

BELMONT COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

BELMONT COMMUNITY DEVELOPMENT DISTRICT

**BOARD OF SUPERVISORS' MEETING
MARCH 17, 2015**

BELMONT COMMUNITY DEVELOPMENT DISTRICT AGENDA

MARCH 17, 2015 at 10:30 A.M.

At the offices of Genesis Group located at:
3910 US Highway 301 North, Suite 140
Tampa, Florida 33619

District Board of Supervisors	Grady Miars Ellen Johnson Kyle Thornton Michael Martin Clement Hill	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Attorney	Jennifer Kilinski	Hopping Green & Sams, P.A.
District Engineer	Tim Plate	Heidt Design, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **10:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BELMONT COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

March 9, 2015

Board of Supervisors
Belmont Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Belmont Community Development District will be held on **Tuesday, March 17, 2015 at 10:30 a.m.** at the office of Genesis Group located at 3910 US Highway 301 North, Suite 140, Tampa, Florida 33619. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular held January 20, 2015.....Tab 1
- 4. BUSINESS ITEMS**
 - A. Ratification of Series 2013 Construction Requisitions #1 -# 23, #25 - #162, #165 (*see recap*)Tab 2
 - B. Ratification of Series 2006B Construction Requisitions # PPY 01 - #PPY 02, #PPY 08 - #PPY 11 (*see recap*).....Tab 3
 - C. Consideration of Proposals for Landscaping and Irrigation Maintenance (*under separate cover*)
 - D. Ratification of Landscape Architecture and Contract Administration Services for Amenity Center Landscape InstallationTab 4
 - E. Consideration of Proposal for Second Phase Landscape Installation (*under separate cover*)
 - F. Consideration of Proposals for District Engineering Services (*under separate cover*)
 - G. Presentation of Correspondence Regarding Pool InstallationTab 5
 - H. Consideration of Proposal for Column RepairsTab 6
 - I. Presentation of Monthly Financial SummaryTab 7
 - J. Update on Construction Related Projects and Proposals Related Thereto
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Very truly yours,

Joseph Roethke

Joseph Roethke
District Manager

Tab 1

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

Tab 2

BELMONT COMMUNITY DEVELOPMENT DISTRICT
 SERIES 2013A CONSTRUCTION REQUISITION RECAP
 FOR BOARD RATIFICATION ON MARCH 17, 2015

Requisition Number	Payee	Amount
1	Hopping Green & Sams, PA	(1,687.50)
2	Vision Landscapes	(1,628.00)
3	Vision Landscapes	(720.00)
4	SEG Contracting Corporation	(25,062.50)
5	Sunshine State Sprinkler Company	(66,840.00)
6	Sunshine State Sprinkler Company	(74,962.50)
7	Sunshine State Sprinkler Company	(1,008.00)
8	Vision Landscapes	(52,705.00)
9	Vision Landscapes	(2,145.00)
10	Hopping Green & Sams, PA	(361.15)
11	Vision Landscapes	(24,987.50)
12	SEG Contracting Corporation	(28,434.68)
13	Vision Landscapes	(3,300.00)
14	Heidt Design	(105.18)
15	Vision Landscapes	(106,734.75)
16	Vision Landscapes	(32,547.73)
17	Sunshine State Sprinkler Company	(40,000.00)
18	Heidt Design	(1,397.17)
19	G.B. Collins Engineering, PA	(2,000.00)
20	SEG Contracting Corporation	(21,337.89)
21	G.B. Collins Engineering, PA	(5,175.00)
22	Heidt Design	(971.84)
23	Hopping Green & Sams, PA	(2,718.00)
24	Vision Landscapes	VOID
25	Heidt Design	(17,700.00)
26	Heidt Design	(4,081.09)
27	Ballenger & Company, Inc.	(4,394.50)
28	Belmont CDD	(6,740.00)
29	GeoPoint Surveying, Inc.	(1,300.00)
30	Heidt Design	(20,564.11)
31	Hopping Green & Sams, PA	(2,320.00)
32	GeoPoint Surveying, Inc.	(4,500.00)
33	Vision Landscapes	(5,250.00)
34	Hopping Green & Sams, PA	(3,240.00)
35	Heidt Design	(5,501.50)
36	Heidt Design	(2,710.12)
24R	Vision Landscapes	(42,446.50)
37	Hopping Green & Sams, PA	(2,500.00)
	Belmont CDD (to reimburse District for payment of surety bond premium)	(13,925.00)
38	Heidt Design	(3,606.82)
39	Hopping Green & Sams, PA	(856.00)
40	Whole Development, Inc.	(1,513.89)
41	Heidt Design	(3,563.55)
42	Whole Development, Inc.	(33,190.08)
43	Whole Development, Inc.	(42,840.00)
44	Hopping Green & Sams, PA	(4,068.50)
45	Heidt Design	(2,322.87)
46	Hopping Green & Sams, PA	(1,181.08)
47	Vision Landscapes	(4,460.00)
48	Vision Landscapes	(6,874.00)
49	Kearney Companies, LLC	(137,602.55)
50	Mortensen Engineering, Inc.	(5,000.00)
51	GeoPoint Surveying, Inc.	(16,950.00)
52	Whole Development, Inc.	(58,175.36)
53	Kearney Companies, LLC	(607,881.90)
54	Hopping Green & Sams, PA	(2,600.00)
55	Heidt Design	(10,872.55)
56	GeoPoint Surveying, Inc.	(35,175.00)
57	Ballenger & Company, Inc.	(825.00)
58	Hopping Green & Sams, PA	(1,420.00)
59	Heidt Design	(11,654.44)
60	Kearney Companies, LLC	(982,607.50)
61	SEG Contracting Corporation	(11,265.26)
62	Mortensen Engineering, Inc.	(36,000.00)
63		

BELMONT COMMUNITY DEVELOPMENT DISTRICT
 SERIES 2013A CONSTRUCTION REQUISITION RECAP
 FOR BOARD RATIFICATION ON MARCH 17, 2015

64	GeoPoint Surveying, Inc.	(24,275.00)
65	Kearney Companies, LLC	(721,322.93)
66	G.B. Collins Engineering, PA	(500.00)
67	Hopping Green & Sams, PA	(4,195.97)
68	Vision Landscapes	(693.75)
69	Heidt Design	(11,371.08)
70	Mortensen Engineering, Inc.	(31,000.00)
71	Arch Design It, Inc.	(1,500.00)
72	GeoPoint Surveying, Inc.	(19,275.00)
73	Mandy Electric	(10,500.00)
74	Robert Nelson	(188.00)
75	Kearney Companies, LLC	(308,823.78)
76	Ballenger & Company, Inc.	(1,315.00)
77	Hopping Green & Sams, PA	(2,801.14)
78	Whole Development, Inc.	(13,950.00)
79	Heidt Design	(14,210.16)
80	Mortensen Engineering, Inc.	(20,000.00)
81	Pinellas Pools, Inc.	(105,714.00)
82	Pinellas Pools, Inc.	(74,178.00)
83	GeoPoint Surveying, Inc.	(6,470.00)
84	Kearney Companies, LLC	(126,126.69)
85	SEG Contracting Corporation	(35,324.18)
86	Hopping Green & Sams, PA	(1,148.67)
87	TECO	(8,089.37)
88	Mortensen Engineering, Inc.	(20,000.00)
89	Heidt Design	(7,206.68)
90	GameTime	(8,453.29)
91	Hillsborough County BOCC	(8,617.10)
92	GeoPoint Surveying, Inc.	(1,020.00)
93	West Coast Fence	(13,546.00)
94	Hopping Green & Sams, PA	(617.17)
95	SEG Contracting Corporation	(53,383.40)
96	TECO	(1,610.00)
97	Mortensen Engineering, Inc.	(14,000.00)
98	Heidt Design	(13,418.01)
99	Mandy Electric	(7,500.00)
100	GeoPoint Surveying, Inc.	(5,700.00)
101	Vision Landscapes	(12,520.00)
102	Mandy Electric	(6,500.00)
103	Welch Tennis Courts, Inc.	(28,085.79)
104	GameTime	(17,748.97)
105	Heidt Design	(2,058.70)
106	Hopping Green & Sams, PA	(1,633.42)
107	Mortensen Engineering, Inc.	(2,000.00)
108	SEG Contracting Corporation	(40,231.37)
109	Ballenger & Company, Inc.	(16,396.20)
110	Welch Tennis Courts, Inc.	(56,670.00)
111	Envera	(15,351.23)
112	GeoPoint Surveying, Inc.	(3,575.00)
113	Kearney Companies, LLC	(134,058.92)
114	Mandy Electric	(8,500.00)
115	SEG Contracting Corporation	(57,542.27)
116	Shoop Hay Service, LLC	(11,354.64)
117	Hopping Green & Sams, PA	(791.74)
118	West Coast Fence	(12,650.00)
119	Heidt Design	(15,775.28)
120	Mortensen Engineering, Inc.	(5,495.00)
121	Vision Landscapes	(16,865.00)
122	Welch Tennis Courts, Inc.	(28,990.00)
123	Hillsborough County BOCC	(200.00)
124	Welch Tennis Courts, Inc.	(25,408.00)
125	Heidt Design	(15,180.01)
126	Mortensen Engineering, Inc.	(3,000.00)
127	SEG Contracting Corporation	(23,158.53)
128	Associated Construction	(75,330.00)
129	GeoPoint Surveying, Inc.	(420.00)
130	Hopping Green & Sams, PA	(1,023.92)
131	Vision Landscapes	(20,000.00)
132	Mandy Electric	(4,010.00)

BELMONT COMMUNITY DEVELOPMENT DISTRICT
 SERIES 2013A CONSTRUCTION REQUISITION RECAP
 FOR BOARD RATIFICATION ON MARCH 17, 2015

133	West Coast Fence	(12,650.00)
134	Hillsborough County BOCC	(2,224.00)
135	Envera	(15,421.82)
136	GeoPoint Surveying, Inc.	(2,300.00)
137	Mandy Electric	(1,655.00)
138	SEG Contracting Corporation	(68,078.95)
139	Whole Development, Inc.	(86,427.00)
140	Heidt Design	(11,209.21)
141	Hopping Green & Sams, PA	(2,302.66)
142 REV	Vision Landscapes	(54,295.06)
143	Ballenger & Company, Inc.	(1,821.80)
144	Associated Construction	(8,370.00)
145	SEG Contracting Corporation	(32,109.34)
146	GeoPoint Surveying, Inc.	(300.00)
147	Vision Landscapes	(1,336.50)
148	Envera	(500.00)
149	Heidt Design	(10,221.38)
150	Hopping Green & Sams, PA	(1,792.97)
151	Mandy Electric	(625.00)
152	Admiral Outdoor Furniture	(11,964.79)
153	Vision Landscapes	(8,536.00)
154	Hopping Green & Sams, PA	(2,053.71)
155 REV	Vision Landscapes	(8,500.00)
156	Pinellas Pools, Inc.	(12,654.00)
157	Shoop Hay Service, LLC	(2,258.81)
158	Suncoast Pool Service	(450.00)
159	Pinellas Pools, Inc.	(12,654.00)
160	Heidt Design	(4,532.67)
162	Watering Technologies Inc	(1,674.00)
163	Site Masters of Florida, LLC	(1,100.00)
165	Heidt Design	(600.00)

Tab 3

BELMONT COMMUNITY DEVELOPMENT DISTRICT
 SERIES 20006B CONSTRUCTION REQUISITION RECAP
 FOR BOARD RATIFICATION ON MARCH 17, 2015

Requisition Number	Payee	Amount
PPY 01	Vision Landscapes	(61,925.70)
PPY 02	Hopping Green & Sams, PA	(473.00)
PPY 03	Sunshine State Sprinkler (paid from S2013 Constr)	Void
PPY 04	Sunshine State Sprinkler (paid from S2013 Constr)	Void
PPY 05	Vision Landscapes (paid from S2013 Constr)	Void
PPY 06	Vision Landscapes (paid from S2013 Constr)	Void
PPY 07	Sunshine State Sprinkler (paid from S2013 Constr)	Void
PPY 08	Vision Landscapes	(2,254.50)
PPY 09	SEG Contracting Corporation	(17,065.18)
PPY 10	SEG Contracting Corporation	(37,841.06)
PPY 11	SEG Contracting Corporation	(32,091.40)

Tab 4

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

February 19, 2015

Belmont Community Development District
C/o Mr. Joe Roethke, District Manager
Rizzetta & Company Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

By e-mail: jroethke@rizzetta.com
813-933-5571

**SUBJECT: REVISED Landscape Architectural Services
Landscape Design Services
Belmont Amenity Center
Project #: 15005.01**

Dear Mr. Roethke,

At the request of Faustino Torres, we have prepared this proposal to provide Landscape Architectural services to prepare landscape planting plans for Belmonte Amenity Center. It is our understanding that the code minimum requirements have been met. Under this proposal, we will generate a planting concept and construction documents. It is our understanding that the project representative will be Faustino Torres unless otherwise directed by you. This proposal includes time for design development and meetings but does not include time for on-site inspections, although inspections are available upon request at the rates quoted herein.

Below is a point by point list of the major tasks we see before us.

1. Incorporate the Code Minimum and Existing Features:

The original code minimum plantings and existing features will be input into our CAD base drawing.

2. Generate Planting Concepts:

An illustrative planting concept will be developed in concert with the CDD. This coordination will be accomplished in our office through meetings with the project representative. This proposal includes time for the initial concept and revisions if needed.

3. Generate Construction Documents:

Once a planting concept is finalized, construction documents will be generated. Once approved by the CDD they will be released to the landscape contractor as directed by you. These construction documents will contain plant size, quality, and location specifications.

4. Meeting Time:

This proposal includes a total of 3 hours for in-office meetings.

5. Review pay applications:

A total of 4 pay applications are anticipated. The contractor will email invoices to our office for review. Approval and or comments will be emailed to Belmont CDD.

6. Inspect Nursery Material:

Specimen trees to be used will be tagged at the nursery. Tags will remain on the trees until after on-site inspection.

7. On-Site Inspections:

Two in-progress inspections will be conducted and one final inspection. The in-progress inspections will coincide with plant material deliveries. The final inspection will be conducted when completion is indicated by the contractor. Each inspection will be followed by an email report.

The cost to complete the requested services is estimated to be \$ 7,095.00. A detailed task and hour break down of our work effort is provided in Exhibit A on page four (4) of this proposal. Based on the estimated hours in Exhibit A and our proposed hourly rates for each staff member, the following table summarizes the labor effort cost.

COST SUMMARY

POSITION	HOURS	HOURLY RATE	
General Manager	1	\$ 150.00	\$ 150.00
Landscape Architect/PM	51	\$ 135.00	\$6,885.00
Administrative Support	1	\$ 60.00	\$ 60.00
		Total	\$7,095.00

This work will be accomplished on a time, material and expense basis. Time is charged portal to portal. The costs quoted are estimated costs based on prior projects of similar scope and magnitude. Should the Scope of Work change or unforeseen conditions surface that effect the cost, we will notify you immediately, and will not proceed until we have your written approval. A progress billing based on actual hours expended will be issued monthly. Our invoices will identify the "task category" completed for each classification of employee in our office. The statement is due and payable upon receipt.

In view of current commitments, we would be prepared to undertake this work as early as February 20, 2015. If you contemplate accepting this proposal, we suggest you contact our office for review of our current schedule availability.

Limits of Liability

Landscape Architect’s liability arising from the performance of this agreement shall be limited to the value of the Services rendered. *W.J. Johnson & Associates* will perform the scope of work defined in this contract. The undersigned client agrees as part of the consideration to *W.J. Johnson & Associates*, for the performance of its work under this contract, that *W.J. Johnson & Associates* cannot be held responsible for any consequential damages by virtue of the work performed under this contract. *W.J. Johnson & Associates* assumes no liability whatsoever as to any person or entity who is not a party to this contract.

In the event either party to this contract feels compelled to enforce its rights under this contract and/or applicable Florida law, the prevailing party in any action shall be entitled to reasonable attorneys’ fees and court costs regardless of whether litigation is instituted, and including any fees and cost generated on any appeal or the collection of any judgment obtained.

We trust the above is sufficient to enable you to make a decision. A copy of our “Standard Conditions of Agreement” is enclosed and the terms and conditions are incorporated herein by reference.

If this meets with your approval, please sign the Client Authorization below and return it or fax it to our office.

Should you have questions or require additional information, please do not hesitate to contact us.

Sincerely,

W.J. JOHNSON & ASSOCIATES



By: Paul J. Klens, R. L. A.
Landscape Architect #1619

<p>CLIENT AUTHORIZATION</p> <p>I hereby authorize the performance of the above services and agree to pay the charges resulting thereof.</p> <p>ACCEPTED this ____ day of _____, 2015</p> <p>By: _____</p> <p>Title: _____</p>
--

EXHIBIT A –Task Estimates

Scope of Services Major Tasks	Project Management Sub-Tasks	GM	LA	AS
Project Planning	Set up account write & determine tasks	1	1	1
Incorporate Code Minimum Plan	Review with project representative		3	
Generate a Landscape Concept for Review	Cad drawings sent to all parties as color PDF files		8	
	Incorporate client comments if any		3	
	Revise concept if needed		3	
Generate Construction Documents	Plans, details & specifications @100%		14	
Review Pay Applications	Pay Applications sent by contractor via email		4	
Inspect Nursery Material	Tag specimen trees in nursery		4	
On-site Inspections	Two inspections plus final inspection w/reports		9	
As-built Plan Preparation	Document field adjustments		2	
	Total Estimated Hours	1	51	1

W.J. JOHNSON & ASSOCIATES
STANDARD CONDITIONS OF AGREEMENT

1. **Fee Schedule and Billing Time Table:** The fee will be pro-rated with percent of task completion and a progress billing based on actual hours expended will be issued monthly. Our invoices will identify the "phase" and "task" completed for each employee or classification of employee. The "phase" will identify if the task performed was requested prior to the identification of a scope of work, "Pre-Contract Services," or as part of the original scope of work, "Contract Services", or as work requested by the Client which is not part of the original scope of work, "Extra to Contract". All phases are the responsibility of the Client and should be reviewed carefully and paid promptly each month.
2. **Payment of Bills:** Invoices are due and payable upon receipt. Invoices are past due if payment is not received within 30 days of the invoice date, including any amounts in dispute. All past due accounts shall be assessed interest of 1.5% after 45 days and each month thereafter on the outstanding balance and all time expended in collection efforts shall be charged to the project. If payment in full is not received within 75 days following the date of the invoice, a Claim of Lien may be placed on the subject property. Upon receipt of payment in full, plus a lien recording fee of \$400, a Satisfaction of Lien will be recorded.
3. **Reimbursable Expenses:** Unless otherwise provided for in the contract, all reimbursable expenses, including but not limited to travel, communication, postage and reproduction costs, shall be in addition to the fees stated.
4. **Permit, Taxes and Application Fees:** Unless otherwise specifically referenced in the agreement, all permits, any sales or other taxes, and all application fees are the responsibility of the client.
5. **Ownership of Work Product:** All reports, documents, drawings, etc. produced by the Engineer in fulfillment of this contract shall remain the sole property of the Engineer until all fees & charges are paid in full in accordance with the terms and conditions of this agreement.
6. **Client Supplied Information:** The client is expected to provide us with full information relative to the project including but not limited to construction plans, existing site data, deeds, special restrictions or requirements, and other pertinent data which is more readily available to the client than to us.
7. **Litigation Support Rate:** Should litigation result and Engineer is required to serve as an expert witness, Engineer will provide these services at its then current expert witness rate.
8. **Time of Offer:** This proposal is valid for 30 days from the date of this letter. Following that date we will be happy to provide you with an updated proposal. Should you require additional time for your decision making process, please do not hesitate to let our office know.

9. **Cancellation Clause:** Client has the right to terminate this contract prior to its completion subject to the following:
- Client must submit in writing, via certified mail, notice of termination and the reason for termination.
 - Upon receipt of such notification, *W.J. Johnson & Associates* will immediately cease all work on the contract.
 - Upon termination *W.J. Johnson & Associates* will submit an invoice for all unbilled hours up to the date of termination, which is due upon receipt.
 - In addition to the above, Client agrees to pay a cancellation fee equal to ten percent of all billings through the termination date, except that all billings including cancellation fee shall not exceed the contract amount.

Tab 5

Pinellas Pools, Inc.

Commercial Pool Specialist
CONSTRUCTION ♦ REMODELING
STATE CERTIFIED CPCO 57118

1234 Alternate 19 North ♦ Holiday, Florida 34691
Phone: 727.934.8248 ♦ Fax: 727.937.0372

February 26, 2015

Via Electronic Mail and Certified Mail

Hopping Green & Sams
PO Box 6526
119 S. Monroe Street
Suite 300
Tallahassee, Fl. 32314

Re: Belmont Amenity Center Pool

Att. Jennifer Kilinski

Dear Ms. Kilinski,

This letter is in response to your letter dated February 20, 2015 advising Pinellas Pools Inc. of an obligation to resurface the Belmont Community Pool.

It remains our position that Pinellas Pools is not responsible for the esthetic issues of the swimming pool due to situations beyond on its control as describe numerous times in several letters, Emails, inspections and related documents. I would further point out, on January 13, 2015 a change order was issued to Pinellas Pools in the amount of \$2900.00 in an attempt to remove the stains. As far as the surface cracks are concerned, I would refer to the Email correspondence dated January 2, 2015 from Mr. Tim Plate to Pinellas Pools regarding the Inspection by GB Collins as to the cause and nature of the cracks, thus resulting in the change order being issued. The stains and surface cracks were caused by the actions or lack thereof by others. Again, situations beyond our control.

Pinellas Pools has in fact fulfilled its contract obligation to construct the pool as specified. The final Inspection will take place on Friday February 27, at which time the operating permit will be issued. Upon

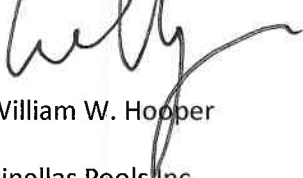
Issuance of the Operating Permit, Pinellas Pools will expect payment of the Retainage as well as the authorized Change Order.

For your convenience and should "The District" decide to have the pool refinished at their expense, we have been provide an estimate of approximately \$21,000.00 to complete this of which I can provide you with a contact as to work with them directly.

In Closing, The simple fact still remains; someone severed the water hose, shut off the water filling the pool, as well as the absence of any ground cover surrounding the pool allowing windswept dirt to settle on the exposed finish, thus causing the all problems and all of which was out of our control. As documented, the stains are that of an esthetic issue and no fault of Pinellas Pools.

Should you have any questions, please do not hesitate to contact me.

Sincerely

A handwritten signature in black ink, appearing to read "W. Hooper", with a long, sweeping underline that extends to the right.

William W. Hooper

Pinellas Pools Inc.

cc: Joseph Roethke, District Manager

Tim Plate, District Engineer

BLANK

February 20, 2015

Via Electronic Mail and Certified Mail

Pinellas Pools, Inc.
1234 Alternate 19 North
Holiday, Florida 34691
Attn: Robert Hooper

***Re: Belmont Community Development District
Notice of Opportunity to Cure Pool Construction Deficiencies***

Dear Mr. Hooper,

This firm represents the Belmont Community Development District (the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. As you are aware, the District and Pinellas Pools, Inc. ("Pinellas") entered into that certain *Agreement Between the Belmont Community Development District and Pinellas Pools, Inc. for Pool Construction Services* (the "Agreement"), whereby Pinellas agreed to provide certain pool construction services as set forth in more detail in the Agreement.

As you are also aware, upon inspection of the pool for final certification, several defects were noted and Pinellas attempted to remedy those defects with an acid wash and crack repair. Upon re-inspection with Pinellas, pool industry consultants inspected the pool and provided the District two reports that detailed remaining pool defects, which reports Pinellas previously received. Such defects include a perimeter stain and other related cracks in the pool finish and the pool consultants reported that the pool was not constructed to industry standards and must be resurfaced in order to remedy such deficiencies. The District accordingly hereby requests that Pinellas perform a complete pool resurfacing in order to remedy the deficiencies identified by the industry consultants (hereinafter referred to as the "Remedial Services"). The Remedial Services shall be provided by Pinellas at no cost to the District and shall include all related costs and expenses of such Remedial Services, including but not limited to costs associated with the labor/materials for the resurfacing, filling the pool in relation to the resurfacing activities, and professional costs. In order to allow the District's residents the use of the pool for the upcoming swim season, the Remedial Services shall be completed on or before March 30, 2015. Upon successful completion of the Remedial Services, the District will pay Pinellas the \$22,800 being held under the Agreement. Please indicate Pinellas' willingness to complete such services for the District within seven (7) business days of receipt of this letter.

In the event that Pinellas is unwilling or unable to perform the Remedial Services, or if a response is not received within seven business days, please be aware that the District will retain the \$22,800 currently held by the District under the Agreement. This amount is anticipated to be placed into a reserve for future resurfacing of the pool by a third party contractor. Any additional amounts incurred by the District to complete the resurfacing, including but not limited to labor/materials, refilling of the pool, and professional costs, will be charged back to Pinellas.

Nothing in this letter shall affect any rights or remedies of the District against Pinellas now existing or which may hereafter accrue and the warranties provided by Pinellas and others shall be in full force and effect. Any retention or payment of moneys due to Pinellas by the District will not release Pinellas from liability whatsoever. In the event that Pinellas does not perform the Remedial Services and the cost of such services by a third party exceeds the amount of retainage, the District hereby retains its rights to pursue recovery of the additional amounts in order to make the District whole for construction related defects.

Thank you in advance for your attention to this issue.

Sincerely,

Jennifer Kilinski
Hopping Green & Sams, P.A.
Counsel to the District

cc: Joseph Roethke, District Manager
Tim Plate, District Engineer
Grady Miars, Chairman

Tab 6

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Belmont CDD

Gate Dancer Column Repairs

3/4/2015

**Along both sides Gate Dancer Drive
Repair 5 damaged columns**

\$750

Tab 7

**BELMONT
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATUS
AND
SUMMARY REPORT**

January 31, 2015

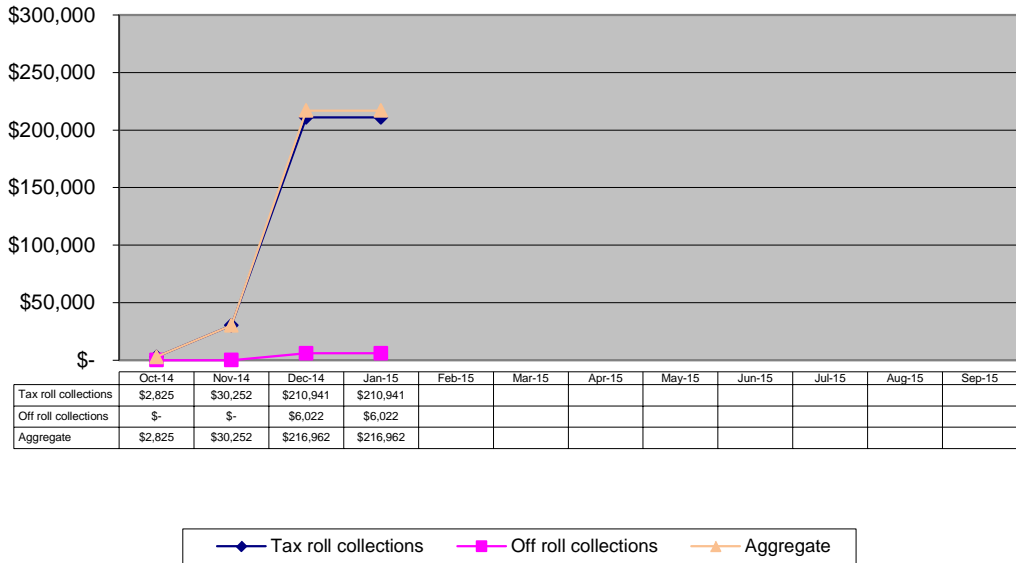
**Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614**

(813) 933-5571

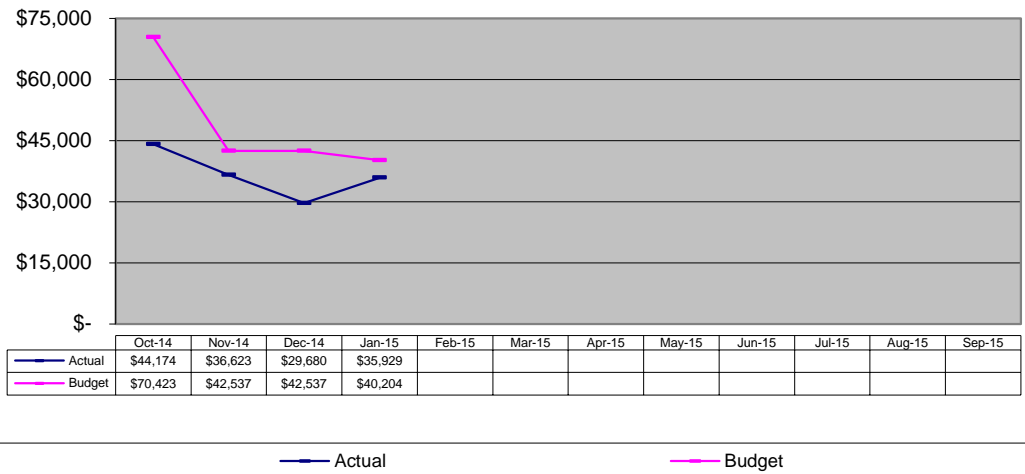
District Manager - Joe Roethke

**BELMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL SUMMARY
Operations & Maintenance
January 31, 2015**

General Fund (O&M) - Cumulative Revenue Received
Amount budgeted-\$352,730 (Tax roll \$260,355; Off roll \$92,375)



General Fund (O&M) - Expenses - Budget vs. Actual
\$521,445 Budgeted Annual Expenditures



Select Account Balances as of January 31, 2015

Cash & Investments	\$	217,708
Investments - Reserves	\$	38,998
Assessments Receivable - Tax roll	\$	52,244
Assessments Receivable - Off roll	\$	370,077
Accounts Payable - Unpaid Invoices	\$	4,965

**BELMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL SUMMARY
General Fund
January 31, 2015**

Description	Month				YTD				Total Annual	Projected		
	Budget	Actual	Variance		Budget	Actual	Variance		Adopted Budget	Expenditures End of Year	Year End	Variance
			\$	%			\$	%			\$	%
ADMINISTRATIVE:												
Supervisors Fees	1,000	1,200	(200)	-20%	4,000	3,800	200	5%	12,000	11,400	600	5%
General & Administrative	6,126	6,882	(756)	-12%	32,389	22,544	9,845	30%	85,510	59,519	25,991	30%
District Counsel	2,917	3,261	(344)	-12%	11,667	14,159	(2,492)	-21%	35,000	42,476	(7,476)	-21%
Total Administrative	10,042	11,343	(1,300)	-13%	48,056	40,503	7,553	16%	132,510	113,394	19,116	14%
FIELD OPERATIONS:												
Security Operations	1,000	-	1,000	100%	4,000	2,408	1,592	40%	12,000	7,225	4,775	40%
Electric Utility Services	2,333	1,883	451	19%	9,333	8,135	1,199	13%	28,000	24,404	3,596	13%
Garbage/Solid Waste Control Services	313	124	188	60%	1,250	477	773	62%	3,750	1,432	2,318	62%
Water-Sewer Combination Services	313	-	313	100%	1,250	-	1,250	100%	3,750	-	3,750	100%
Stormwater Control	1,958	650	1,308	67%	7,833	12,070	(4,237)	-54%	23,500	36,210	(12,710)	-54%
Other Physical Environment	18,980	19,681	(701)	-4%	102,920	72,893	30,027	29%	254,760	180,433	74,327	29%
Parks & Recreation	4,525	2,248	2,277	50%	18,100	5,240	12,860	71%	54,300	15,720	38,580	71%
Contingency	740	-	740	100%	2,958	4,680	(1,722)	-58%	8,875	14,040	(5,165)	-58%
Total Field Operations	30,161	24,586	5,575	18%	147,645	105,903	41,741	28%	388,935	278,977	109,470	28%
Total Administrative and Field Operations	40,204	35,929	4,275	11%	195,701	146,406	49,294	25%	521,445	392,371	128,586	25%

*** This spreadsheet excludes the funding of the Reserve account.

**BELMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL SUMMARY
Debt Service
January 31, 2015**

Bond Series		Series 2006	Series 2013
Issue Date		June 7, 2006	March 14, 2013
Maturity Date		November 1, 2020	November 1, 2043
Original issue amount		\$ 29,980,000	\$ 6,170,000
Interest rate		5.125%	Variable to 6.5%
Assessments Receivable as of January 31, 2015	Tax roll	\$ -	\$ 75,484
	Off roll	\$ 2,522,737	\$ -
Outstanding Principal Balance as of January 31, 2015		\$ 17,465,000	\$ 6,090,000

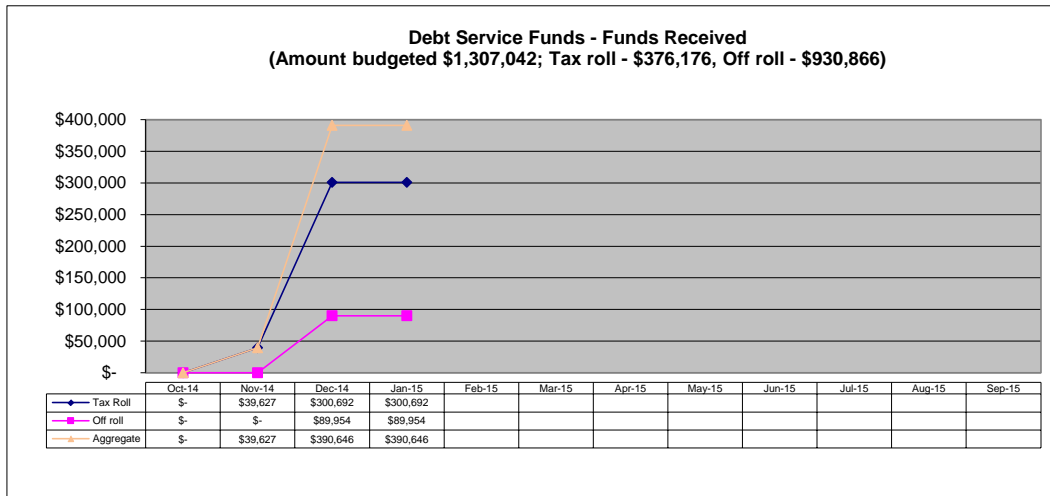
Scheduled debt service payments:	Type	Status			
November 1, 2014	Interest	Series 2006 Not Paid	\$ 447,541	\$ 191,991	
November 1, 2014	Principal	Paid	\$ -	\$ 80,000	
May 1, 2015	Interest		\$ 447,541	\$ 181,791	
November 1, 2015	Interest		\$ 447,541	\$ 181,791	
November 1, 2015	Principal		\$ -	\$ 85,000	

Account balances:				
Interest Account	\$	1	\$	-
Reserve Account	\$	25,010	\$	232,944
Prepayment Account	\$	42,135	\$	-
Revenue Account	\$	7,660	\$	392,795
Sinking Fund	\$	-	\$	-
Debt Service Reserve requirement:	\$	25,000	\$	232,944

Does the district have funds to make the next scheduled debt service payment? **No** **Yes**

Are the reserve funds adequate to meet the requirement per the trust indenture? **Yes** **Yes**

Fiscal Year 2014-2015 Collections



The May 1, 2015 and November 1, 2015 debt service payments will be paid from 2014-2015 assessments.

Interest Account: Used to accumulate funds for the next scheduled interest payment. Funds are transferred from the Revenue Account immediately prior to the scheduled payment.

Reserve Account: Funds maintained per the Trust Indenture for the payment of principal and interest when amounts on deposit are insufficient. The required amount decreases as the outstanding principal amount decreases.

Prepayment Account: Used to accumulate payments toward the early retirement of bonds. Amounts are then used to prepay the bonds in \$5,000 increments as of the next debt service payment date.

Revenue Account: Used to accumulate the receipt of debt service assessments prior to funds being transferred to the Interest or Sinking Fund account immediately prior to debt service payment.

Sinking Fund: Used to accumulate funds for the next scheduled principal payment. Funds are transferred from the Revenue Account immediately prior to the scheduled payment.