

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 **Wednesday, October 21, 2015 at 10:30 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:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. (via phone)
Tim Plate	District Engineer; Heidt Designs (via phone)
Robert Nelson	Greenpointe Holdings, LLC
Rick Harcrow	Regional Manager, Greenpointe Holdings, LLC
Diane Naeyaert	Heidt Design

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
September 15, 2015**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on September 15, 2015 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2015

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2015 in the amount of \$27,746.06 for Belmont Community Development District.

(Ms. Kilinski arrived while the meeting was in progress at 10:31 a.m.)

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report

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

(Mr. Plate arrived while the meeting was in progress at 10:36 a.m.)

SIXTH ORDER OF BUSINESS

Consideration of Proposals from Sunrise Landcare

Mr. Roethke presented several proposals from Sunrise Landcare to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the proposals from Sunrise Landcare for east ditch mowing at a cost of \$6,400.00 annually, to be funded by the developer for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Water Meter Installation Contracts

Mr. Roethke presented water meter installation contracts that have been previously approved and require Board ratification.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board approved water meter installation contracts with Hillsborough County Public Utilities for 4 meters in Phases 1B and 1C-1 for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape Expenditure
from Vision landscapes**

Mr. Roethke presented a proposal from Vision Landscapes for amenity center clean up to the Board.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Vision Landscapes for amenity center clean up at a cost of (\$4,890.00) to be paid from the construction fund for Belmont Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Repair of Stormwater
Pipes**

Mr. Plate discussed options for repairing the stormwater pipe that has been discussed at previous meetings. Mr. Plate recommended allowing District Staff to work with the previously approved vendor (Bay Area) to complete the necessary repairs.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board allowed District Staff to negotiate repairs with the previously approved vendor at a not-to-exceed amount of (\$45,000.00) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Amending Meeting Schedule for Fiscal Year
2015-2016**

Mr. Roethke presented Resolution 2016-01 to the Board, which will amend the meeting schedule for the remainder of Fiscal Year 2015-2016. The Board took no action on this item at this time.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding District Zoning
Modification**

Representatives from Green Pointe Communities discussed potential zoning modifications to the Board. Mr. Harcrow discussed the details of these modifications with the Board.

Ms. Naeyaert added comments to the Board, as well. Mr. Harcrow entertained various questions from the Board.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

THIRTEENTH ORDER OF BUSINESS

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

Mr. Roethke informed the Board that Cornerstone is working on the construction of the landscape and hardscape for Phases 1B and 1C-1.

Mr. Roethke also informed the Board that the drainage repairs at the pool have been completed.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski discussed the bond issuance and mentioned that the assessment process is anticipated to kick off at the November meeting.

B. District Engineer

No Report.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, November 17, 2015 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 informed the Board that the CDD website is now live at <http://www.BelmontCDD.com>.

Mr. Thornton asked about Board member CDD email addresses. Mr. Roethke will follow up with the web developer on this.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:10 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman