

Beacon Lakes Community Development District

Board of Supervisors

Jason Tenenbaum, Chairperson
Maricela Rodriguez, Vice Chairperson
Dunia Ramirez, Assistant Secretary
Barbara Mantecon, Assistant Secretary
Alex Vargas Villa, Assistant Secretary

Staff:

Jennifer Goldyn, Director of District Services
Camille Berloune, District Manager
Michael Pawelczyk, District Counsel
Liza E. Smoker, District Counsel
Juan Alvarez, District Engineer

Landowners' & Regular Meeting Agenda Wednesday, November 5, 2025 – 9:00 a.m.

Call-in number: 1-646-838-1601, Phone Conference ID: 638599392#

Landowners' Meeting

1. **Call to Order**
2. **Determination of Number of Voting Units Represented**
3. **Election of a Chairman for the purpose of Conducting the Landowners' Meeting**
4. **Nominations for the Position of Supervisors**
5. **Casting of Ballots**
6. **Ballot Tabulation**
7. **Landowners' Questions or Comments**
8. **Adjournment**

Regular Meeting

1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Audience Comments – Three (3) Minute Time Limit**
4. **Organizational Matters**
 - A. Consideration of Resolution 2026-02, Canvassing and Certifying the Results of the Landowners' Election
 - B. Consideration of Resolution 2026-03, Election of Officers
5. **Staff Reports**
 - A. District Counsel
 - i. Ethics Training Reminder
 - B. District Engineer
 - i. Update on the Amounts for the Railway
 - C. District Manager
6. **Business Items**
 - A. Motion to Assign Fund Balance
 - B. Review and Complete Goals and Objectives for Fiscal Year 2025
 - C. Consideration of Resolution 2026-04, Adopting Goals and Objectives Fiscal Year 2026
7. **Business Administration**
 - A. Consideration of Minutes from the Meeting held October 1, 2025
8. **New Business and Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Wednesday, December 3, 2025, at 9:00 a.m.