
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, March 17, 2015 at 11:15 a.m.** at the office of Genesis Group located at 3910 US Highway 301 North, Suite 140, Tampa, Florida 33619.

Present and constituting a quorum:

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

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta Amenity Services Inc.
Tim Plate	District Engineer; Heidt Designs (via phone)
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

Call to Order

FIRST ORDER OF BUSINESS

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
February 17, 2015**

<p>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 February 17, 2015 for Belmont Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Ratification of Series 2013
Construction Requisitions #1 - 23,
25 - 160, 162- 165 (see recap)

<u>Requisition Number</u>	<u>Payee</u>	<u>Amount</u>
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)

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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)
38	Belmont CDD (to reimburse District for payment of surety bond premium)	(13,925.00)
39	Heidt Design	(3,606.82)
40	Hopping Green & Sams, PA	(856.00)
41	Whole Development, Inc.	(1,513.89)
42	Heidt Design	(3,563.55)
43	Whole Development, Inc.	(33,190.08)
44	Whole Development, Inc.	(42,840.00)
45	Hopping Green & Sams, PA	(4,068.50)
46	Heidt Design	(2,322.87)
47	Hopping Green & Sams, PA	(1,181.08)
48	Vision Landscapes	(4,460.00)
49	Vision Landscapes	(6,874.00)
50	Kearney Companies, LLC	(137,602.55)
51	Mortensen Engineering, Inc.	(5,000.00)
52	GeoPoint Surveying, Inc.	(16,950.00)
53	Whole Development, Inc.	(58,175.36)
54	Kearney Companies, LLC	(607,881.90)
55	Hopping Green & Sams, PA	

		(2,600.00)
56	Heidt Design	(10,872.55)
57	GeoPoint Surveying, Inc.	(35,175.00)
58	Ballenger & Company, Inc.	(825.00)
59	Hopping Green & Sams, PA	(1,420.00)
60	Heidt Design	(11,654.44)
61	Kearney Companies, LLC	(982,607.50)
62	SEG Contracting Corporation	(11,265.26)
63	Mortensen Engineering, Inc.	(36,000.00)
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)
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)
164	Hopping Green & Sams, PA	(3,130.78)
165	Heidt Design	(600.00)

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2013 Construction Requisitions #1 - 23, 25 - 160, 162- 165 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2006B Construction Requisitions # PPY 01 - #PPY 02, #PPY 08 - #PPY 11

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)

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor, the Board ratified the Series 2006B Construction Requisitions #PPY 01 - #PPY 02, #PPY 08 - #PPY 11 for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Landscaping
and Irrigation Maintenance**

Mr. Roethke distributed proposals to the Board for Landscape and Irrigation maintenance. Mr. Tobor discussed the details of the bid breakdown summary sheet and entertained various questions from the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Sunrise Landcare at an annual cost of (\$135,648.00) for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Landscape Architecture and
Contract Administration Services for
Amenity Center Landscape Installation**

Mr. Roethke presented a proposal from WJ Johnson that has been executed by the Board Chair and requires ratification by the Board.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board ratified the proposal from WJ Johnson for Landscape Architecture and Contract Administration Services at a not-to-exceed cost of (\$8,000.00) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Second Phase
Landscape Installation**

These proposals are not yet available at this time, so this item was tabled. The Board will revisit at a future meeting.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for District
Engineering Services**

Mr. Roethke informed the Board that no proposals had been received from any District Engineering firms and recommended that the RFQ advertisement be re-run with a later deadline in order to give the vendors a better chance to submit qualifications to the Board.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the RFQ for District Engineering Services with a due date of May 11, 2015 for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Correspondence Regarding
Pool Installation**

Mr. Roethke presented correspondence from District Counsel and a response from Pinellas Pools regarding issues with the pool installation. The Board instructed District Staff to continue to

hold payment on the retainage balance and to obtain proposals for pool resurfacing.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Column Repairs

Mr. Roethke presented two proposals for column repairs. A discussion ensued regarding options for how to handle the maintenance of these columns. The Board would like to see proposals for removing the molding at the base of the columns and proposals for landscaping to be planted around the base of the columns. Mr. Roethke will bring these to a future meeting.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

THIRTEENTH ORDER OF BUSINESS

Consideration of TECO Street Light Leasing Agreement

Mr. Roethke presented an application from TECO for entering into a street light leasing agreement for new lights to be installed in Phases 1B and 1C-1. Mr. Plate added that he will continue working with TECO on creating a Street lighting District with the county, but that could take anywhere from 1.5 to 2 years for completion. A discussion ensued.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with 4 in favor and Mr. Martin opposed, the Board approved to allow District Staff to enter into a street light leasing agreement with TECO for Phases 1B and 1C-1, with the long term intent to cancel this agreement and move to a street lighting district with the county as soon as it is available for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Nelson updated the Board on the current status of the Amenity Center construction. There is a final pool electrical inspection scheduled for tomorrow, March 18th. Once that passes, the final pool health department inspection will take place, which will be the last inspection needed for the pool to open. Mr. Roethke confirmed that the entire amenity area will be ready for service once the final pool inspection passes.

Mr. Plate provided an update on the landscape and hardscape installation in Phases 1B and 1C-1. An on-site meeting will take place with Cornerstone and Heidt Design next week to ensure everything is on track and there are no issues. After that meeting, Mr. Roethke will provide a Notice To Proceed, and the project will be finished within 45 days after that Notice to Proceed is issued.

Mr. Nelson discussed some issues with TECO in Phases 1B and 1C-1 that he is still working to resolve.

Mr. Hill discussed some concerns regarding the fence surrounding the pool at the amenity center. Mr. Nelson will look into the possibility of getting additional fencing added in this area.

FIFTEENTH 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, April 21, 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 presented a proposal from RASI for Field Operations Services at Belmont. Mr. Roethke noted that with a new landscaper starting on April 1st, it will be beneficial to have landscape supervision services on site.

Mr. Miars would like to table this proposal for now and would also like to go out for RFP on District Management Services.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board directed District Counsel to conduct an RFP for District Management Services, with a due date of May 11, 2015 at 9:00AM for Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Martin mentioned some issues with timers on several irrigation zones. Mr. Roethke will have the landscapers adjust these timers.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 12:20 p.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman