

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BELMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of Belmont Community Development District was held on **Tuesday, May 15, 2018 at 11:00 a.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman <i>(via phone)</i>
Michael Martin	Board Supervisor, Vice Chairman
Charles Perkins	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Clement Hill	Board Supervisor, Assistant Secretary
Tina Fludd	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams
Tim Plate	District Engineer, Heidt Design
Robert Nelson	GreenPointe Holdings
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
John Cornelius	BrightView Landscape Services
Maria Adams	BrightView Landscape Services
Evelia Adams	BrightView Landscape Services
Joe Craig	Sitex Aquatics

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members were present but had no comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' 2nd Audit Committee Meeting held on April 17, 2018

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board approved the minutes from the 2 nd Audit Committee meeting held on April 17, 2018 for the Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 17, 2018

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board approved the Board of Supervisors' Regular Meeting minutes from the meeting held on April 17, 2018 for the Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2018

On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2018 (\$55,370.66) for the Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Construction Requisitions for 2016A #180-185, 2016B #180-185

Requisition Number	FOR 2016 A	Amount
	Payee	
180A	GeoPoint Surveying, Inc.	\$1,319.33
181A	Hardscapes 2, Inc.	\$4,951.23
182A	Heidt Design	\$11,260.54
183A	Hopping Green & Sams	\$300.96
184A	The Kearney Companies, LLC	VOID
185A	The Kearney Companies, LLC	\$53,042.47

Requisition Number	FOR 2016 B	Amount
	Payee	
180B	GeoPoint Surveying, Inc.	\$885.67
181B	Hardscapes 2, Inc.	\$3,323.77
182B	Heidt Design	\$7,559.23
183B	Hopping Green & Sams	\$202.04
184B	The Kearney Companies, LLC	VOID
185B	The Kearney Companies, LLC	\$35,607.53

Mr. Hill inquired about requisition 184A & 184B, to which Mr. Plate clarified that Kearney had submitted a modified pay request. Mr. Perkins inquired about the uplighting and monument signage invoices, to which Mr. Plate confirmed that there were two different invoices submitted; one for a retainage release, and the other for the final retainage, as the solar lighting was finalized.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board Ratified Construction Requisitions for **2016A**: #180-185A, **2016B**: #180-185B for the Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of April 2018 Field Inspection Report
2. Presentation of April 2018 BrightView Landscape Response

Mr. Green presented the April 2018 Field Inspection Report to the Board and communicated about several issues, including missing ground cover, various areas that were in need of being re-sodded, annuals were recently installed by the amenity center, as well as tree trimming and removals. Mr. Martin touched on the sprinklers that were still on by the basketball court, as well as irrigation spraying benches by the Bus Stop. Mr. Cornelius communicated that the irrigation timers would be adjusted to accommodate the last few weeks of school by the Bus Stop.

3. Turf Replacement Proposal #1
4. Turf Replacement Proposal #2

Mr. Perkins inquired about the status of the monument area on Newminster Loop, as the torpedo grass has been eradicated. Mr. Cornelius communicated that BrightView would resubmit a proposal and rendering for planting within this area for consideration at the next meeting.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the BrightView Landscape Turf Replacement Proposals in the amount of NTE (\$3,181.50) for the Belmont Community Development District.

B. Sitex Aquatics

1. Presentation of May 2018 Sitex Aquatics Inspection Report

Mr. Craig presented the May 2018 Aquatics Inspection Report to the Board, noting that there was an extensive amount of pond trash that was recently removed, as it took three days for staff to remove all visible trash, as construction debris contributed to a total of approximately thirty bags full of trash that were removed. Discussion ensued regarding strategies to combat this issue with Lennar, as well as also help to prohibit residents, contractors, and/or visitors from feeding the gators present in the ponds.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

1. Consideration of Hillsborough County Public Utilities
New Connection Contracts

Mr. Plate presented several contracts for consideration pertaining to water meters in Phases 2A and 2B.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board approved the Hillsborough County Public Utilities Connection Contract for the Belmont Community Development District.

Mr. Plate communicated estimated dates for two upcoming RFPs for the District, which included re-bidding the amenity center construction project, as well as for landscaping enhancements at the entrance. Mr. Plate also remarked that no comments were received by the Board for any modifications to the proposed plans.

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor, the Board approved to proceed with the Amenity Center RFP as previously discussed for the Belmont Community Development District.

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board approved the RFP for Entry Enhancement Project for the Belmont Community Development District.

E. District Manager

Ms. Perkins announced that the next regular meeting will be held on Tuesday, June 19, 2018 at 11:00 a.m. at the offices of Rizzetta and Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

EIGHTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2018/2019

1. Consideration of Resolution 2018-10, Approving Proposed Budget and Setting the Public Hearing

Ms. Perkins presented the proposed budget for fiscal year 2018-2019, notating that GreenPointe would be offsetting residents' operation and maintenance assessments next fiscal year so they would remain flat at \$500.00 and thus no assessments would increase. Mr. Martin inquired about moving over street lights to the street light district, to which Mr. Plate would assist. Mr. Martin also requested the line for security services and patrols be further delineated to reflect that it was for security at the amenity center only.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board of Supervisors adopted Resolution 2018-10, Approving Proposed Budget and Setting the Public Hearing for August 21, 2018 the Belmont Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Ms. Perkins presented the registered voter count letter from the Hillsborough County Supervisor of Elections, notating that there were 1134 registered electors.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-11, General Election

Ms. Perkins presented Resolution 2018-11 to the Board. Discussion ensued regarding the seats up for election in November (Seat #3 held by Grady Miars, Seat #4 held by Clement Hill, and Seat #5 held by Michael Martin), as well as the qualification period for Hillsborough County, which would be noon on June 18, 2018 through noon on June 22, 2018.

On a Motion by Mr. Martin, seconded by Ms. Fludd, with all in favor, the Board of Supervisors Adopted Resolution 2018-11, General Election for the Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Perkins inquired about the tall grass that was on Belmont Real Estate LLC property, as it was traditionally bush-hogged once per year. Mr. Nelson communicated that he would look into it being serviced. Mr. Perkins also inquired about the repair on the white PVC fence, as Ms. Perkins communicated that the repair had been delayed by USA Fence. Discussion additionally ensued regarding deeding over property to the Hillsborough County School Board.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board of Supervisors adjourned the meeting at 12:12 p.m. for the Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman