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**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, August 19, 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	<b>Board Supervisor, Chairman</b>
Grady Miars	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Bruce Kaschyk	<b>Board Supervisor, Asst. Secretary</b>
Ellen Johnson	<b>Board Supervisor, Asst. Secretary</b>
Kyle Thornton	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Scott Smith	<b>Amenity Services Manager, RASI</b>
Jonathan Johnson	<b>District Counsel; Hopping Green &amp; Sams, P.A.</b> <i>(via phone)</i>
Tim Plate	<b>District Engineer, Heidt Design, LLC</b>
Robert Nelson	<b>Greenpointe Holdings, LLC</b>

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 asked about homeowner restrictions within the CDD.
- An Audience member asked about a proposed bus shelter.
- An Audience member asked about security at the Amenity Center.
- An Audience member asked about the maintenance of county roads.
- An Audience member asked about a traffic signal at the community entrance.
- An Audience member asked about common area mowing.
- An Audience member asked when there will be resident representation on the board.
- An Audience member asked when the new lots in 1B and 1C-1 will be completed.



- An Audience member asked about the differences between Belmont CDD and Belmont Real Estate LLC.
- An Audience member asked about issues with pavers and sidewalks.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Beeman seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation & Maintenance Expenditures for July 2014 totaling (\$24,931.41) for Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Landscape Report for July**

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Revised Proposal for Janitorial Services**

Mr. Roethke presented a revised proposal for janitorial services to the Board. This proposal includes options for 1x, 2x, and 3x per week service. Once per week service will be \$225.00 per month, twice per week is \$273.00 per month, and three times per week is \$310 per month.

On a Motion by Mr. Beeman seconded by Ms. Johnson, with all in favor, the Board approved proposal from Vanguard with the option to change the amount of service per week depending on the current needs for Belmont Community Development District.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Roethke distributed a revised proposal from Envera Systems to the board. This proposal includes a strike access on the unisex bathroom and a camera on the front entrance, as well as, 500 key fobs.



On a Motion by Mr. Beeman seconded by Mr. Thornton, with all in favor, the Board approved the proposal from Envera Systems at a cost of (\$30,702.45) for installation and \$942.00 per month for monitoring and maintenance for Belmont Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Pool Service**

Mr. Roethke presented several proposals for pool service to the board. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal from Aqua Sentry at a cost of \$585.00 per month for Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Change Orders to Pool Installation Contract**

Mr. Roethke informed the board that these were sent in error and should be ignored.

**TENTH ORDER OF BUSINESS**

**Consideration of Change Order to Vision Landscapes Amenity Center Irrigation Installation Agreement**

Mr. Roethke presented a change order from Vision Landscapes for the Amenity Center Landscape and Irrigation installation. Mr. Plate added some additional details regarding the location of the wells on site. This change order will cover the cost of running a 3 inch main line from the corner of the main road to the new proposed well location.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the change order from Vision Landscapes at a cost of (\$5,040.00) for Belmont Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Change Order from Welch Tennis Courts**

Mr. Roethke presented a change order from Welch Tennis Courts for the Amenity Center basketball and tennis court construction. This will cover some minor additional costs for permitting.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved Change Order with Welch Tennis Courts at a cost of (\$318.79) for Belmont Community Development District.



**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding New Landscape Installations**

Mr. Roethke presented some sketches provided by Tim Plate for the landscape installation in phases 1B and 1-C1. Mr. Plate reviewed these options with the board. No formal board action was required at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-09, Adopting FY 2014/15 Meeting Schedule**

Mr. Roethke presented Resolution 2014-09 to the board, which will set the meeting schedule for Fiscal Year 2014/15. The board will be changing the location of the meetings to Genesis' office located at 3910 US Highway 301 North, Suite 140, Tampa, FL 33619.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-09 which set the FY 2014/15 Meeting Schedule for Belmont Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2014/2015 Budget i. Consideration of Resolution 2014-10, Adopting Final Budget**

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board opened the Public Hearing for Belmont Community Development District.

Mr. Roethke presented the Fiscal Year 2014/15 budget to the board. The board entertained various questions from the audience related to the budget. Some minor changes were made to the budget, but the assessed amount did not change from the approved proposed budget.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2014-10 which adopted the Final Budget for FY 2014/2015 for Belmont Community Development District.

**ii. Consideration of Resolution 2014-11, Imposing Special Assessments**

Mr. Roethke presented Resolution 2014-11 to the board which will impose special assessments.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-11 which imposes special assessments for FY 2014/2015 for Belmont Community Development District.





Mr. Roethke distributed a Deficit Funding Agreement to the board.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the Deficit Funding Agreement for Belmont Community Development District.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board closed the Public Hearing for Belmont Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Amenity Rules and Rates  
(under separate cover)**

Mr. Roethke distributed a draft of the Amenity Center Rules and Rates to the board. A discussion ensued. The board decided to table this item to give the board a chance to review it before the next meeting. Mr. Roethke recommended that the board set a date, time, and location for a public hearing on Amenity Rules and Rates, so that the policies can be officially adopted at a future meeting.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board set a date time, and location for a public hearing on the Amenity Center Rules and Rates as October 21, 2014 at 10:30 am at Genesis' office 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. Roethke distributed a proposal from Heidt Design for conceptual hardscape and landscape plan to the common areas for phases 1B and 1C-1.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Heidt for hardscape and landscape plans at a cost of (\$18,500.00) for Belmont Community Development District.

**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, September 16, 2014 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 12:37 p.m. for Belmont Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

