

May 18, 2026

May 18, 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

Board Meeting
May 26
6:30

It is not too early to start thinking about throwing your hat in the ring for the Board of Directors. Everyone has ideas and good intentions, but serving on the board takes more than that. It requires a commitment to making decisions based on what is best for the community as a whole – not just individual interests.

All five board seats will be up for election this November. Because quorum was not reached during the last election, important amendments were left on the table and no new directors elected.

The board does not navigate the sometimes rough waters of community governance alone. Dedicated committee members also volunteer their time and expertise to help move the community forward. In-house counsel is available for questions. An accounting team, not just local staff, aids in banking and investment decisions.

Not quite ready for board responsibilities? Consider joining a committee first to dip your toe in the water and become more involved in your community.

Membership Vote Recap and Next Steps

We are pleased to report that the Association significantly exceeded the quorum requirement. Additionally, more than 85% of those casting ballots voted in favor of moving forward with litigation related to community-wide and townhome deficiencies.

With the membership vote now complete, the legal process continues moving forward. Preparations are currently underway for upcoming depositions, including the Association's first deposition scheduled for May 19, 2026.

The first mediation session is scheduled for July 23, 2026. Mediation provides an opportunity for both parties to confidentially discuss key issues and explore potential resolutions. Keep in mind there are 35 defendants in this case.

While some information cannot be disclosed, you can follow the information available on the case on the [Osceola Clerk of Court's website](#) by clicking on "Court Records Search" and entering the case number 2024CA001821.

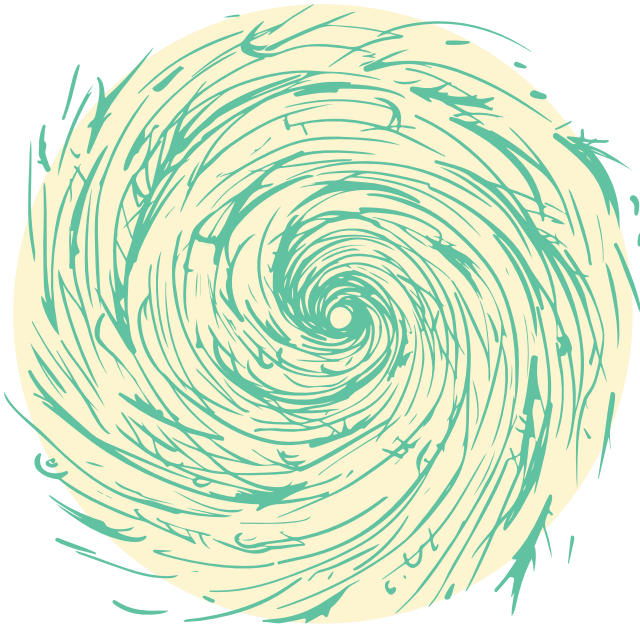
Did You Know?

Towing Rules and Regulations were established August 29, 2024. The Board authorized the Association's management company, security provider, and towing company to enforce parking rules.

Vehicles may be considered improperly parked if:

1. Parked on the street between 11 PM and 7 AM.
2. No guest pass was obtained **before** the guest arrived.
3. Guest passes are not for the vehicle parked on the street as they are **vehicle-specific**.
4. If the owner at the particular property has delinquent assessments or fines the home is **not eligible** for tenant parking permits.

Vehicles in violation **may** receive a 24-hour warning notice before towing. If the same vehicle violates parking rules again within 365 days, it **may** receive a Repeat Offender Notice and be subject to towing after 24 hours without additional warnings.



Hurricane Season Prep

**Hurricane Season Starts
June 1**

Taking a few proactive steps today can help protect your home and your family.

- Inspect and prepare shutters or other storm protection systems.
- Test generators and ensure fuel and supplies are safely stored.
- Trim landscaping and remove dead branches.
- Review emergency plans and supply kits.

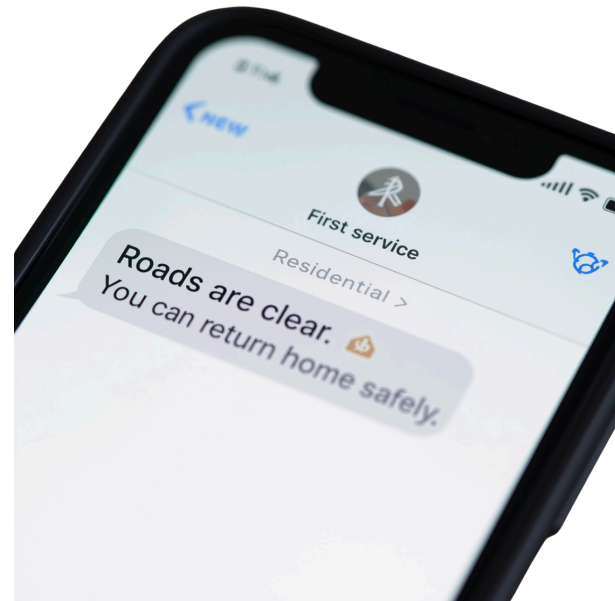
It is a great time to ensure contact information is current with the Association.

Text messages are often the fastest and most reliable way for the Association to share important updates before, during, and after a storm.

Receive alerts for gate information, debris removal updates, and other important notices.

Receiving Information When It Matters Most

If a hurricane impacts us locally, communication becomes critical. While phone calls, social media, and email are all useful tools, text messaging is often the most reliable way to send and receive important information before and after a storm.



Text messages use very little bandwidth and can often go through even when phone lines are overloaded or internet service is limited. During widespread outages, calls may fail while texts still deliver successfully. Messages also arrive quickly, can be read later if service is interrupted, and allow families, neighbors, and the Association to share updates efficiently.

As hurricane season approaches, now is a good time to make sure your mobile number is updated with the Association and you have opted in to receive text message alerts.

Opting in to Receive Text Message Alerts

Log into the [FSR Connect website](#).

If you do not already have a login, create one first.

1. From the upper left menu, select "My Account".
2. Under "Contact Information", make sure your mobile number is listed.
3. Under "Type", select "Cell Phone".
4. To edit information, click the pencil icon on the right and save your changes.
5. A "Verify Phone Number" pop-up will appear.
6. Check the box accepting the SMS Terms of Use and Privacy Policy.
7. Click "Yes, I Want to Receive a Text Message".
8. Save before leaving the page.
9. A message will appear stating: "SMS sent successfully."
10. You will then receive a text message asking you to reply YES to join FirstService Residential alerts.

Once completed successfully, you will receive a welcome text confirming enrollment in FirstService Residential mobile alerts.

Steps
2, 3, & 4

My Profile My Communication Preferences My Balance My Violations My Architectural Modifications

Login Information

Email
derek.pinto@fsresidential.com

Contact Information

Contact Email	derek.pinto@fsresidential.com	Type	Contact Email
Home Phone	No Home Phone	Type	Home Phone
Cell Phone	No Cell Phone	Type	Cell Phone

Verify Phone Number

First Name: Derek
Last Name: Pinto
Phone Number: (407) 697-4500

I accept [SMS Terms of Use](#) and [Privacy Policy](#), and I acknowledge that I will receive a text at the phone number provided. Message frequency will vary. Message & Data rates may apply. Text HELP for help or STOP to cancel.

By opting into text notifications, you'll be able to customize your preferences for receiving various types of communications.

Disclaimer. Please note that certain types of communications may not be visible due to text preferences set by the system.

Cancel, Do Not Verify My Phone Number **Yes, I Want To Receive A Text Message**

Steps
5, 6, & 7

Step
10 with
confirmation!

207 13 7

Text Message - SMS
Today 4:42 PM

Text YES 3222 to join FirstService Residential mobile alerts for Bellalago(MGT UNIT). Msg&data rates may apply. Reply HELP for help, STOP 3222 to cancel.

Welcome to FirstService Residential mobile alerts for Bellalago(MGT UNIT). Msg&data rates may apply. Reply HELP for help, STOP 3222 to cancel.

If you did not expect this message from an unknown sender, it may be spam.

[Report Spam](#)

Yes

Spotlight on the Lakes & Ponds Committee

Co-chairs Howard Drennan and Jim Masterson lead a committee who oversees more than 21 miles of shoreline with more than 300 acres of interconnected lakes and waterways.

The committee monitors the quality of the community's 26 ponds, recently prioritizing aeration needs into red, yellow, and green categories. Aeration has been added to all ponds identified as red and yellow priority.

Participating in the University of Florida's LAKEWATCH program, Howard has collected samples of Lake Bellalago every month for the last five years.

Per the chairs of the committee, the success of the committee is due to the knowledge, enthusiasm and level of commitment of all five members. They find it a pleasure to work with neighbors that have become good friends that maintain, and when possible, improve our community.



Irrigation Audit, Again???

One of the first irrigation proposals presented to this board in January 2025 – before any formal audit had been performed – was a proposal in excess of \$4 million. As directors entrusted with managing homeowner assessments responsibly, the board was resolved to first fully evaluate and understand the multiple, existing systems before committing to such a significant investment.

Our initial irrigation audit focused only on Forest Park, one of the community's most problematic areas due to years of neglect and improper installations. That process identified and corrected many issues, while also uncovering new ones due to long-failing sprinklers, which began operating again.

The current project is not just another audit. It is also testing newer irrigation systems and technology options. Some systems work with existing valves, while others could require replacement of nearly 3,000 valves community-wide – a very costly add-on.

We understand the frustration because as fellow homeowners and volunteer board members we face the same challenges as you.

Responsibility for Irrigation

Association Responsibility

The Association is responsible for the distribution of reclaimed water used for irrigation. This includes maintenance and management of the master valves, controllers, and lines that control the actual distribution to each neighborhood. Additionally, the Association is responsible for the contents of the irrigation box (valve, solenoid, and wiring) sometimes found on homeowner's property. The Association is also responsible for all common area irrigation.

Homeowner Responsibility

Homeowners are responsible for the irrigation components, outside of the irrigation box, within their property lines that include only the zone lines, sprinkler heads, and irrigation wall timers that are in some neighborhoods but not all. Irrigation must run at designated times in order for the equal distribution of water among all residents.

A broken line or sprinkler head, whether yours or belonging to another, affects system pressure sometimes leading to a particular zone or area shutting down.

If some of your sprinklers are working but some are not, that is a homeowner issue to be repaired.

BELLALAGO

Isles of Bellalago

HOMEOWNERS ASSOCIATION

Plantastic

Sat. & Sun.
May 30 & 31
10am - 2pm

ONSITE
ARC APPROVAL
FOR PLANT
REPLACEMENTS

Plant
Vendors

Beautiful,
Florida friendly
plants for
your home.



With the freeze-related landscaping violation moratorium ending May 31, many residents now see which plants need replaced.

To help, the HOA is partnering with the Club's monthly Farmer's Market for the next two months with a special Plantastic event.

Residents can purchase discounted, pre-approved replacement plants onsite with no separate ARC application needed — your name and address will be recorded at the event.

The last market featured a variety items for sale from more than 20 vendors, including fresh fruits and vegetables.

Waste Management Pickup Schedule Change

Recently, pickup days for trash, recycling, and yard waste changed in Bellalago and Isles of Bellalago. Because our community includes 2,357 homes, Waste Management could not provide a single community-wide pickup schedule without a specific address provided.

To check your individual collection days:

- Go to wm.com
- Click on "Schedule & ETA" near the top
- Under "Continue As Guest", input your information
- Click Verify
- View your pickup details under "Next Pickup"



Items **NOT** picked-up:

- televisions
- computer monitors
- tires
- paint and chemicals

These items can be taken to 750 S. Bass Rd M-F from 7am - 3pm.



What are bulk items?

Bulk items include any large or heavy items such as mattress & box springs, bed frames, appliances, Christmas trees, cabinets, sofas, & other furniture items.

Bulk items can be scheduled for pickup.

BELLALAGO

Isles of Bellalago

HOMEOWNERS ASSOCIATION

Bellalago and Isles of Bellalago Newsletter

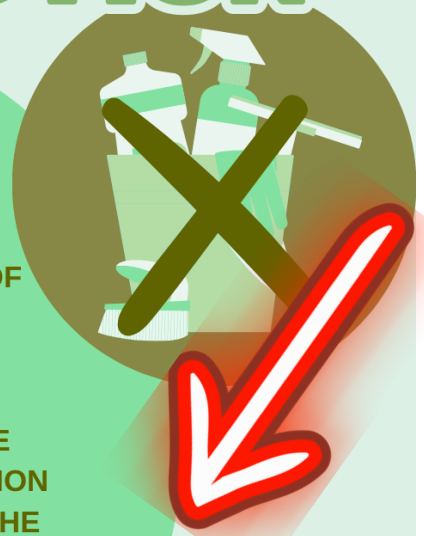
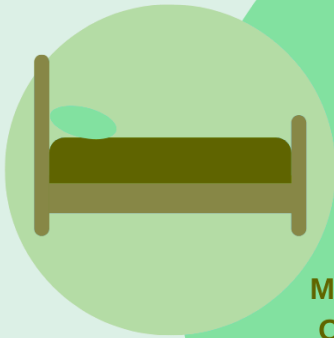
Osceola County Solid Waste Department

CURBSIDE

BULK COLLECTION

DID YOU KNOW THAT BULK COLLECTION IS PROVIDED TO ALL RESIDENTS OF UNINCORPORATED OSCEOLA COUNTY?

YOUR SERVICE PROVIDER, WASTE MANAGEMENT, PROVIDES COLLECTION OF LARGE HOUSEHOLD ITEMS ON THE SAME DAY AS YOUR GARBAGE COLLECTION EACH WEEK.



COLLECTION OF HOUSEHOLD BULK (LARGE) ITEMS IS LIMITED TO 3 CUBIC YARDS; APPROXIMATELY THE SIZE OF A PICNIC TABLE. FOR QUESTIONS REGARDING THIS SERVICE, PLEASE CONTACT THE OSCEOLA COUNTY SOLID WASTE DEPARTMENT CUSTOMER SERVICE TEAM AT 407-742-7750.



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: _____