

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 21, 2015 at 10:59 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
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.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A.
Lindsay Whelan	District Counsel; Hopping Green & Sams, P.A. (via phone)
Tim Plate	District Engineer; Heidt Designs (via phone)
Robert Nelson	Greenpointe Holdings, LLC

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

No Audience members present/no comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
June 16, 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 June 16, 2015 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2015

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2015 in the amount of \$38,885.54 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions #184 - # 187 (see recap)

Requisition Number	Payee	Amount
184	Heidt Design	\$2,017.50
185	Hopping Green & Sams	\$1,198.65
186	W.J. Johnson & Associates	\$1,350.00
187	Watering Technologies Inc.	\$59,803.88

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board ratified the Series 2013 Construction Requisitions #184 - #187 for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape inspection report to the Board. A discussion ensued regarding several landscape items.

SEVENTH ORDER OF BUSINESS

Consideration of Phase 2 North Supplemental Engineer's Report

Mr. Roethke presented a proposal from Heidt Design for the Phase 2 North Supplemental Engineer's Report.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved the Phase 2 North Supplemental Engineer's Report at a cost of (\$7,500.00) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Repair of Stormwater Pipe

Mr. Roethke presented a proposal from Bay Area Environmental Services for stormwater pipe repair. Mr. Plate discussed the details of this proposal and Ms. Whelan updated the Board on the status of discussions with the original construction company. Mr. Plate entertained various questions from the Board.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Bay Area Environmental Services for pipe repair, subject to response from original construction vendor, not to exceed (\$45,000.00) for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Audit for Fiscal Year Ending 2014

Mr. Roethke presented the Audit for Fiscal Year 2013-2014 to the Board and noted that it was a clean audit. The Auditor's opinion was unqualified and there were no instances or adverse findings reported for this District.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board ratified the Audit for Fiscal Year 2013-2014 for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Recommendation of Audit Review Committee

Mr. Roethke asked the Board to approve the Audit Committee's recommendation for audit services.

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board approved the Audit Committee's recommendation for audit services, with McDirmit Davis being named as the auditor for Fiscal Year 2014/2015 for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Public Hearing of Fiscal Year 2015-2016 Budget

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

Mr. Roethke reviewed the details of the Fiscal Year 2015/2016 Budget with the Board.

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

i. Consideration of Resolution 2015-09, Adopting the Final Budget for FY 15/16

Mr. Roethke presented Resolution 2015-09 to the Board, which will adopt the Final Budget for Fiscal Year 2015/2016.

On a Motion by Mr. Miars, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2015-09 for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year
2015-2016 Budget**

**i. Consideration of Resolution 2015-10,
Imposing Special Assessments**

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

Mr. Roethke reviewed the special assessments with the board and presented Resolution 2015-10 which will impose the special assessments.

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

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2015-10 for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement

Mr. Roethke presented the Deficit Funding Agreement for Fiscal Year 2015-2016. Ms. Kilinski added comments regarding the details of this agreement.

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board approved the Deficit Funding Agreement for Fiscal Year 2015/2016 for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

FIFTEENTH ORDER OF BUSINESS

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

Mr. Roethke gave the Board an update on the status of the fence installation at the Amenity Center, which will take place on or before July 31st. The vendor should be out within the next week to fix the issues with the front gate.

Mr. Thornton updated the Board on the status of the traffic light at Highway 301 and Paseo Al Mar Blvd. The design has been completed and it is currently in the process of being approved by the Department of Transportation.

SIXTEENTH 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, August 18, 2015 at 10:30 a.m. at the offices of Genesis Group located at 3910 US Hwy 301 N, Suite 140, Tampa, FL 33619.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor's requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:44a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

