



November 24, 2025



THANKSGIVING NEWSLETTER

- Thanksgiving Message
- Guest Access at Gates
- Gift of Giving
- Annual Meeting Update
- Quorum Misconception
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- Turkey Trouble
- Dessert Rescue



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



**Bellalago & Isles of Bellalago
Community Association, Inc.
Thanksgiving Message**

As we gather with family and friends to celebrate Thanksgiving, our Board of Directors and management team extend heartfelt gratitude to every resident who calls Bellalago and the Isles of Bellalago home. This holiday invites us to pause, reflect, and appreciate the blessings—large and small—that shape our shared community.

We are thankful for the neighbors who lend a hand, the volunteers who give their time and expertise, the committees who work tirelessly behind the scenes, and the countless acts of kindness that strengthen the fabric of our community. We also extend our appreciation to our on-site staff whose commitment keeps our neighborhood safe, beautiful, and welcoming throughout the year.

This season reminds us that community is built not only through policies and projects, but through people—your conversations, your willingness to look out for one another, and your shared pride in where we live.

May your Thanksgiving be filled with warmth, connection, and moments of peace. From our Board and team to your home, we wish you a joyful holiday and the start of a wonderful season ahead.

Happy Thanksgiving,
Bellalago & Isles of Bellalago Community Association, Inc.

ONE AND DONE METHOD

For the fastest gate experience, use the Dwelling Live website:
Community.DwellingLive.com to

- ✓ Add one-time visitors
- ✓ Pre-register guests for specific dates
- ✓ Add permanent family or recurring vendors
- ✓ Manage your entire guest list from your phone or computer

How to Add Guests

HOW TO ADD BY PHONE

Use our Dwelling Live Automated Guest Line: 407-906-7998

- Leave your guest's name and arrival details
- Press # to save the voicemail
- The guard can grant access immediately
- Messages reset nightly, so call each time you need it

Tip: Add this number to your phone under "Bellalago Guest Entry."

BELLALAGO

Isles of Bellalago
HOMEOWNERS ASSOCIATION

BELLALAGOSM



1

Select an angel card from trees in amenity centers

2

Purchase a gift according to angel card

3

Deliver gift to amenity center by **December 15, 2023.**

Note: All instructions can be found on the back of the angel card.

The gift of giving to a child in need.



**HELP
NOW**

SAFETY. EMPOWERMENT. HEALING.

**Osceola County
Domestic Violence Center**

***For more information, contact Ray Cull
#860-428-0230 or Shelley Cull #440-537-5641***



Annual Meeting Update: **Quorum Not Reached and What It Means**

The Association made two attempts to hold the 2025 Annual Meeting and Election. Unfortunately, we did not reach quorum, which requires 20% of eligible owners to participate. Without quorum, no official business can take place—including elections, amendments, or certification of votes.

2025 Articles of Incorporation Amendment

“The Annual Meeting of the members shall take place every year on the second Tuesday of the month of November. Should a conflict with the date arise, the Annual Meeting shall occur in the month of November no later than the 30th day of November.”

What Happens Next?

The current Board remains seated for 2025–2026

No amendments can be adopted this cycle

The Annual Meeting cannot be reconvened until next year

A separate membership vote on the defect lawsuit can still occur and will be scheduled after the start of the year. Learn more at BellalagoHOA.com

An overview of misconceptions about quorum requirements

Understanding quorum is essential for effective community governance. Many residents hold misconceptions about what quorum means and how it impacts decision-making within the HOA. This section will clarify common myths and present factual information to empower residents.



Understanding is Important

By addressing these myths, we aim to enhance community participation and transparency in our governance processes. Recognizing the truth about quorum can lead to more informed discussions and encourage residents to engage actively in meetings and decision-making.

What is Quorum?

What is quorum for our HOA?
Our governing documents require 20% of all eligible owners to participate (in person, proxy, or electronic ballot) for the Annual Meeting and elections to be officially conducted.

Conducted vs Called to Order

What does “conducted” mean and why is that a problem?
The amendment adopted in last year’s election states:
“The Annual Meeting of the members shall take place every year on the second Tuesday of the month of November. Should a conflict with the date arise, the Annual Meeting shall occur in the month of November no later than the 30th day of November.”
Because the language says “conducted”, not “called to order,” the meeting cannot simply be attempted and then reconvened in December as it was last year.

Changes in Thanksgiving



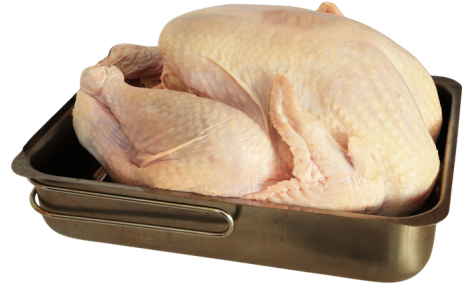
Four hundred years ago, the first Thanksgiving looked nothing like the holiday we know today. In 1621, the Pilgrims—still recovering from a brutal winter—gathered with the Wampanoag people for a three-day harvest celebration. There were no pumpkin pies, no football games, and certainly no grocery store rush.

Instead, they shared what the land provided: venison, wild fowl, fish, corn, squash, and berries. It was a moment of fragile peace, gratitude, and cooperation between two very different worlds.

Today, Thanksgiving has grown into a holiday centered on family, tradition, and connection. Our tables are filled with recipes passed down through generations, our homes filled with the sound of laughter, parades on TV, and the smells of turkey and sweet potatoes roasting in the oven. While the menu, the comfort, and the customs have changed dramatically, the heart of the holiday remains the same.

Back then, people gathered simply to give thanks for survival and for the hands who helped them. Now, we gather to give thanks for the lives we've built, the people who walk beside us, and the community we share.

In that way, across centuries and countless traditions, the spirit of Thanksgiving still echoes the same simple truth: gratitude brings us together. Maybe chat at the table about how your own Thanksgiving traditions have changed.



If the Turkey Is Undercooked

Don't panic — don't serve it (food safety!).

Instead:

Carve the turkey into pieces

Spread them on a baking sheet

Finish cooking in the oven at 375°F — cooks much faster this way

Check that the internal temp hits 165°F

Turkey Troubles & Thanksgiving Triumphs



If the Turkey Is Burnt

Carve off the burnt outer layer

Save what's still good

Supplement with rotisserie chickens or ham

Gravy covers a multitude of sins...LOTS OF GRAVY!

Walmart, Publix, and Aldi's are all closed Thanksgiving Day.

THANKSGIVING DESSERT RESCUE GUIDE

Last-Minute Desserts When Everything Else Fails



1. The Pumpkin Pie Upgrade (2 minutes)

Buy: Bakery or frozen pumpkin pie

Add: Whipped cream → a sprinkle of cinnamon

Result: Looks homemade with zero effort.



2. “Almost Homemade” Apple Crisp (15 minutes)

Buy: apple pie filling + granola

Warm filling → add granola → bake briefly

Result: The crowd favorite—gone first.



3. Ice Cream Pie (5 minutes prep)

Buy: Graham crust + your favorite ice cream

Slice → layer → serve

Result: Cold, creamy & effortless.



5. Pound Cake & Berries (Instant)

Buy: Vanilla pudding cups, Nilla wafers, bananas

Layer in a bowl or glasses.

Result: Nostalgic and comforting.



7. Caramel Apple Nachos (3 minutes)

Slice apples → drizzle caramel & chocolate → add nuts/granola.

Result: Fun, fresh, fast.



Thanksgiving Tip: *If dessert collapses, remember—guests come for the company, not the crust!*