

May 1, 2026

**Owner Meeting**  
May 6, at 6pm, Bellalago Rec Center  
Vote BEFORE 6pm

## May 2026 Newsletter

- Board of Directors Message
- Membership Vote
- Membership Vote Q&A
- Mother's Day Message
- Committee Spotlight
- Violation Pie
- Board Meeting Items
- Final Thought



### 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](mailto:Bellalago@FSResidential.com)



### HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



### OFFICIAL BIOB COMMUNITY WEBSITE:

[BellalagoHOA.com](http://BellalagoHOA.com)

## A Message from your Board

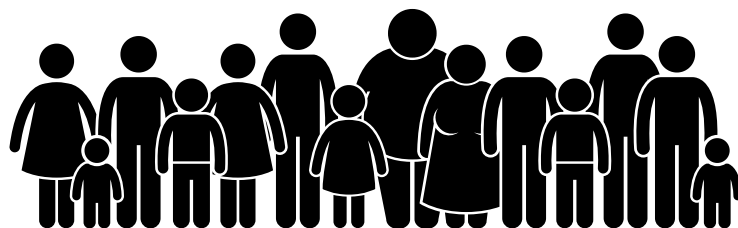
As neighbors, it's important to remember that we all share a common goal: doing what is best for our community.

At times, there will be differing opinions on how to get there - and that's a healthy and normal part of any engaged community. Different, respectful, perspectives can lead to thoughtful discussions. However, in the midst of those disagreements, it's easy to lose sight of what unites us.

We are all homeowners, whether single family or townhome. We are all invested in this community. And we all want to see it thrive.

The Board remains committed to listening, communicating, and making decisions in the best interest of the entire community. We encourage everyone to continue sharing their perspectives - respectfully and constructively, while remembering who we are, first and foremost, neighbors.

Your Neighbors on the Board



## Upcoming Membership Vote May 6, 2026 6:00pm

This membership vote is to proceed with the litigation to potentially recover damages from the developer and sub-contractors for our townhomes and all common community property.

Your participation is extremely important – every vote counts!



A “member” is the legal owner of a property (one vote per lot). Members, in good standing, have the right to vote on matters presented to the community, either in person, by proxy or through online voting.

This vote will impact the future of our community. Official details, including the meeting notice and voting instructions, have been provided to all eligible owners.

**Question:** How can I vote?

**Answers:**

- Complete a paper ballot and bring to the Bellalago Rec Center before 6pm on Wednesday, May 6.
- Complete an online ballot, after consenting to electronic voting, not later than 6pm on Wednesday, May 6.

**Question:** How many votes per home?

**Answer:**

Only one vote per lot.



**Question:** I changed my mind, can I change my vote?

**Answer:**

Unfortunately, no.

**Question:** Isn't this only for the townhomes?

**Answer:**

No the lawsuit covers the entire community common areas as well.

**Question:** What is quorum and what counts?

**Answer:**

Quorum is 20% of our 2,357 homes, or 472 members who either

- voted electronically,
- voted by paper,
- designated a proxy, OR
- attend the May 6 meeting in person.

**Question:** Why doesn't the lawsuit state more clearly that it covers all common areas?

**Answer:**

Residents spoke and the board listened. Another Amendment to the lawsuit was filed with the court on 4/29.

Want to read the entire complaint? Here's how:

- Go to the [Osceola County Clerk's Case Search system](#).
- Input the case number 2024CA001821 (or 2024-CA-001821) and view case information.
- It is filing # 247139109 E-Filed 04/29/2026 07:22:37 PM.

**Question:** How much are we paying to file the lawsuit?

**Answer:**

The lawsuit was taken on a contingency basis. The law firm is paid when damages are recovered.



**Question:** Is it true there is a seven year statute?

**Answer:**

Yes, however, in some cases if there was a delayed acceptance or ongoing control there are arguments about when the clock actually starts. When misrepresentation is found, it can also go beyond the typical statute.

**Question:** What happens if we do not reach quorum on May 6<sup>th</sup>, is it over?

**Answer:**

A membership meeting can be adjourned and continued for a later date.

When this happens, it continues the prior meeting allowing votes already submitted to remain valid.

Your participation is KEY - every proxy and every vote helps the community reach quorum!

**Question:** Who counts the votes?

**Answer:**

Volunteer residents do!

Want to help? Email:  
BellalagoDirector@BellalagoHOA.com



**Question:** Why isn't everything listed in the lawsuit if it is covered?

**Answer:**

Defect lawsuit claims are often filed with a non-exhaustive list. This protects our ability to pursue all defects discovered over time. Some items are not visible or fully known at the initial filing. If an exhaustive list were used instead, it would limit the claim to ONLY currently known issues.



Wishing all the  
Bellalago and Isles  
of Bellalago Mothers  
a very Happy  
Mother's Day  
May 10th!



Mother's Day is a time to celebrate all who nurture, guide, and care for others. It includes not only mothers of children, but also devoted aunts, grandmothers, mentors, and those who lovingly care for their "fur babies."

However you give your time, compassion, and support, **YOU** make a difference.



Mother's Day started with one person to honor her mother's work and the sacrifices of all mothers in the early 1900's. In 1914, President Woodrow Wilson officially proclaimed Mother's Day to be observed on the second Sunday in May.

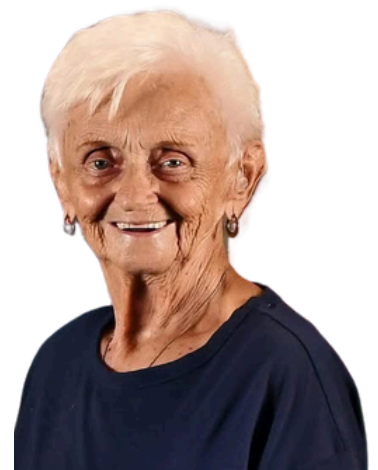
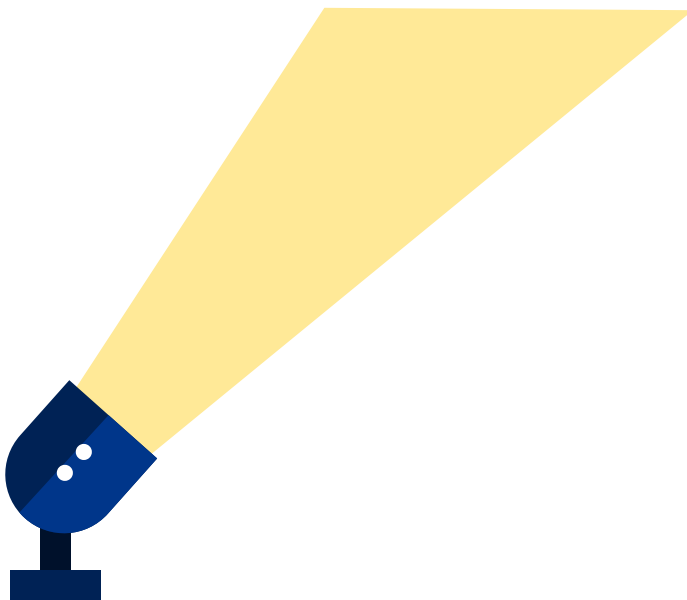
Survey Says!  
Most wanted Mother's Day Gift:  
50% said a card with a handwritten note.

## Spotlight on the Architectural Review Committee

The ARC helps maintain the beauty of our community by reviewing exterior home changes. While most committees meet monthly, the ARC meets twice a month to keep homeowner requests moving.

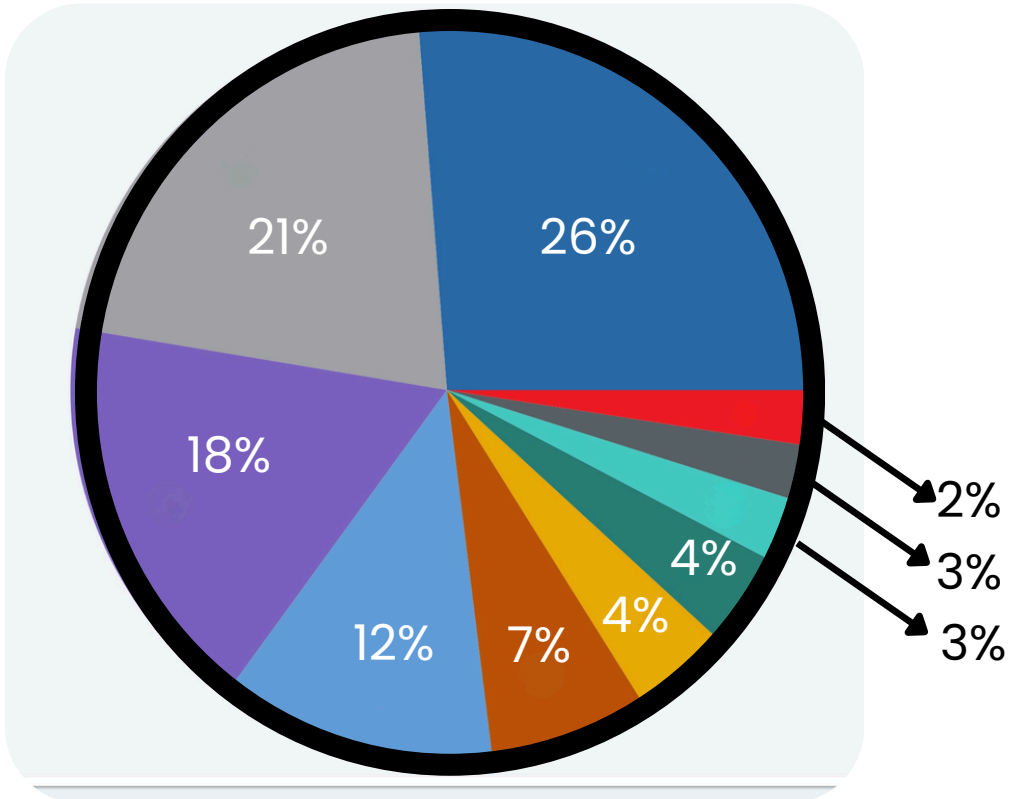
This experienced and cohesive group has worked together for years, learning the ins and outs of our governing documents.

A special thank you to Chair, Mary Lou Zelinski, a long-time resident who has also served on the Advisory Board, Violations Committee, and Election Committee. Her dedication to our community is truly appreciated!



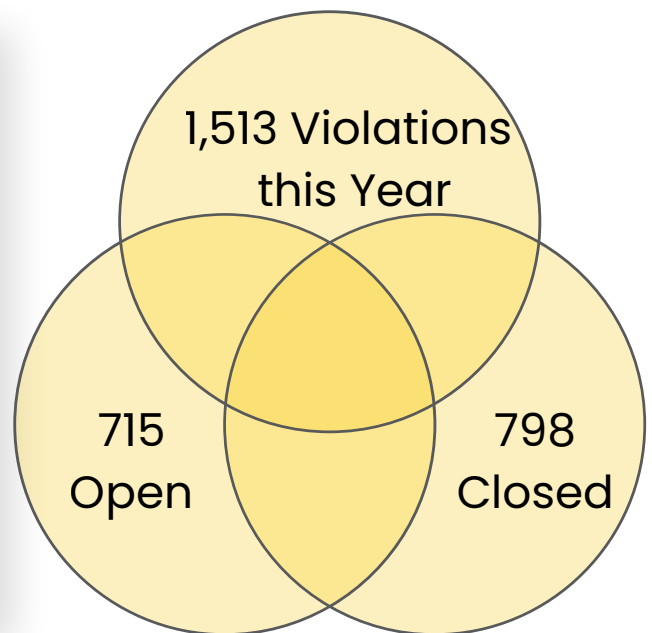
## The Violation Pie

No One Wants a Slice of this Pie!



498 Homes Currently with Violations

- 26% Sidewalks
- 21% Landscaping
- 18% Garbage Bins
- 12% Roof
- 7% Driveway
- 4% Signs
- 4% Trash
- 3% Garage
- 2% Exterior of Home
- 2% Holiday Decor



## From Discussion to Action Board Meeting Highlights

There were eleven (11) 'New Business" Items the board voted on in the meeting conducted, Tuesday, 4/28/2026. Some are highlighted in the next pages.



A non-golf cart motorized vehicle use policy was adopted. While this was not a new rule, the policy was intended to clarify and affirm existing obligations under our Governing Documents as well as Florida Statutes. The purpose was to clarify the lawful operation of motorized vehicles within our community to promote safety of residents, pedestrians, and drivers.

Key Points included:

Gas powered scooters, mopeds, and similar devices are not permitted to be operated on sidewalks or pedestrian pathways.

E-bikes are considered the same as regular bicycles and must follow the same rules as such.

For use on our roadways (including 49cc vehicles), they may only be operated if they meet all legal requirements that include: proper registration with the Association, operated by a licensed driver, and insurance coverage with the Association named as an additional party.

Each violation can come with a \$500 penalty.

## Sidewalk Repairs



The Association is responsible for common area sidewalk upkeep. Recently, there were 14 areas identified to be worked in this project.

The board approved the estimate of work for \$11,380. There are 14 different areas that the sidewalk will be replaced with concrete due to cracking and lifting. The work includes removing the damaged concrete, removing roots that were identified as causing the problem, leveling the area, and then forming to pour the new concrete among other things.



Did you know?

The sidewalks in front of single family homes are the responsibility of the homeowner.

In 2019, the developer amended section 13.13 of our Declarations making each owner responsible to repair and maintain any sidewalk located on or adjacent to the Owner's Lot which is located between the boundary line of such Lot and the edge of the adjacent paved roadway, regardless of whether said sidewalk is located upon the common area, easement area, or in a public right-of-way.

This is just one example of why it is so important to vote in the November annual election! You won't only be electing directors-you may also be voting on amendments that impact everyday responsibility, such as sidewalk maintenance!

## Laying the Groundwork for Brighter Nights!

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The board authorized an expenditure not to exceed \$35,000 from the Reserve funding for infrastructure work to be performed. Twentyeight (28) new street lights will be in in the Townhome area as well as along Carrick Bend.

This was necessary to complete the underground and structural infrasturcture so KUA can proceed with street light installation. The work ensures lighting levels meet standard safety expectations, helps prevent negative impacts on insurance costs, and reduces the potential exposure to litigation related to inadequate lighting or unsafe conditions.



Wait a Minute!!! Shouldn't the developer have completed this before turnover???

While it is being included in the defect lawsuit, the Board must sometimes act proactively rather than wait for litigation - especially when resident safety is at stake.

**Have you voted yet to proceed with the lawsuit against the developer? Time is running out. The last time to cast your vote is Wednesday, May 6, at BEFORE 6pm.**

## 90 Days Past Due? Press Pause on TV & Internet

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The board authorized the suspension of bulk television and internet services for any parcel that becomes more than 90 days past due in the payment of assessments or other monetary obligation owed to the Association.

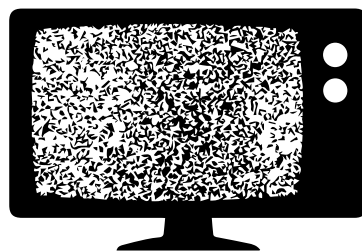
This authority is granted under Florida Statute 720.305(2) and our governing documents.

The suspension remains in effect until

- 1) the account is paid in full,
- 2) the account is paid via tenant rent paid to the Association, or
- 3) an agreed upon payment arrangement is made.

The policy is intended to encourage timely payment of assessments, reduce the financial burden placed on paying members, and to ensure fairness across the community.

There is an exception for essential services required for the health or safety of the occupants.



## Final Thought



**The needs of the many  
outweigh the needs of a few,  
or the one.**

Directors:

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