. Three seats expire this November. Therefore, all five positions are included in the 2026 election.

Final Thoughts

Even if you choose not to serve on the board or a committee, **please vote**. We all share a responsibility to our community. Residents are encouraged to sign up now for electronic voting for the November election and governing document amendments. If already signed up, no need to complete another consent. See last page for consent.



Directors:

Debbie Rambis, Board President
bellalagopresident@bellalagohoa.com

Eric Montgomery, Board Vice President
bellalagovicepresident@bellalagohoa.com

Tom Crary, Board Secretary
bellalagosecretary@bellalagohoa.com

William Estrada, Board Treasurer
bellalagotreasurer@bellalagohoa.com

Ed Mullen, Director at Large
bellalagodirector@bellalagohoa.com

**CONSENT TO ONLINE/ELECTRONIC VOTING
AND CONSENT TO RECEIVE ELECTRONIC NOTICE**

The undersigned, being a deeded Unit Owner for **Property Address:** _____

_____,
(if you own multiple Units, attach a list of all properties owned), at **Bellalago and Isles of Bellalago Community Association, Inc. (the "Association")** pursuant to Florida Statutes, hereby consents in writing to:

(Please place a check mark or x in the box to indicate that you are giving consent.)

☐ **ONLINE/ELECTRONIC VOTING and ELECTRONIC NOTICE.** By signing this consent form I consent to voting online/electronically for elections and other unit owner votes and to receiving notices by electronic transmission for meetings of the Board of Directors, meetings of Committees or meetings of the Unit Owners/Membership and with respect to any other notices that are statutorily permitted to be sent via electronic transmission for the **Association** to the fullest extent permitted by law with respect to the above-listed unit(s) and pursuant to the provisions of the Board's Resolution authorizing electronic voting and electronic notice ("Resolution"). I designate the following **email address** for online/electronic voting and electronic notice purposes: (PRINT NEATLY) _____

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association at least **fourteen (14) days** prior to the meeting or election in which the Unit Owner wishes to vote online/electronically, and that all online/electronic votes shall be cast in advance of said meeting at which time the ability to vote online/electronically shall be deemed closed for that meeting or election. The undersigned also understands that mailed/delivered paper notices may not be provided to me with respect to the above-referenced unit(s) unless the undersigned has timely revoked consent to receipt of notices by electronic transmission in writing.

I further understand and agree that in order to use a different e-mail address for casting votes online/electronically and for electronic notice, I must notify the Association in writing of the change of email address so that it is received no later than fourteen (14) days prior to the meeting or election in which I wish to vote by online/electronic means using a different e-mail address. If I do not provide timely written notice of this change of e-mail address to the Association as provided herein, I further understand and agree that I may not be able to vote online/electronically until the next membership meeting and/or election.

All Unit Owners or Designated Voter
Please Sign, Print Name and Affix Date Below:

By: _____

Print Name: _____

Date: _____

By: _____

Print Name: _____

Date: _____