

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 18, 2014 at 11:42 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

Walter Beeman	Board Supervisor, Chairman
Grady Miars	Board Supervisor, Vice Chairman <i>(via phone)</i>
Bruce Kaschyk	Board Supervisor, Asst. Secretary
Ellen Johnson	Board Supervisor, Asst. Secretary
Kyle Thornton	Board Supervisor, Asst. Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Eric Dailey	Director of District Management Services, Rizzetta & Company, Inc.
Scott Smith	Operations Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A.
Tim Plate	District Engineer, Heidt Design, LLC
Robert Nelson	Greenpointe Holdings, LLC

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 Mr. Thornton, with all in favor, the Board amended the agenda to consider Resolution 2014-04, adding Eric Dailey as Assistant Secretary for Belmont Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board adopts Resolution 2014-04, appointing Eric Dailey as Assistant Secretary for Belmont Community Development District.

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 February 18, 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 February 18, 2014 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2014

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Operation & Maintenance Expenditures for February 2014 totaling (\$22,344.11) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Expired Permit Processing and Discussion Thereof

Ms. Kilinski gave a brief background regarding the permitting issues at the Amenity Center. She detailed a number of old permits that need to be closed out and some new ones that will be released once the old permits are closed. We have been relying on vendors working at the Amenity Center to assist in this process.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved a not-to-exceed amount of (\$500.00) for GB Collins to assist with one permit and a not-to-exceed amount of (\$1,500.00) for Arch Design It for assistance with three permits for the Amenity Center for Belmont Community Development District.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved a not-to-exceed amount of (\$1,210.00) to pay for remaining outstanding permits that are needed for construction of the Amenity Center for Belmont Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved Whole Development to continue to assist with any other permitting issues encountered at the Amenity Center for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for a Special Use Permit

Mr. Roethke presented a proposal from Heidt Design for a Land Excavation Special Use Permit. Mr. Plate gave background on the need for this permit. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the proposal at a total cost of (\$14,000.00) for the Land Excavation Special Use Permit for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Amenity Center Electric Agreement with Mandy Electric

Mr. Roethke noted that this contract is already in the process of being executed and needs to be ratified by the Board. Mr. Nelson gave background on the immediate need for this to be executed prior to the board meeting, as it will supply electric power to the entire Amenity Area.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved agreement for the electric installation by Mandy Electric (\$33,400.00) for the Amenity Center for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Amenity Center Pool Fencing

Mr. Roethke presented two proposals to the Board for Amenity Center Pool Fencing. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved a not-to-exceed an amount of (\$39,000.00) for the pool fence, pending review by District Staff that the proposals meet all project requirements for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Berm Related Construction

Ms. Kilinski and Mr. Plate gave some background on this issue. There is a berm that needs to be constructed as per Hillsborough County Code, which Mr. Plate confirmed was part of the original scope of work. Mr. Plate will work with Kearney on this issue to find the most cost effective solution, and will also notify them that this should be included in their contract since it was listed in the scope of services for the project. No formal Board action was taken.

TENTH ORDER OF BUSINESS

Consideration of Construction Management Agreement

Mr. Roethke presented a draft of a Construction Management Agreement. Ms. Kilinski provided background on the document. This is an effort to have a specific construction manager named to work on behalf of the District. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved this agreement in substantial form to name Robert Nelson as the Construction Manager at a cost of not-to-exceed (\$2,000.00) per week and not-to-exceed (\$100,000.00) total, to be paid from the construction fund for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Plate updated the Board on the status of the Landscape and Irrigation bids for the Amenity Center. He is working with Ballenger & Company and W.J. Johnson on confirming details for the irrigation plan. Once the irrigation plan is finalized, both vendors can revise their landscape and irrigation proposals to be considered at the next meeting. Mr. Plate also discussed the need for additional wells and well pump monitoring and maintenance. The Board reviewed a proposal from Ballenger & Company for well pump station monitoring and maintenance.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Ballenger & Company proposal (\$165.00 per month), with the option to add additional wells in the future (\$65.00 per month per well), for Belmont Community Development District.

Mr. Roethke mentioned the current status of the construction fund. As it stands, the fund is overdrawn by at least \$280,000 if you factor in current outstanding contracts, with a number of contracts yet to be issued by the District, including landscape and irrigation installation, brick pavers, security system, and furniture/equipment. Ms. Kilinski added that a deficit funding agreement was put in place by the CDD that requires the Developer to pay for any overages if the construction account funds are depleted.

TWELFTH 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 15, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

THIRTEENTH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, 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