

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, December 16, 2014 at 10:42 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

Bruce Kaschyk	Board Supervisor, Vice Chairman
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.
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 asked about an area that was to be re-sodded in the new phase that is still being constructed.
- An Audience Member asked about the status of the Amenity Center and Mr. Plate provided an update on the current inspections at the Amenity Center.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
November 18, 2014**

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on November 18, 2014 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Thornton, seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation & Maintenance Expenditures for November 2014 totaling (\$25,279.21) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding General Election Seats

Mr. Roethke reminded the Board that they will need to appoint two residents to the Board within 90 days of the General Election that took place in November. There are two resumes from residents that are interested in being appointed to the Board. The Board did not take any action at this time.

SIXTH ORDER OF BUSINESS

**Administer Oath to Newly Appointed
Officer**

This item has been tabled.

SEVENTH ORDER OF BUSINESS

**Presentation of Resolution 2015-05, Re-
designating Officers**

This item has been tabled.

EIGHTH ORDER OF BUSINESS

Presentation of Landscape Report

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

NINTH ORDER OF BUSINESS

**Consideration of Landscape and Hardscape
Proposals for Phases 1B and 1C-1**

Mr. Roethke presented proposals for landscape and hardscape installation at Phases 1B and 1C-1. Mr. Plate added additional comments regarding the details of each proposal. There are some differences between each of the proposals for the landscape and irrigation installation, and they are not an apples-to-apples comparison.

Mr. Plate also reviewed the hardscape proposals with the Board. A discussion ensued regarding the details of each proposal. Mr. Thornton suggested moving forward with Cornerstone's proposals for both the landscape and hardscape installations, provided that they can revise their proposals to match the scope that was originally provided by the District Engineer.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the proposals for Phase 1B and 1C-1 landscape and hardscape from Cornerstone as follows: for the landscape a not-to-exceed amount of (\$155,000.00) and for hardscape a not-to-exceed amount of (\$26,000.00) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Pressure
Washing**

Mr. Roethke presented a proposal for pressure washing the front entry feature and columns within the District. A discussion ensued. Mr. Nelson suggested adding the subdivision monuments to the scope of work in this proposal.

On a Motion by Mr. Thornton, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal from Jerry's Pressure Washing at a not-to-exceed amount of (\$1,000.00) for the entry features, column fence, and subdivision entry monuments for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Mr. Roethke informed the Board that there is no Monthly Financial Summary as of October since it is the first month of the Fiscal Year.

TWELFTH ORDER OF BUSINESS

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

Mr. Plate updated the Board on the current status of the lots infrastructure project, and Mr. Nelson added some details regarding an issue with TECO that is being worked on.

A discussion ensued regarding the status of the pool construction and any related liquidated damages. Mr. Plate and Ms. Kilinski recommended the payment of the full contract amount, minus retainage, be released to Pinellas Pools pending that there are no issues in GB Collins' inspections.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the release of funds to Pinellas Pools, minus retainage, provided there are no major issues in GB Collins' inspection report for Belmont Community Development District.

Ms. Kilinski also discussed the potential for adding an ADA pool lift. This may be required in order to pass inspection.

On a Motion by Mr. Kaschyk, seconded by Mr. Thornton, with all in favor, the Board authorized purchase and installation of an ADA pool lift, if necessary, for Belmont Community Development District.

Mr. Plate discussed some trees that need to be planted at the Amenity Center to match the specifications of the original plans.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the change order from Vision Landscapes for installation of trees at contract pricing for Belmont Community Development District.

Mr. Plate also discussed issues with the required height specifications of several trees at the Amenity Center. Heidt Design will be conducting additional inspections to ensure all trees meet the height requirements, which is 8 to 10 feet.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

Mr. Plate discussed the status of a bus shelter installation and informed the Board that he is working on setting up a meeting with the school board to discuss this.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, January 20, 2015 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 informed the Board the current dissemination agent for the Series 2006 Bonds, Prager & Company, will be submitting their resignation shortly. Rizzetta can provide the same services for the same price (\$5,000.00 annually), and is already the dissemination agent for the Series 2013 Bonds. The Board would like to review Prager's resignation letter before approving Rizzetta as the Dissemination Agent.

Mr. Roethke also asked the Board to consider allowing District Staff and the Board Chair to select an insurance provider before the policy expires as of December 31, 2014.

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 an insurance policy for the next calendar year, not to exceed (\$26,000.00) for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FIFTHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor the Board adjourned the meeting at 11:57 a.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

