

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, July 15, 2014 at 10:45 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.
Bryan Rizzetta	Associate District Manager, Rizzetta & Co., Inc.
Kelly Evans	Rizzetta Amenity Services, Inc.
Renee' De La Cruz	Administrative Assistant; 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

An audience member made a comment regarding paver issues in CDD common area. The paver vendor doing the installation at the Amenity Center should be out to look at this area soon.

An audience member commented on traffic issues while exiting the District. Mr. Plate responded that this is a county issue, and the residents will need to follow up with the County for a resolution.

An audience member asked about the status of the cattail removal in the ponds. Mr. Roethke informed the audience that the contractor is scheduled to start the work on July 21st.

An audience member asked for an update on the Amenity Center construction. Mr. Nelson responded with the current status of the construction schedule.

An audience member commented on trash dumping in the street near the new phases. Mr. Plate confirmed that the streets are county property and the residents will need to contact the County directly to have this area cleaned up.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held June 17,
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 June 17, 2014 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation & Maintenance
Expenditures for June 2014**

On a Motion by Mr. Beeman seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation & Maintenance Expenditures for June 2014 totaling (\$22,661.71) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report for June

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

SIXTH ORDER OF BUSINESS

**Ratification of Revised Proposal for
Playground Equipment**

Mr. Roethke presented an amended proposal for playground equipment that needs Board ratification. Mr. Plate noted that there is a slight upcharge of \$1,200.00 for permits.

On a Motion by Mr. Kaschyk seconded by Ms. Johnson, with all in favor, the Board ratified the revised proposal from Game Time for playground equipment at a total cost of (\$26,202.26) for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of TECO Agreement for
Amenity Center Lighting**

Mr. Roethke presented a proposal from TECO for Amenity Center street lighting.

On a Motion by Mr. Beeman seconded by Ms. Johnson, with all in favor, the Board approved the proposal from TECO, including a deposit amount of (\$1,610.00) and a monthly cost of (\$810.50) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Pool Service

Mr. Roethke presented several proposals for pool service. A discussion ensued. The Board would like to see commercial references from the vendors before making a decision. This will be revisited at the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Security System Proposal
from Envera Systems**

Mr. Roethke presented a security system proposal from Envera Systems. A discussion ensued. The Board would like District and Amenity Staff to review the proposal and decide if any minor changes need to be made to the scope to ensure proper coverage.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from Envera Systems, including a (\$25,000.00) not-to-exceed amount for the installation cost and a not-to-exceed amount of \$800.00 for the monthly service charge for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Janitorial
Services (under separate cover)**

Mr. Roethke distributed a proposal from Vanguard for janitorial service. The Board would like to see an additional option for a one (1) day per week service during the winter months. Mr. Roethke will get an updated proposal and will bring this back to the next Board meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Pest Control
(under separate cover)**

Mr. Roethke distributed a proposal from Nvirotect for pest control.

On a Motion by Mr. Thornton, seconded by Mr. Beeman, with all in favor, the Board approved the pest control proposal from Nvirotect at a cost of \$65.00 per month for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal from Rizzetta
Amenity Services**

Mr. Roethke presented a proposal from Rizzetta Amenity Services for clubhouse staff at the Amenity Center. This will cover 20 hours per week, and this can be changed at any point in the future if staffing needs change.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from Rizzetta Amenity Services at a cost of (\$22,963.20) annually or (\$1,913.60 per month) for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Amenity Rules &
Rates Policy**

A discussion took place regarding the Rules and Rates for the Belmont Amenity Center. The Board will review a draft set of the rules at the next meeting and will also discuss the possibility of rentals for any areas of the Amenity Center.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Construction of Bus
Shelter (under separate cover)**

Mr. Plate discussed some potential options for adding a bus shelter to the CDD common area. A discussion ensued. The Board will table this item for now and will discuss it further at a future meeting.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Resolution 2014-08,
Designating a Date, Time and Location for a
Landowner's Meeting; Providing for
Publication; Providing for an Effective Date**

Mr. Roethke presented Resolution 2014-08 to the Board.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2014-08, setting the date, time and location of the landowner's election on November 18, 2014 at 10:30am with the location still to be determined for Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Financial Report for Fiscal
Year 2012/2013 (under separate cover)**

Mr. Roethke presented the Fiscal Year 2012/2013 financial report to the Board. This was approved at the previous meeting and final signoff was already provided by the Board Chair.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

EIGHTEENTH ORDER OF BUSINESS

Discussion of Landscape Plan Phase 1B and IC-1

Mr. Roethke introduced this topic and Mr. Plate discussed the future need for landscape installations in Phases 1B and 1C-1.

Mr. Plate suggested the Board approve a not-to-exceed amount for the landscape and irrigation installation in these areas, so that the work can start immediately, if necessary.

<p>On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved (\$20,000.00) not-to-exceed for landscape design and irrigation, entry monuments, structural engineering, and final inspections for common area in Phases 1B and 1C-1 for Belmont Community Development District.</p>
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NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Plate discussed the future street lights in phases 1B and 1C-1 and noted that the developer will be requesting to include these phases in a special lighting District that will be billed directly to residents on their tax bill. This process is estimated to take approximately 18 months.

Mr. Plate gave an update on the construction of lots in phase 1B and 1C-1. He confirmed that the acreage provided by Shoop Hay Services for the mulching and seeding proposal approved last month is correct, so this contract will be executed and work will commence shortly. Also in Phases 1B and 1C-1, Kearney will be required to re-stabilize stockpiles to prevent any erosion in the new construction areas.

Mr. Plate also discussed potential issues which may require draining some stormwater retention ponds. He will continue to update the Board and District Staff if this will be necessary, and has also asked for no new plantings to be installed in the ponds in the event that they do need to be drained.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, August 19, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor the Board adjourned the meeting at 12:00 p.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman