

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, November 18, 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	Board Supervisor, Chairman
Grady Miars	Board Supervisor, Vice Chairman <i>(via phone)</i>
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.
Cliff Fischer	Associate District Manager; Rizzetta & Company, Inc.
Scott Smith	Rizzetta Amenity Services Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. <i>(via phone)</i>
Lindsay Whelan	District Counsel; Hopping Green & Sams, P.A.
Tim Plate	District Engineer, Heidt Design, LLC
Robert Nelson	Greenpointe Holdings, LLC

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:

- An audience member made several comments regarding the amenity center status, the pylon repairs, pine straw application, and irrigation issues.
- An audience member made several comments regarding the new playground and road repairs. Mr. Plate will reach out to the County regarding the road repairs.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held October 21, 2014

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 21, 2014 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for October 2014

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Operation & Maintenance Expenditures for October 2014 totaling (\$62,845.92) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Administer Oath to Newly Appointed Officer

Mr. Roethke administered the oath of office to Mr. Miars and Mr. Miars replied in the affirmative. Mr. Roethke noted that Board Supervisors are entitled to compensation of \$200.00 per meeting, up to \$4,800 per year. Mr. Miars accepted compensation.

SIXTH ORDER OF BUSINESS

Presentation of Resolution 2015-03, Canvassing and Certifying the Landowner Election

Mr. Roethke presented Resolution 2015-03 to the Board, canvassing and certifying the results of the Landowner Election.

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2015-03, canvassing election and certifying the Landowner election for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Resolution 2015-04, Re-designating Officers

Mr. Roethke presented Resolution 2015-04 to the Board, re-designating the officers of the District. Mr. Miars was named Board Chair and Mr. Kaschyk was named Vice Chair.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2015-04, re-designating officers for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding General Election Seats

Mr. Roethke presented resumes from several residents that are interested in being appointed to the Board. A discussion ensued. The Board took no action at this time and will revisit this topic at a future meeting, at which point there may be additional resumes to review.

NINTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the monthly landscape report to the Board. Mr. Roethke informed the Board that the current landscaper is intending to terminate the contract as of December 31, 2014. A discussion ensued.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board authorized District Staff to begin the RFP process for a new landscape and irrigation contractor, with approval for a temporary contract, if necessary, for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Vision Landscapes Proposals for Amenity Center

Mr. Roethke presented several proposals from Vision Landscapes to the Board. Two of these proposals have been previously approved and require Board ratification.

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor, the Board ratified the proposals from Vision Landscapes for sod installation and pine straw application at a total cost of (\$31,811.56) for Belmont Community Development District.

The Board reviewed the three additional proposals from Vision Landscapes. Mr. Plate is working with the vendor to determine if these costs are necessary.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board approved proposals from Vision Landscapes for an irrigation controller, irrigation sleeves, and general clean-up at a total cost of (\$7,160.00) for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Change Order for Amenity Center Electric Installation

Mr. Roethke presented a change order from Mandy Electric for the electric installation contract. Mr. Nelson added some details to this proposal.

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor, the Board approved the change order from Mandy Electric at a cost of (\$780.00) for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Pool Proposals

Mr. Roethke presented proposals for pool service to the Board. A discussion ensued. The Board decided to change vendors and use the same pool maintenance company that is currently servicing the Triple Creek pool.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Suncoast Pools at a cost of \$825.00 per month for Belmont Community Development District.

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor, the Board authorized District Staff to notify Aqua Sentry regarding the service change for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

FOURTEENTH ORDER OF BUSINESS

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

Mr. Plate provided an update on the lots infrastructure for Phases 1B and 1C-1. There were no questions from the Board.

Mr. Plate then updated the Board on the current status of the Amenity Center. The project is nearing completion and is currently in the inspection phase. The goal is to open the Amenity Center within the next few weeks.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
No Report.

B. District Engineer

Mr. Plate discussed some re-grading repairs by Kearney in Phases 1B and 1C-1.

Mr. Plate will be requesting a proposal from Shoop Hay Services to stabilize an area in 1C-1 that was vandalized.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board will allow District Staff and Board Chair to approve proposal from Shoop Hay Services for Belmont Community Development District.

Mr. Plate discussed repairs that need to be made to pipes in the new stormwater retention ponds. The contractor will be televising the pipes in order to assess if any repairs will be necessary.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, December 16, 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 distributed a proposal from Vision Landscapes for the addition of landscape and irrigation maintenance for the Amenity Center to the current landscape contract.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Vision Landscapes at a cost of \$1,850.00 per month for Belmont Community Development District.

Scott Smith informed the Board that Amenity Manager Rick Monette has retired from his position and has been replaced by James Butler. Pool furniture has been delivered and Amenity Staff are ready to set up the new furniture as soon as the Amenity Center opens.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor the Board adjourned the meeting at 12:31 p.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman