

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, November 17, 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)
Robert Nelson	Greenpointe Holdings, LLC
Michelle Rairigh	Cornerstone
Dana Frevold	Cornerstone

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
October 21, 2015**

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on October 21, 2015 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2015

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2015 in the amount of \$40,283.14 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape inspection report to the Board and a discussion ensued regarding several landscape maintenance items.

SIXTH ORDER OF BUSINESS

Consideration of Proposals from Sunrise Landcare

Mr. Roethke presented a proposal for pine straw mulch application to the Board.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from Sunrise Landcare for pine straw mulch application at a cost of (\$16,500.00) for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Landowner Contribution in Lieu of Assesments

a. Consideration of Proposals Related to Appraisal for Landowner Contribution in Lieu of Assesments

Ms. Kilinski discussed the details of this item with the Board. A proposal was received by District Counsel immediately before the meeting.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board authorized Board Chair to work with District Counsel and Staff on a final appraisal agreement at a not-to-exceed amount of (\$17,000.00) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

Review of CDD Conveyance Exhibit

Mr. Roethke reviewed those exhibits with the Board.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Geotechnical Services

Mr. Roethke presented a proposal from MEI for Geotechnical Services to the Board.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved proposal from MEI for Geotechnical Services at a cost of (\$22,460.00) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Change Order from Cornerstone Solutions Group

Mr. Roethke presented a change order request from Cornerstone for the irrigation installation in Phase 1B and 1C-1. Mr. Frevold and Ms. Rairigh reviewed the details of this change order with the Board. A discussion ensued.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the change order from Cornerstone at a cost of (\$7,160.00) pending review and approval by District Engineer for Belmont Community Development District.

(Mr. Frevold and Ms. Rairigh left while the meeting was in progress at 10:56 a.m.)

ELEVENTH ORDER OF BUSINESS

Ratification of Proposal for Pipe Repair

Mr. Roethke presented the proposal and form of agreement for the stormwater pipe repair from Bay Area Environmental Services.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board ratified the agreement with Bay Area Environmental Services for stormwater pipe repair at a cost of (\$41,600) plus \$850.00 per day for water pumping activities not-to-exceed (\$48,000.00) for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of 2016 Project Construction Funding Agreement

Mr. Roethke presented a 2016 Project Construction Funding Agreement to the Board.

On a Motion by Mr. Miars, seconded by Mr. Thornton, with all in favor, the Board approved the 2016 Project Construction Deficit Funding Agreement subject to Developer's Counsel review for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Well Abandonment Services

Mr. Roethke presented the proposal for Well Abandonment Services to the Board. Mr. Roethke informed the Board that the District Engineer believes this could be included as part of the CDD Construction effort for Phase 2 North. The Board would like to table this item until additional pricing can be obtained.

FOURTEENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Report for Series 2013A

Mr. Roethke presented the Arbitrage Rebate Calculation Report for Series 2013A and noted that there is no arbitrage liability at this time.

FIFTEENTH ORDER OF BUSINESS

Consideration of Meeting Location Change

Mr. Roethke discussed potential meeting locations for the monthly Board of Supervisors meetings after Genesis relocates their office to a new location.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board set the meeting location at Rizzetta's office located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 starting in January 2016 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

A brief discussion ensued regarding construction items.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Not Present.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, December 15, 2015 at 10:30 a.m. at the offices of Genesis Group located at 3910 US Hwy 301 N, Suite 140, Tampa, FL 33619.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Miars asked about pool status.

Mr. Hill asked about fountain issues, holiday lights, and the traffic light at 301.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor the Board adjourned the meeting at 11:18 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman