

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, September 16, 2014 at 10:36 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

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A.
Lindsay Whelan	District Counsel; Hopping Green & Sams, P.A.
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

There were no Audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held August 19, 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 August 19, 2014 for Belmont Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2014

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for August 2014 totaling (\$31,234.18) for Belmont Community Development District.

(Mr. Plate arrived while the meeting was in progress at 10:42 a.m.)

FIFTH ORDER OF BUSINESS

Consideration of Bus Shelter

Mr. Roethke presented options for a bus shelter to be constructed on CDD property. Mr. Roethke also distributed several other shade structure ideas to the Board for a different option. A discussion ensued regarding working with the School Board for pickup spots and deciding where to install a potential bus shelter. Mr. Plate will set up a meeting with the School Board, and these proposals will be revisited after that meeting.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Conduit Installation

Mr. Roethke presented a proposal from Watering Technologies for a conduit installation at the Amenity Center. This was needed in order for Envera to install their security system.

On a Motion by Mr. Miars seconded by Mr. Beeman, with all in favor, the Board ratified the proposal from Watering Technologies for a conduit installation at a cost of (\$1,674.00) for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of SEG Amenity Center Site Work Change Order

Mr. Roethke presented a change order request from SEG for the Amenity Center Site Work. Mr. Plate added additional details regarding this proposal.

On a Motion by Mr. Miars seconded by Mr. Kaschyk, with all in favor, the Board approved the change order from SEG at a total contract increase of (\$8,815.78.00) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Addendum to Pinellas Pools' Contract

Mr. Roethke presented an addendum for the pool installation contract with Pinellas Pools. This addendum is seeking to nullify the liquidated damages section of the contract. Ms. Kilinski noted that a letter has been sent back to Pinellas Pools requesting further information regarding this request, including the reasons for the delays and a new estimated final completion date of the project. Ms. Kilinski and Mr. Plate added some additional details regarding this request. The Board declined to act on this request at this time.

NINTH ORDER OF BUSINESS

Consideration of Amenity Center Policies

Mr. Roethke presented a draft of the Amenity Center policies to the Board. This is being included for the Board's review and a final version of the Rules and Rates will be approved at the October 21st meeting. No changes were made to the Amenity Center Policies at this time.

TENTH ORDER OF BUSINESS

Consideration of Rules of Procedure

Mr. Roethke presented a resolution that will set October 21st as the date for a public hearing to adopt the Amenity Rules and Rates, as well as, the updated CDD Rules of Procedure.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adopted Resolution 2014-12, setting the Public Hearing for Amenity Rules and Rates and Rules of Procedure as October 21, 2014 at 10:30 a.m. at the offices of Genesis Group, 3910 US Highway 301 N, Suite 140, Tampa, FL 333619 for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Authorization for RFP Package for Landscape, Irrigation, and Hardscape Installation

Mr. Roethke distributed a draft of an RFP package for Landscape, Irrigation and Hardscape installation for Phases 1B and 1C-1. Ms. Kilinski and Mr. Plate noted that this can be approved in the event that the bid threshold exceeds \$325,000.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved RFP package for Landscape, Irrigation, and Hardscape installation for Phase 1B and 1C-1 for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of District Consent to
Subdivider's Agreement**

Mr. Roethke distributed a District Consent to Subdivider's Agreement to the Board. Ms. Kilinski added some additional details regarding this agreement. This is an acknowledgement from the District that the improvements within the CDD have been completed by the District and that the Developer will warranty the improvements to the County.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Subdivider's Agreement for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

FOURTEENTH ORDER OF BUSINESS

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

Mr. Roethke mentioned that Rizzetta Amenity Services, Inc. staff is working on obtaining proposals for pool furniture for the Amenity Center. The current proposal is for 30 chaise lounges, 6 picnic tables, and 4 garbage cans at a cost of \$11,964.79. Mr. Roethke also noted that there could be additional benches and garbage cans installed at the basketball/tennis courts and playground.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved a not-to-exceed amount of (\$20,000.00) for Amenity Center furniture for Belmont Community Development District.

Mr. Plate discussed purchasing an additional water meter for irrigation at the Amenity Center. This is being requested by SEG on behalf of the District and will be installed as soon as possible.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the installation of an additional water meter at the Amenity Center for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski mentioned that there was a CDD 101 presentation held last week for Belmont residents, and it was a successful event.

B. District Engineer

Mr. Plate discussed the possibility of heating the pool at the Amenity Center and noted that it could be very costly to retrofit an existing pool with a heating mechanism.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, October 21, 2014 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 added to Ms. Kilinski's report and discussed the CDD 101 for Belmont residents that was held on September 10th. The event was well attended and most of the audience asked a lot of questions and learned many facts related to Community Development Districts.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

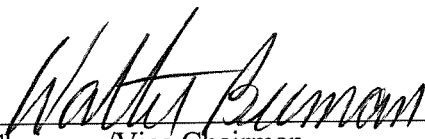
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kaschyk, seconded by Mr. Miars, with all in favor the Board adjourned the meeting at 11:24 a.m. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

