

September 19, 2025

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HOA MAILING ADDRESS:

FirstService Residential
1220 Lago Vista Ct, Kissimmee, FL 34746



CUSTOMER SERVICE PHONE NUMBER:

24 hours a day | 7 days a week:
1-866-378-1099



GENERAL HOA EMAIL INQUIRIES:

Bellalago@FSResidential.com



HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



OFFICIAL BIOB COMMUNITY WEBSITE:

BellalagoHOA.com

ANNUAL MEETING DATE CHANGE

NOVEMBER 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

By unanimous consent outside of a meeting, your board has agreed to move the annual meeting to Thursday, November 13, 2025.

This will allow proper tribute to our Veterans on November 11th.



WHAT IS AN ANNUAL MEETING?

Florida law requires homeowners associations to hold an Annual Meeting. This meeting is a vital opportunity for owners to have a direct voice in shaping the community's future.

HOW THE ANNUAL MEETING DIFFERS FROM A MONTHLY BOARD MEETING:

- Homeowners elect new board members
- Homeowners vote "yes" or "no" on proposed amendments

To conduct the Annual Meeting, we must have a quorum—a minimum number of homeowners participating. This makes it essential that you attend in person, or submit a proxy if you cannot, and be sure to cast your vote – whether by paper or electronically.

HOW TO PARTICIPATE IN THE ANNUAL MEETING

- Attend in person
- Submit your proxy (more on that in a later edition)
- Consider running for a Board position

KEEP SAFETY POSTS INSIDE THE NEIGHBORHOOD

< Create a post

☐ Neighborhood only

I saw the Headless Horseman crash through the gate as he was holding his head the wrong directions. Looks like they are now stuck wide open. I let the Rover know and called 911 for the Headless Horseman.

Post

It is important to know why and how to post to your neighborhood only on Nextdoor.

When you spot a broken gate, security concern, or suspicious activity, please report it through our official channels—not public social media.

Why This Matters

- Protects safety: Public posts can alert the wrong people when an access point is down.
- Speeds response: Management and security receive official reports immediately and can dispatch help.
- Ensures record keeping: Proper reporting creates a trackable maintenance history.
- Protects property values: Internal reporting prevents broadcasting vulnerabilities to outsiders.
- Keeps it constructive: Focus stays on solutions, not frustration.

In an Emergency: Call 911 first, then notify HOA management at 866-378-1099

COMMITTEE NEWS

Architectural Review

The ARC Committee is eager to review new color options soon, despite a delay from the paint company. They're updating the Architectural Review Guidelines with resident feedback.

Finance

The Finance Committee is working with other committees to create a two-year reserve (capital expenditure) budget. In the future, this exercise will be guided by the recently approved Reserve Study.

Fining

The Fining Committee recently met to conduct resident hearings on noted violations. As a result, forty \$1,000 fines were approved. Remember—please don't ignore letters you receive regarding violations. Addressing them early can help avoid costly fines.

Environmental

This committee submitted an article highlighted in this newsletter. They are also planning lunch and learn events for 2026.

Lakes and Ponds

The Lakes & Ponds Committee is keeping a close eye on water quality and weighing the costs and benefits of aerators versus fountains. They're also tracking repairs to non-working equipment as they await vendors to complete the needed fixes.

Landscaping

The committee chair, board liaison, and FSR staff joined Floralawn for a walk-through to address problem areas. Progress was made, and weekly check-ins will continue.

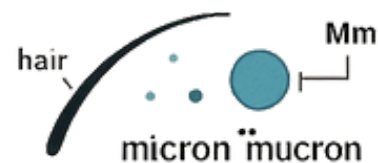
Communication and Election

Their work is scattered throughout this newsletter!

ENVIRONMENTAL COMMITTEE

Microplastics, Our Environment and Health

Present everywhere in our environment and bodies, Microplastics (MPs) are solid particles less than 5 microns in diameter—much thinner than a human hair.



Waste items like discarded plastics break apart, eventually becoming microplastics. These tiny broken-down plastics don't dissolve in water and are harmful to all living beings. They're especially harmful to fish and marine wildlife, which mistake MPs for food. Plastics manufacturing and recycling operations produce

MPs, which also are found in clothing, cosmetics, detergents, paint, drugs, medical supplies, rope, nets, and plastic bottles and bags. Over 700,000 tons/year of MPs infiltrate U.S. soil, and over

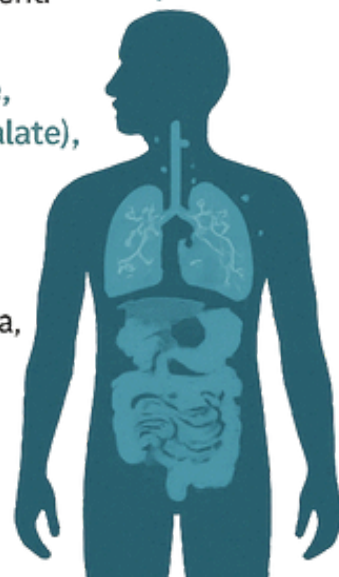


13,000,000,000 MPs/day are in wastewater and sewage. MPs are found in both bottled and tap water, beer, seafood, sugar, salt, honey, even the air we breathe. Toxic chemical additives, they can attach to and concentrate toxic chemicals in the environment:

For types of MPs, think 'poly': polyethylene, polypropylene, polystyrene, polyvinylchloride, poly(ethylene terephthalate), polyamide, and acrylics,

So, if you see 'poly' as an ingredient in a product, you might not want to buy it!

In our bodies, MPs can be found in hair, saliva, respiratory fluid, lungs, liver, breast milk, placenta, spleen, kidneys, colon, feces and blood. Sadly, they're even found in infants' bodies, whenever possible, you'll want to choose more environmentally-friendly materials.





HERE'S WHERE YOU'LL FIND HIM:

OCTOBER 1–15

Keep your eyes open for him
pedaling through the
neighborhood.

OCTOBER 15–31

Stop by the 7-Eleven (3335
Pleasant Hill Rd., Kissimmee)
where he'll be handing out candy.

THE HEADLESS HORSEMAN RIDES AGAIN... ON A BIKE!

Gather 'round, friends, and listen close—there's a spooky story rolling through Bellalago and Isles!

Long ago, the Headless Horseman rode the Sleepy Hollow Trail with his glowing pumpkin to light the way. But this year, he's leaving the horse in the barn and hopping on a bicycle instead (no horse clean-up needed, phew!).

Be ready with your cameras, and if you catch a video of him riding by, share it so we can all keep track of his spooky adventures!






And don't worry kids... this year, the Headless Horseman isn't looking for a head in Bellalago and Isles—just smiles and Halloween fun, compliments of resident Robert Hug!

OFF-DUTY SHERIFF PROGRAM

Safety Precautions Even When Living in a Gated Community

Living in a gated community provides an added layer of safety, but it doesn't mean residents should let their guard down. Criminals may still target neighborhoods that appear safe and trusting.

Here are a few precautions every homeowner should take:

-  Lock doors and windows – Whether you're home or away, secure all entry points.
-  Be cautious at gates – Don't 'tailgate' other vehicles through; let the gate close fully behind you.
-  Use lighting and cameras – If you notice unfamiliar people or vehicles, alert law enforcement.
-  Use lighting and cameras – Motion lights and doorbell cameras deter intruders.
-  Protect personal property – Keep valuables out of sight in cars and lock garages.

Remember: gates are a deterrent, not a guarantee. A few simple steps can help keep both you and your neighbors safer.

The Board President recently received the question: *"Can we have the Osceola County Sheriff patrol again?"* If one homeowner is asking, others may be wondering the same.

Because safety and well-being are top priorities for our community, the off-duty sheriff program has steadily expanded year over year. Based on current invoices in Avid, the Association is on track to spend about 30% more on off-duty sheriff patrols this year compared to last.

These patrols make a real impact—sheriffs have stopped tailgaters at the gates, issued speeding citations, and even made multiple arrests during community traffic stops.



A BETTER WAY TO RUN ELECTIONS



If you attended last year's Annual Meeting, you probably remember how long and tedious it was to watch ballots counted by hand. While it was necessary for transparency, it meant teams of two had to tally votes for seven candidates and three amendments—twice—before results could be confirmed.

This year, we are making the process faster, more accurate, and more professional.

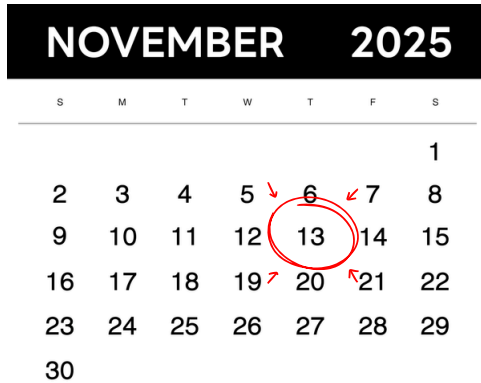
THE ASSOCIATION HAS PARTNERED WITH THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS OFFICE TO ASSIST WITH OUR ELECTION.

Here's what will change:

- Ballot Printing – Official ballots will be produced by the Supervisor of Elections.
- Professional Oversight – Two Elections Office staff members will be present on election day.
- Machine Counting – Ballots will be tallied by certified voting equipment that can count and validate each ballot in about 15 seconds.

For full transparency, the ballot counting process will still be open to owners to observe, and the machine will begin processing ballots before the official start of the meeting.

This partnership ensures that our elections are conducted with the same accuracy and professionalism you'd expect from county-level voting, while saving our community valuable time.



WHY VOTE ELECTRONICALLY

CONSENTING TO ELECTRONICALLY VOTING

Each home (one vote per property) must provide written consent before participating in online voting.

Once you sign up for electronic voting—even in a prior year—your consent remains in effect until you choose to opt out.

To enroll, complete the consent form at the end of this newsletter and return it to the HOA office:

- Drop off: Bellalago Rec Center
- Mail to: 1220 Lago Vista Way, Kissimmee, FL 34746

WHY VOTE ELECTRONICALLY?

- Removes the barrier of being physically present at the annual meeting. Busy? Out of town? Hate crowds? Vote electronically!
- Enables meeting quorum more easily. It's easier to reach the quorum requirement since electronic votes count as "attendance."
- Saves the Association money for printing, postage, hand-delivering ballots, staff time, and meeting room logistics. Money saved here can be spent for other needed items in our community!

**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: _____