

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, April 21, 2015 at 10:43 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 <i>(via phone)</i> |
| 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. |
| Jennifer Kilinski | District Counsel; Hopping Green & Sams, P.A. <i>(via phone)</i> |
| Lindsay Whelan | District Counsel; Hopping Green & Sams, P.A. |
| Tim Plate | District Engineer; Heidt Designs <i>(via phone)</i> |
| 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

Audience Comments

A Resident asked about the status of the CDD website and was told it is in progress.

THIRD ORDER OF BUSINESS

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

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on March 17, 2015 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2015

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2015 in the amount of \$22,882.88 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions #161, # 166 - # 175 (see recap)

| Requisition Number | Payee | Amount |
|--------------------|-------------------------|--------------|
| CR 161 Rvsd | Vision Landscape | \$6,610.00 |
| CUS 166 | Heidt Design | \$3,744.25 |
| CUS 167 | Vision Landscapes | \$8,860.00 |
| CUS 168 | The Kearney Companies | \$26,575.75 |
| CUS 169 | The Kearney Companies | \$332,333.31 |
| CR 170 | Heidt Design | \$3,607.50 |
| CUS 171 | Admiral Outdoor | \$6,667.66 |
| CUS 172 | GeoPoint Surveying | \$300.00 |
| CUS 173 | Heidt Design | \$296.56 |
| CUS 174 | Hopping, Green and Sams | \$3,866.44 |
| CUS 175 | Shoop Hay | \$690.00 |

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board ratified the Series 2013 Construction Requisitions #161, # 166 - # 175 for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order

| CHANGE ORDER# | CONTRACTOR | DESCRIPTION | AMOUNT | CONTRACT # |
|---------------|-------------------|---|-----------|---------------|
| 1 | Whole Development | Labor and Materials for dumpster enclosure, fence, gates, bollards; Termite treatment; Leak detection; Install temp. pool shower; Second pressure washing; Paint & touch ups; Provided dumpsters and port-o-let | 14,114.00 | Date: 3-19-15 |

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board ratified the Change Order for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape report to the Board and discussed the items within the report. A discussion ensued regarding several landscape items within the report.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Lighting from TECO

Mr. Roethke presented proposals from TECO for street lighting that have been previously executed and require Board ratification.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board ratified the proposals from TECO for Phase 1B and Phase 1C-1 for street lights for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Holiday Décor and Lights

Mr. Roethke presented a proposal for holiday décor to the Board. The Board would like to see additional proposals presented at the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Second Phase Landscape Installation

Mr. Roethke presented proposals for the Second Phase of Landscape installation at the Amenity Center to the Board and also distributed a breakdown of the items included in each proposal. A discussion ensued.

On a Motion by Mr. Thornton, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Watering Technologies for landscape installation at the Amenity Center at a cost of (\$124,100.00) to be paid from the construction fund for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Installation of Bird Spikes

Mr. Roethke presented a proposal for the installation of bird spikes on the tennis court lights.

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor, the Board approved the proposal from Illuminations for the installation of bird spikes on the tennis court lights at a cost of (\$2,100.00) for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Column Repairs

Mr. Roethke presented proposals for column repairs to the Board. A discussion ensued.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from T&R Painting for column repairs at a cost of (\$4,760.00) for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Establishment of an Audit Review Committee

Mr. Roethke asked the Board to establish an Audit Committee in order to start the process of selecting an auditor for the next Fiscal Year.

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board agreed to set the current Board as the Audit Committee to meet on Tuesday, May 19, 2015 at 10:30 a.m. at Genesis' office for the First Audit Review Committee Meeting for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

FIFTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Roethke informed the Board that the pool and amenity center has been opened to the residents for regular use.

Mr. Roethke distributed a proposal for a dog park installation at the Amenity Center. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from SEG for dog park installation at a not-to-exceed amount of (\$133,727.75), pending agreement of funding from the developer for Belmont Community Development District.

Mr. Plate discussed County requirements for the permit approvals of Phase 1B and 1C-1 landscape and hardscape installation.

SIXTEENTH 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, May 19, 2015 at 10:30 a.m. at the offices of Genesis Group located at 3910 US Hwy 301 N, Suite 140, Tampa, FL 33619.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Martin asked what to do about street signage issues. He was informed to contact the County.

Mr. Martin asked about additional signage at the pool entrance and also about video monitoring at the pool.

Mr. Hill asked if the CDD can install benches.

Mr. Hill commented that Lennar is now using the construction entrance off of 301.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor the Board adjourned the meeting at 11:57 a.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

