

## 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, August 21, 2018 at 6:00 p.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

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

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams</b>
Tim Plate	<b>District Engineer, Heidt Design</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Robert Nelson	<b>Greenpointe Holdings</b>
John Cornelius	<b>BrightView Landscape Services</b>
Maria Adams	<b>BrightView Landscape Services</b>
Martin Padilla	<b>BrightView Landscape Services</b>

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

Ms. Erika Vallina inquired about remediating a man-hole cover that was not flush with the road. Mr. Martin and Ms. Perkins provided information on reporting this issue to Hillsborough County. Ms. Vallina also updated the Board on her desire to not move forward with conducting fitness classes at the District's amenities at this time.

Mr. Kif Kulutilla inquired about the proposals for the entrance renovation project, as well as the work to be performed on columns and monuments. Mr. Kulutilla additionally expressed his concerns pertaining to the type of palm tree selection within the entrance renovation project plants.

Ms. Ann Fleming inquired about an updated timeline of the amenity center and dog park construction.

Ms. Charla Alma additionally inquired about the timeline for enhancements, expressed concern regarding how long these projects have taken to proceed.

Ms. Shannon Carey introduced herself to the Board, as she is running for Seat #3 this election.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for June 2018**

On a Motion by Mr. Hill, seconded by Mr. Perkins, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2018 (\$57,575.17) for the Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Construction Requisitions for 2016A #196A-#200A, 2016B #196B-#200B**

Requisition Number	FOR 2016 A	Amount
	Payee	
196A	Ameriscape USA, Inc.	\$20,974.74
197A	Ameriscape USA, Inc.	\$76,589.71
198A	Belmont CDD	\$478.67
199A	Heidt Design	\$5,284.05
200A	Hopping Gren & Sams	\$294.38

Requisition Number	FOR 2016 B	Amount
	Payee	
196B	Ameriscape USA, Inc.	\$14,080.39
197B	Ameriscape USA, Inc.	\$51,414.84
198B	Belmont CDD	\$321.33
199B	Heidt Design	\$3,547.20
200B	Hopping Green & Sams	\$197.62

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board Ratified Construction Requisitions for **2016A: #196A-#200A & 2016B: #196B-#200B** for the Belmont Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Services Manager**

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

Mr. Green presented the July 2018 Field Inspection Report to the Board, providing updates pertaining to turf conditions, the ongoing construction at the entrance, palm tree replacements, recommendations on ground cover for the interior of the pool amenity, recent bush hogging, and areas needing to be string-trimmed.

Mr. Perkins inquired about trimming the trees surrounding pedestrian ROWs to maintain appropriate clearance, and instructed BrightView to address. Mr. Perkins additionally communicated about a recent stuck mower that was on pond at Celtic Ash and Gate Dancer.

3. Consideration of Proposals for Landscape Enhancements
  - I. Reference Inspection Report Picture #5 Proposal – (\$288.50)
  - II. Reference Inspection Report Picture #9 Proposal – (\$80.50)

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board approved the BrightView Landscape Proposals I & II in the amount of (\$369.00) for the Belmont Community Development District.

**B. Sitex Aquatics**

1. Presentation of August 2018 Sitex Aquatics Inspection Report

Ms. Perkins presented the August 2018 Aquatics Inspection Report to the Board. Discussion ensued regarding a series of dying plants that Mr. Craig potentially attributed to someone spraying round-up or another chemical that was not part of their usual treatments. Ms. Whelan suggested the Board obtain a second opinion, to which Ms. Perkins would provide at a forthcoming meeting.

**C. District Counsel**

Ms. Whelan had no report.

**D. District Engineer**

Mr. Plate provided several updates to the Board, including remediation of the street names in Phase II, completion of recent repairs at the amenity center site and on Smarty Jones Drive, and the completion of value-engineering of the entry enhancement project, which came in approximately \$12,000 less than the current contract. Mr. Perkins inquired about timelines for each project to begin, as the final contract would be sent to Ameriscape with the revisions, which could trigger the work to start within 30-45 days.

1. Consideration of Lee Te Kim Change Order Proposal

Mr. Plate reviewed the Lee Te Kim Change Order proposal for Phase 2 landscape and hardscape directional drills for irrigation. Discussion ensued on existing well system capacity and specifications pertaining to grass types for installation, and Mr. Plate reviewing specifications with Mr. Ballenger as well as the pass-through fees.

On a Motion by Ms. Fludd, seconded by Mr. Perkins, with all in favor, the Board of Supervisors approved the Lee Te Kim Change Order Proposal in the amount of (\$2,500.00) for the Belmont Community Development District.

Mr. Plate brought up the potential option for the Board to heat the new amenity lap pool (Exhibit A). Discussion ensued pertaining to this significant investment. The Board decided not to pursue this option.

Mr. Plate additionally mentioned that he was approached by the landowner regarding the immense stockpile of dirt that needs being removed, and presented the Board with several options. Discussion ensued pertaining to the process of hearings, permit requirements, and associated costs for maintaining ownership and liability of the dirt.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved to transfer ownership and responsibility of the excess dirt to the Landowner for the Belmont Community Development District.

**E. District Manager**

Ms. Perkins informed the Board that the next regular meeting will be held on Tuesday, September 18, 2018 at 11:00 a.m. at the offices of Rizzetta and Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins also inquired to the Board if they would allow for changing the pool monitors' schedule to 4:00 PM-8:00 PM each weekday until Labor Day, to which the Board agreed.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2018-2019 Budget & Imposing Special Assessments**

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors Approved to open the Public Hearing on the Fiscal Year 2018-2019 Budget for the Belmont Community Development District.

1. Presentation of Fiscal Year 2018-2019 Budget

Ms. Perkins presented the fiscal year 2018-2019 budget for the Board's review.

2. Consideration of Resolution 2018-15, Adopting Fiscal Year 2018-2019 Budget

On a Motion by Mr. Perkins, seconded by Mr. Martin, with all in favor, the Board of Supervisors Adopted Resolution 2018-15, Adopting Fiscal Year 2018-2019 Budget for the Belmont Community Development District.

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors Approved to close the Public Hearing on the Fiscal Year 2018-2019 Budget for the Belmont Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-16,  
Imposing Special Assessments &  
Certifying an Assessment Roll**

On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board of Supervisors Approved to Open the Public Hearing on Imposing Special Assessments & Certifying an Assessment Roll for the Belmont Community Development District.

On a Motion by Mr. Perkins, seconded by Mr. Martin, with all in favor, the Board of Supervisors Adopted Resolution 2018-16, Imposing Special Assessments & Certifying an Assessment Roll for the Belmont Community Development District.

On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board of Supervisors Approved to Close the Public Hearing on Imposing Special Assessments for the Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of O&M Deficit Funding  
Agreement**

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor, the Board of Supervisors Approved the O&M Deficit Funding Agreement for fiscal year 2018-2019 for the Belmont Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-17,  
Setting the Fiscal Year 2018-2019  
Meeting Schedule**

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors Adopted Resolution 2018-17, Setting the Fiscal Year 2018-2019 Meeting Schedule for the Belmont Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of a Free Tiny Library**

Ms. Perkins presented a proposal that the District received pertaining to the installation of a free tiny library in several locations on District property. Ms. Whelan reviewed legal considerations, including that the District cannot remove any materials that anyone deems inappropriate since the District does not have censorship authority. Discussion ensued pertaining to the locations, aesthetics of the libraries, and providing fiscal support.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board of Supervisors Approved the proposal for the Free Tiny Library for the Belmont Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Perkins inquired about the status of replacing the “no parking on the grass signs.”

Mr. Martin communicated an update pertaining to prospective pedestrian crosswalk installations and pedestrian crossing signs. Discussion additionally ensued regarding the zoning of the school site.

**THIRTHEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m. for the Belmont Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**BELMONT CDD**

**EXHIBIT TO 8-21-2018 MINUTES:**

Symbiont Service Corp – Pool Heating Proposal

# Symbiont Service Corp.

**Go Green • Go GeoThermal**

*"One Company, One Call, Complete Comfort!"*



## POOL HEATING SUBMITTAL DATA

### PROJECT:

Belmont  
10050 Paseo Al Mar Blvd.  
Ruskin, Florida 33573



### SAVINGS/PAYBACK RECAP:

#### Estimate for 84F Pool, No Blanket

#### INSTALLATION COSTS:

Symbiont(s)	\$ 67,079.00
Gas Heater(s) Typical Installation	\$ 15,000.00

JOB COST DIFFERENCE: \$ 52,079.00

#### PROJECTED COST OF OPERATION\*

(ASSUMES UNRESTRICTED OCT THRU MAY HEATING):

Gas Heating	\$ 31,598.98
Symbiont Heating	\$ 7,493.53

ANNUAL SAVINGS: \$ 24,105.45

PAYBACK FROM SAVINGS IN YEARS: 2.16

#### RETURN ON INVESTMENT

(COMPARE TO INTEREST-BEARING ACCOUNTS): 46.29%

SAVINGS OVER THE 20 YEAR LIFE OF THE SYMBIONT \$ 482,109.03

\*Based on a propane gas rate of \$2.00/gallon and an electric rate of \$.11/KWH.

xBelmont(Ruskin)  
05/31/2017