

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, May 19, 2015 at 10:35 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.
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.

(Mr. Miars arrived via phone while the meeting was in progress at 10:37 a.m.)

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked a question about landscaping at amenity center.

The Board would like to relocate the tall trees that are blocking the clock tower.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board approved the removal and relocation of four (4) trees within the amenity center area for Belmont Community Development District.

A resident asked a question about the pond on Smarty Jones and if the cattails will be removed.

A resident asked a question about grass clippings in pond.

(Mr. Plate arrived while the meeting was in progress at 10:48 a.m.)

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held April 21, 2015

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on April 21, 2015 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2015

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2015 in the amount of \$13,005.08 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions #176 - # 181 (see recap)

Requisition Number	Payee	Amount
CUS 176	Heidt Design	\$3,680.00
CUS 177	Hopping Green & Sams	\$4,217.50
CUS 178	Mortensen Engineering	\$3,331.00
CUS 179	Whole Development	\$39,164.36
CR 180	W.J. Johnson & Associates	\$5,743.30
CUS 181	Watering Technologies	\$59,803.88

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board ratified the Series 2013 Construction Requisitions #176 - #181 for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape inspection report to the Board and a discussion ensued regarding the various landscape issues.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Report

Mr. Roethke presented several irrigation repair proposals to the Board.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved the irrigation repair proposals from Sunrise Landcare at a total cost of (\$2,550.00) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal to Repair Columns at Entry Monument

Mr. Roethke presented a proposal to repair broken columns at the main entry monument. These were observed during the repairs of the columns on Paseo Al Mar Blvd.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from T&R Painting for entry column repair at a cost of (\$2,300.00) for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Décor and Lights

Mr. Roethke presented several proposals for holiday décor to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Thornton, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Decorating Elves for holiday décor at a cost of (\$6,620.00) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Verizon T1 Installation for Security System

Mr. Roethke presented a proposal from Verizon for T1 Internet service to be used for the security system at the amenity center. There is currently a temporary service being used, and Verizon will need to install the service for the new line before it can be utilized. The Board would like to check with Envera on the status of the temporary service and how much longer that can be used. This will be discussed further at the next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal to Extend Pool Fence

Mr. Roethke presented a proposal to extend the pool fence at the amenity center. Mr. Nelson showed how far this will extend the fence.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from West Coast Fence for additional amenity center fencing at a cost of (\$1,917.00) for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Website

Mr. Roethke presented a proposal from V Global Tech for website services. 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 V Global Tech at a cost of \$1,100.00 for installation and \$60.00 per month for maintenance and also included is the termination of the website contract with Rizzetta Technology Services for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding various line items within the budget, but no changes were made.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Approving Proposed Budget and Setting the
Public Hearing**

Mr. Roethke presented Resolution 2015-07 to the Board, which will approve the proposed budget and set the date, time, and location for the final budget public hearing.

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2015-07 approving the proposed budget for fiscal year 2015/2016 and setting the public hearing for the final budget on July 21, 2015 at 10:30 am at the office of Genesis Group located at 3910 US Highway 301 North, Suite 140, Tampa, FL 33619 and for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08,
Levying of Special Assessments and Public
Hearing on Assessments**

Mr. Roethke presented Resolution 2015-08 to the Board, which will provide notice for the levying of special assessments and the public hearing on assessments.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2015-08 for Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

SEVENTEENTH ORDER OF BUSINESS

**Update on Construction Related Projects
and Proposals Related Thereto**

Mr. Nelson noted that Lennar is working with TECO to install power to the Phase 1B lots, which will necessitate the removal of landscaping along Paseo Al Mar leading up to the entrance of Phase 1B. Ms. Whelan mentioned that the Board can enter into a license agreement with either Lennar or the Developer for TECO construction and landscape replacement.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board agreed to allow District Staff to enter into a license agreement for TECO construction and landscape replacement, with authority given to Vice Chair to approve final document for Belmont Community Development District.

Mr. Plate gave an update on the status of the permitting for the landscape and hardscape installation of Phase 1B and 1C-1. There are some delays with the County due to changes in the approval process, but Mr. Plate will continue to follow up with County on this issue.

Mr. Plate also discussed potential issues with storm water retention pipes. No Board action was required at this time.

Mr. Hill requested that barbecue grills and a sand volleyball court be installed at the Amenity Center. Mr. Nelson will review these options with the Developer.

EIGHTEENTH 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, June 16, 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 also presented that the voter count for Belmont Community Development District as of April 15, 2015 is 427.

NINETEENTH ORDER OF BUSINESS

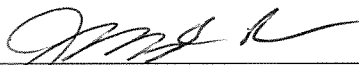
Supervisor Requests

There were no supervisor requests.


TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor the Board adjourned the meeting at 12:09 p.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman