

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, February 17, 2015 at 10:33 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman
Ellen Johnson	Board Supervisor, Vice Chairman
Clement Hill	Board Supervisor, Asst. Secretary
Michael Martin	Board Supervisor, Asst. Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Scott Smith	Amenity Services Manager, Rizzetta Amenity Services Inc.
Raul Anaya	Club Director, Rizzetta Amenity Services Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. (via phone)
Lindsay Whelan	District Counsel; Hopping Green & Sams, P.A.
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

**Administer Oath to Newly Appointed
Officer**

Mr. Roethke administered the oath to Mr. Miars, and Mr. Miars responded in the affirmative. Mr. Roethke also noted that Mr. Miars is eligible to receive \$200.00 compensation to attend Board meetings, up to a maximum of \$4,800.00 per year. Mr. Miars accepted compensation.

THIRD ORDER OF BUSINESS

Audience Comments

An Audience Member made a comment about quality assurance of projects taking place within the District

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held January 20, 2015

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on January 20, 2015 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2015

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2015 totaling (\$22,106.70) for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance

Mr. Roethke informed the Board that the vendor doing temporary maintenance has not been able to put a formal report together yet. They did provide a proposal with several landscape and irrigation issues to be fixed or replaced. Mr. Roethke distributed this proposal to the Board. The Board would like to approve several items on the proposal.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Watering Technologies at a cost of (\$812.00) for irrigation repairs and some plant replacement for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscaping and Irrigation Maintenance

Mr. Roethke informed the Board that these proposals have not been submitted at this time. Mr. Nelson and Ms. Kilinski suggested the possibility of approving a one-year contract for watering Technologies to do the landscape and irrigation maintenance throughout the District.

On a Motion by Mr. Martin, seconded by Mr. Miars, with all in favor, the Board approved an extension of temporary contract for landscape and irrigation maintenance services to Watering Technologies at a cost of \$7,669.77 per month for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Second Phase of Landscape
Installation for Amenity Center**

Mr. Roethke distributed a proposal from WJ Johnson for landscape architecture services for the second phase of the Amenity Center landscape installation. Mr. Nelson added some comments regarding this proposal and entertained various questions from the Board.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved proposal from WJ Johnson for landscape architecture services at a cost of (\$4,935.00) and authorized Board Chair to enter into a contract administration agreement, if necessary, for Belmont Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal from Vision
Landscapes for Amenity Center Landscape
Plantings**

Mr. Roethke presented a proposal from Vision Landscapes for additional plantings at the Amenity Center. This proposal has been executed and requires Board ratification.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved proposal from Vision Landscapes for additional plantings at a cost of (\$8,860.00) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fence Proposal from Shoop
Hay Services**

Mr. Roethke presented a proposal from Shoop Hay Services to install a fence and No Trespassing signs on CDD property. This was discussed as a necessity by the District Engineer at the last CDD meeting.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved the proposal from Shoop Hay Services for fencing and No Trespassing signs at a cost of (\$690.00) for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

**Presentation of Sod Depression Report and
Ratification of Proposal for Repair**

Mr. Roethke informed the Board that the depression has been repaired as per a recent inspection by the District Engineer. Mr. Plate is following up with the contractor to see when this had been repaired.

TWELFTH ORDER OF BUSINESS

**Presentation of Pool Inspection Letter and
GB Collins' Letter Regarding Pool Stain**

Mr. Roethke presented a letter and inspection report from GB Collins regarding issues with the pool installation. District Staff had the pool filled in order to move forward with the Certificate of Occupancy, but this does not count as acceptance of the pool on behalf of the District. Pool resurfacing can be considered by the Board at another time after the Amenity Center is opened. District Counsel recommended sending a letter to the pool installer with a request to resurface the pool.

On a Motion by Mr. Hill, seconded by Mr. Miars, with all in favor, the Board directed District Staff to send a letter to Pinellas Pools regarding pool resurfacing for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Pool
Resurfacing**

Mr. Roethke informed the Board that a third party vendor will be providing a quote for the pool resurfacing, and that will be provided at the next meeting.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposal for ADA Pool
Chair Lift**

Mr. Roethke distributed a proposal from Suncoast Pools for the installation of an ADA chair lift for the pool.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Suncoast Pools for an ADA pool chair lift installation at a cost of (\$4,995.00) for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Proposal for Public Facilities
Report**

Mr. Roethke presented a proposal from Heidt Design for a Public Facilities Report for the District. It is a requirement that this type of report is completed approximately every 5-7 years. This item has been tabled.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Amending Resolution 2013-27 and 2014-11
to Revise the Assessment Collection
Schedule for FY 14/15**

Mr. Roethke presented Resolution 2015-06 to the Board, which will amend Resolutions 2013-27 and 2014-11 to revise the Assessment Collection Schedule for FY 14/15. Ms. Whelan added some comments regarding the details of this Resolution. Mr. Roethke distributed updated exhibits to the Board that are attached to this Resolution. A discussion ensued.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2015-06 for Belmont Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Mr. Roethke presented the Monthly Financial Summary to the Board. No formal Board action was taken.

EIGHTEENTH ORDER OF BUSINESS

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

Mr. Nelson informed the Board that a final building inspection should be taking place today for the amenity center, with additional inspections taking place later in the week. The Certificate of Occupancy should be issued before the next meeting, provided there are no issues with the inspections. Mr. Nelson will also provide proposals for further landscape installations at the Amenity Center at the next meeting.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Not present.

C. District Manager
Mr. Roethke stated that the next meeting will be held on Tuesday, March 17, 2015 at 10:30 a.m. at the offices of Genesis Group located at 3910 US Hwy 301 N, Suite 140, Tampa, FL 33619.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Mr. Miars requested that the District move forward with the process for selecting a new District Engineer.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board agreed to prepare RFQ documents for District Engineer for Belmont Community Development District.

Mr. Smith updated the Board on Rizzetta Amenity Services Inc's involvement with the Amenity Center and informed the Board that they are ready to open as soon as the Certificate of Occupancy is received.

TWENTY FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor the Board adjourned the meeting at 11:38 a.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman