
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 20, 2014 at 11:00 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
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.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A.
Tim Plate	District Engineer, Heidt Design, LLC
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

Several residents commented on the condition of the pond behind 10043 Smarty Jones Blvd. A discussion ensued.

<p>On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board will allow District Staff to work with the aquatics maintenance vendor to come up with a solution for removing any invasive plants, while staying within the boundaries of the current SWFWMD permit. A not-to-exceed amount of (\$25,000) was set to cover any expenses related to this effort for Belmont Community Development District.</p>

An audience member commented on the need for a covered area near the school bus stop to shelter the children during rainstorms. Ms. Kilinski and Mr. Plate noted some potential issues that building something like this may cause with the school board. Mr. Plate will follow up with his contacts at the school board regarding this request.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held April 15, 2014

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on April 15, 2014 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2014

On a Motion by Mr. Miars seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for April 2014 totaling (\$34,246.37) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the Landscape Report to the Board. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Consideration of Updated Trimmers Holiday Décor Proposal

Mr. Roethke presented an updated proposal from Trimmers for Holiday Décor to the Board. A discussion ensued.

On a Motion by Mr. Miars seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Trimmers for holiday décor for (\$6,655.00) for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Brick Pavers

Mr. Roethke presented a proposal for brick pavers to the board. Mr. Nelson is working on a second proposal and recommended setting a not-to-exceed amount to approve one of the proposals once the final quote has been received.

On a Motion by Mr. Miars seconded by Ms. Johnson, with all in favor, the Board approved to set a not-to-exceed amount of (\$90,000.00) for brick pavers, with execution by District Staff and Board Chair upon receiving the final proposal for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Amenity Center Landscape & Irrigation Installation

This item has been tabled until the next meeting.

NINTH ORDER OF BUSINESS

Consideration of Gametime's Proposal for Amenity Center Playground

Mr. Roethke presented an updated proposal from Gametime for the Amenity Center playground. Mr. Plate provided some additional detail to this proposal. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the amended proposal from Gametime for the Amenity Center playground equipment at a cost of (\$24,152.26) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Heidt Design for Landscape Permit Plans

Mr. Roethke presented a proposal from Heidt Design for landscape permit plans to the Board. Mr. Plate discussed the details of this proposal with the Board. This will inventory the current landscape that has changed since the original plans were set several years ago, and will file these details with the county, as well as, respond to any questions.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board approved the Landscape Permit Plan proposal from Heidt Design for (\$3,500.00) for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2014-2015 1. Consideration of Resolution 2014-05: Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented the proposed budget for Fiscal Year 2014/2015 to the Board. A discussion ensued regarding several line items within the budget. Some funds were re-allocated across different line items, but the total budget amount did not change. It was noted that the Operations & Maintenance assessment numbers will increase for FY 2014/2015, which requires that mailed notices will be sent out to all current residents.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2014-05, approving the proposed budget and setting the public hearing for the final budget on August 19, 2014 at 10:30am at Rizzetta & Company's offices located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Electrical Costs Related to Well Placement

- 1. TECO Electric proposal (under separate cover)**
- 2. Mandy Electric proposal (under separate cover)**
- 3. Options for Transformer Installation**

Mr. Roethke presented proposals for electrical costs related to well placement. Mr. Nelson provided some additional details regarding the transformer installation at the Amenity Center. A discussion ensued. Mr. Nelson recommends the \$8,090.00 proposal for the installation of the 3 phase transformer to be placed by the southeast corner of the basketball court.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board approved the TECO proposal for (\$8,090.00) for the installation of a 3 phase transformer for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Pool Construction Equipment Change

Mr. Plate distributed plans to the Board for changes to the location of the pool equipment. There were 2 sets of plans that were approved and distributed to the surveyor and the pool contractor, and the surveyor staked the incorrect locations for the pool equipment. The suggestion to correct this issue is to install a new fence surrounding the area where the pool equipment will now be located. A discussion ensued and no additional Board action was taken.

FOURTEENTH ORDER OF BUSINESS

Lease Agreement for Water Use Permit

Ms. Kilinski reviewed some details regarding the current status of the SWFWMD water use permit. There is a request from SWFWMD to have a lease agreement drafted between the CDD and Belmont Real Estate to satisfy the requirements for the water use permit.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted the lease agreement in substantial form for a SWFWMD water use permit requirement for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Nelson gave an update on the current status of the Amenity Center, and all projects are currently moving along as planned, with the exception of the pool equipment, which was discussed during the previous order of business. Mr. Plate gave some updates on the status of the Lots infrastructure project. He noted some issues with fugitive dust from the new construction and is working with Kearney to resolve these issues. Mr. Plate will be looking for a price to install sod and mulch in these areas in an attempt to fix some of the dust problems.

SIXTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the registered voter count to the Board, which is 321 as of April 15, 2014 for Belmont CDD. There will be a general election in November for seats 4 and 5, currently occupied by Grady Miars and Bruce Kaschyk, respectively. The qualifying period to get on the ballot is from noon on June 16, 2014 until noon on June 20, 2014. For more information, please contact the Hillsborough County Supervisor of Elections at www.VoteHillsborough.org or by phone at 1-888-297-4362.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-06, General Election

Ms. Kilinski gave some background on this resolution for the upcoming general election, which effectively approves the seats that will be open for the upcoming general election in November 2014.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board adopted the Resolution 2014-06 for Belmont Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski mentioned some updates from a recent legislative session, noting the new requirement for all CDD's to have a District website by October 1, 2015, and some increased authority by the JLAC to take action against CDD's that do not complete their audits before the deadline. Ms. Kilinski recommends it's always best practice to complete any audits prior to the imposed deadlines.

B. District Engineer

No report.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, June 17, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mr. Roethke distributed a flyer for a free Pond Workshop that Rizzetta & Company will be sponsoring with SWFWMD. The workshop will be on June 25 from 1:00 pm to 4:00 pm at Rizzetta's Ashlyn Park Training Center. To RSFP, please contact Shannon Shelton at 813-933-5571 or via email at SShelton@Rizzetta.com.

TWENTIETH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests.

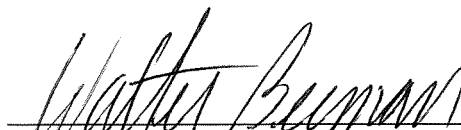
TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor the Board adjourned the meeting at 12:03 P.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman