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**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, October 21, 2014 at 10:30 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	<b>Board Supervisor, Chairman</b>
Grady Miars	<b>Board Supervisor, Vice Chairman</b>
Bruce Kaschyk	<b>Board Supervisor, Asst. Secretary</b>
Ellen Johnson	<b>Board Supervisor, Asst. Secretary</b>
Kyle Thornton	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

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

Audience

**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**

Audience Members made the following comments:

- They would like the Board to consider establishing more accurate start/end dates for contracts, requested information regarding completion of Amenity Center.
- They inquired about the status of the paver repairs.
- Discussed the pool maintenance vendor issues. Ms. Kilinski updated the Board on the current issues.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board authorized the Board Chair and District Staff to enter into a short-term pool maintenance contract, if necessary, for Belmont Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting held  
September 16, 2014**

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 September 16, 2014 for Belmont Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance  
Expenditures for September 2014**

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for September 2014 totaling (\$14,192.12) for Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

Mr. Roethke presented the landscape report to the Board. No formal Board action was taken.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Sabal Palm  
Replacement**

Mr. Roethke presented a proposal to the Board for replacement of Sabal Palms. These were installed in December 2012 and are out of warranty. They are located on Paseo Al Mar Blvd., two of which are on the right side near the entrance, with the third located in the center median.

On a Motion by Mr. Miars seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Vision Landscapes for Sabal Palm replacement at a cost of (\$750.00) for Belmont Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Proposal for Hardscape  
Repairs**

Mr. Roethke presented a proposal for hardscape repairs to the Board, including paver repairs and subdivision monument repairs. This has been previously executed and needs Board ratification.

On a Motion by Mr. Miars seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Site Masters for Hardscape repairs at a cost of (\$4,680.00) for Belmont Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Mulch Application**

Mr. Roethke presented a proposal for mulch application to the Board. This proposal includes a not-to-exceed amount and may be lower depending on the actual amount of mulch used.

On a Motion by Mr. Beeman seconded by Mr. Miars, with all in favor, the Board approved the proposal from Vision Landscapes for mulch application at a cost of (\$23,650.00) for Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Change Order to Electric Service Agreement**

Mr. Roethke presented a change order proposal from Mandy Electric for the Amenity Center Electric Installation contract. This will cover the cost to replace a damaged pool deck bond wire. Mr. Nelson gave some background on the need for this change order.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved change order from Mandy Electric at a total cost of (\$950.00) for Belmont Community Development District.

*(Mr. Plate arrived during the meeting in progress at 11:02am)*

**TENTH ORDER OF BUSINESS**

**Presentation of Landscape/Hardscape Plans for Phases 1B and 1C**

Mr. Roethke presented the Hardscape and Landscape plans for Phases 1B and 1C to the Board. Mr. Plate confirmed that an informal bid package will be sent out to several bidders for the landscape and hardscape later this week, and these proposals should be ready for the next Board meeting.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Letter from Pinellas Pools and Hopping, Green, & Sams**

Mr. Roethke presented letters from Pinellas Pools and Hopping, Green, and Sams regarding liquidated damages for the pool installation contract. Ms. Kilinski added some details regarding these letters, and Mr. Plate also updated the Board on a conversation he had with Pinellas Pools regarding these letters. A discussion ensued regarding the status of the pool installation timeline. No formal Board action was taken at this time.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Resolution 2015-01,  
Declaring Vacancies**

Mr. Roethke presented Resolution 2015-01 to the Board, which will declare vacancies for the two Board seats up for General Election. The two seats up for General Election are Seat #4 currently held by Grady Miars and Seat #5 currently held by Bruce Kaschyk.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adopted Resolution 2015-01, Declaring Vacancies for General Election for Belmont Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate  
Calculation Report**

Mr. Roethke presented the Arbitrage Rebate Calculation Report to the Board and noted that there is no arbitrage liability at this time.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Resolution 2015-02,  
Adopting Rules of Procedure and Amenity  
Rules and Rates**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board opened the Public Hearing for Belmont Community Development District.

Mr. Roethke presented the CDD Rules of Procedure and the Amenity Rules and Rates to the Board. The Amenity Rules and Rates have not changed since they were presented to the Board last meeting. Ms. Kilinski reviewed the Rules of Procedure for the Board and highlighted any significant changes. The Board entertained several questions from the audience.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board closed the Public Hearing for Belmont Community Development District.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adopted Resolution 2015-02, Adopting Rules of Procedure and Amenity Rules and Rates for Belmont Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Summary**

Mr. Roethke presented the monthly financial summary to the Board. No formal Board action was taken.

**SIXTEENTH ORDER OF BUSINESS**

**Update on Construction Related Projects and Proposals Related Thereto**

Mr. Roethke provided a brief update on the Amenity Center construction and informed the Board that he will be circulating a daily list of outstanding items to the District Engineer, District Counsel, and Project Manager until the project is completed.

Mr. Plate updated the Board that the plats for Phases 1B and 1C-1 have been submitted and approved. The as built surveys for these phases are also being completed and submitted.

Mr. Plate also discussed a possible bus stop shelter and will continue to work with the School Board on agreeing to a location.

**SEVENTEENTH 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, November 18, 2014 at 10:30 a.m. at the offices of Genesis Group located at 3910 US Hwy 301 N, Suite 140, Tampa, FL 33619.

Mr. Roethke handed out a flyer from the UF/IFAS Extension Hillsborough County that is offering a free consultation service to evaluate homeowners' irrigation systems.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor the Board adjourned the meeting at 11:29 a.m. for Belmont Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman