

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, January 21, 2014 at 10:49 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

Walter Beeman	Board Supervisor, Chairman
Grady Miars	Board Supervisor, Vice Chairman
Bruce Kaschyk	Board Supervisor, Asst. Secretary
Ellen Johnson	Board Supervisor, Asst. Secretary
Kyle Thornton	Board Supervisor, Asst. Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A.
Tim Plate	District Engineer, Heidt Design, LLC (via phone)
Robert Nelson	Greenpointe Holdings, LLC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

Mr. Roethke asked for a motion to amend the agenda to consider additional items.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board amended the agenda to consider a Vision Landscapes invoice for irrigation design and a GeoPoint proposal for Amenity Center surveying for Belmont Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Vision Landscapes Invoice
for Belmont Amenity Center Irrigation
Design**

Mr. Roethke presented the invoice to the Board for their consideration. He noted that the work has already been completed, but the CDD did not approve the proposal and the District Engineer has not reviewed the plans. Mr. Roethke will send the plans to Mr. Plate for review.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board approved the Vision Landscapes invoice for Amenity Center irrigation design pending review by the District Engineer (\$4,460.00) for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of GeoPoint Surveying
Proposal for Surveying Services at Amenity
Center**

Mr. Roethke presented the proposal to the Board. It was noted that District Counsel and District Engineer did not have time to review the proposal as it was just submitted to the District before the meeting. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the GeoPoint Surveying proposal for surveying services at the Amenity Center (\$20,000.00) subject to final review by District Staff and District Engineer for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
December 17, 2013**

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on December 17, 2013 for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operation & Maintenance
Expenditures for December 2013**

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for December 2013 totaling \$24,683.79 for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Installation

Mr. Plate reviewed the proposals with the Board. A discussion ensued. The Board directed Mr. Plate to get revised proposals from Reeder's Landscapes to ensure that they can see an apples to apples comparison to Vision Landscapes proposals. This item was tabled until updated proposals are ready for review at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Aquatic Systems' Proposal for Fountain Repairs

Mr. Roethke presented the proposal to the Board. The Board previously requested a more comprehensive proposal; Vertex confirmed that this is the most complete proposal that they can offer in order to get the fountain in working condition.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the Vertex proposal for fountain repairs (\$1,061.58) for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Fishing Policy

Ms. Kilinski reviewed a sample resolution for fishing rules within the CDD. This also included rules on swimming, boating and wading. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved an amended resolution that prohibits fishing, swimming, boating and wading at all times within any pond in the District for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Update on Construction Related Projects

Mr. Plate reviewed the Lot Infrastructure Project, which is moving along smoothly. Mr. Miars asked Mr. Plate to provide a proposal for securing an excavation permit at this construction site.

Mr. Nelson is working with TECO on getting power set up at the Amenity Center and is also working to obtain quotes for the pool fence and pool pavers.

Mr. Plate gave an update on the pool contract. The vendor is working to obtain the necessary permits and will sign the contract as soon as the permits are ready. Mr. Plate is also working with SEG on issues they had with the contract. Mr. Miars requested that Mr. Plate speak with SEG as soon as possible to get these issues cleared up so that construction can start on the Amenity Center area.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, February 18, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor the Board adjourned the meeting at 11:35 a.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman