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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, February 18, 2014 at 11:04 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> <i>(via phone)</i> |
| 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> <i>(via phone)</i> |
| Tim Plate         | <b>District Engineer, Heidt Design, LLC</b> <i>(via phone)</i>             |
| Robert Nelson     | <b>Greenpointe Holdings, LLC</b>   |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and read the roll call. He asked for a motion to amend the agenda to consider additional items.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board amended the agenda to consider a pool fence proposal from Big Dog Fence for Belmont Community Development District.

The Board reviewed the pool fence proposal from Big Dog Fence. A discussion ensued. The Board directed District Staff to obtain additional proposals to be reviewed at the next meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience comments.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

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

Mr. Roethke presented the expenditures to the Board. He noted that the CDD received \$457.13 back from the insurance company for an overpayment of taxes and fees that should have not been applied.

On a Motion by Mr. Kaschyk, seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for January 2014 totaling \$35,440.01 for Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape and Irrigation Installation**

Mr. Plate summarized both landscape and irrigation proposals for the Board (1 year maintenance). A discussion ensued. The Board tabled this item until the next meeting. Both bidders will have time to review the completed irrigation plans to submit an updated proposal before the next meeting.

**SIXTH ORDER OF BUSINESS**

**Ratification of Proposal for Irrigation Design Review**

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board ratified the Ballenger & Company proposal for review of the irrigation design for the Amenity Center (\$825.00) for Belmont Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03  
Amending Meeting Times for Fiscal Year  
2013/2014**

Mr. Roethke noted that Resolution 2014-03 is a basic housekeeping item as the meeting time changed from 11:00 a.m. to 10:30 a.m.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2014-03, Amending the Meeting Times for Fiscal Year 2013/2014 for Belmont Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Heidt Design Contract for  
Amenity Center Inspections**

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Heidt Design Contract for Amenity Center Landscape and Hardscape Inspections (\$7,000.00) for Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Acknowledgement & Consent Regarding  
Construction Fill**

Ms. Kilinski provided background on the document, noting that the acknowledgement and consent will essentially allow the CDD to store surplus construction fill on property owned by the Developer. In addition, a fence will need to be modified on Developer property to allow the dirt to be stored and to also keep existing livestock off of CDD property. A proposal from Kearney has been submitted at a cost of \$5,670.00 to modify this fence. Finally, a License Agreement will need to be drafted by District Counsel which will specify use rights of the surplus fill.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the Acknowledgement and Consent Regarding Construction Fill, the Kearney proposal to modify the fence (\$5,670.00) and the License Agreement to be drafted by District Counsel for Belmont Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Materials  
Testing from Mortensen Engineering**

Mr. Roethke presented the proposal to the Board. Mr. Plate stated that this is required by the County for this project. A discussion ensued. It was noted for the record that there are four tasks within this proposal. The costs for each task are as follows:

Task 1: \$25,613.00

Task 2: \$25,405.00

Task 3: \$52,718.00

Task 4: \$36,090.00

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Mortensen Engineering proposal for materials testing (\$139,826.00) for Belmont Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Transfer of Water Use Permit for SWFWMD**

Ms. Kilinski provided background information on the water use permit, noting that the District will need to be a co-applicant.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board authorized District Staff to add the District as a co-applicant to the SWFWMD water use permit for Belmont Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Update on Construction Related Projects**

Mr. Plate informed the Board that there are two construction meetings planned for later in the day on February 18<sup>th</sup> where he hopes to put a construction schedule together for the Amenity Center. Mr. Roethke noted that SEG's signed contract and recorded bond information was received. However, SEG crossed out a section on the Supplementary Conditions – Article 13, which relates to Test and Inspections, and Correction, Removal, or Acceptance of Defective Work.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board accepted the signed contract as is and set a not-to-exceed amount of \$5,000.00 to conduct materials testing at the Amenity Center, pending a proposal from Mortensen Engineering to be provided by the District Engineer for Belmont Community Development District.

A discussion ensued regarding other construction items for the Amenity Center. The pool contract has been executed and the Notice of Commencement has been issued to Pinellas Pools. Mr. Roethke asked Mr. Plate for an update on his review of the scope of work for the Amenity Center surveying proposal from GeoPoint. Mr. Plate should have this completed after the February 18, 2014 construction meeting.

**THIRTEENTH 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, March 18, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

**FOURTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

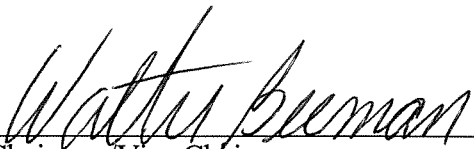
There were no Supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor the Board adjourned the meeting at 11:55 a.m. for Belmont Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman