

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
Sergio Inguanzo, District Accountant
Michael Pawelczyk, District Counsel
Liza E. Smoker, District Counsel
Juan Alvarez, District Engineer

Regular Meeting Agenda

Wednesday, December 3, 2025 at 9:00 a.m.

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

1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Audience Comments** – *Three (3) Minute Time Limit*
4. **Special Business Items**
 - 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 Accountant
 - i. Motion to Assign Fund Balance
 - B. District Counsel
 - i. Ethics Training Reminder
 - C. District Engineer
 - D. District Manager
 - i. Update on the Amounts for the Railway
6. **Business Items**
 - A. Ratification of McDirmit Davis Audit Engagement Letter for Fiscal Year 2025
 - B. Ratification of Completed Goals and Objectives for Fiscal Year 2025
 - C. Consideration of Resolution 2026-04, Adopting Goals and Objectives for Fiscal Year 2026
7. **Business Administration**
 - A. Consideration of Minutes from the Meeting held October 1, 2025
 - B. Acceptance of the Minutes from the Landowners' Meeting held November 5, 2025
8. **New Business and Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Wednesday, January 7, 2026, at 9:00 a.m.

District Office:

Inframark, Community Management Service
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
954- 603-0033

Meeting Location:

8355 NW 12th Street
Doral, Florida 33126