
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, December 15, 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 Design, LLC (via phone)
Robert Nelson	Greenpointe Holdings, LLC
Lori Campagna	HOA Manager, Evergreen

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
November 17, 2015**

<p>On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on November 17, 2015 for Belmont Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2015

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2015 in the amount of \$60,570.74 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions #188-#200

Requisition Number	Payee	Amount
188	Heidt Design	\$3,803.25
189	Hopping Green & Sams	\$834.65
190	Watering Technologies Inc.	\$7,926.25
191	Heidt Design	\$2,427.87
192	Heidt Design	\$5,375.00
193	Hopping Green & Sams	\$585.87
194	Hopping Green & Sams	\$1,155.00
195	Heidt Design	\$2,027.50
196	Hopping Green & Sams	\$1,109.50
197	Vision Landscapes	\$4,890.00
198	Heidt Design	\$175.00
199	Hopping Green & Sams	\$1,160.00
200	Suncoast Pool Service	\$4,995.00

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2013 Construction Requisitions #188-#200 for Belmont Community Development District.

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

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Additional Pond Maintenance

Mr. Roethke presented a proposal from Aquagenix for maintenance of additional ponds. The Board requested additional proposals to be presented at the next meeting before this is approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Well
Abandonment Services**

Mr. Roethke presented several proposals for well abandonment services to the Board. A discussion ensued regarding the details of each proposal. Mr. Plate added comments and entertained various questions from the Board, including a discussion regarding the potential for a \$6,000.00 credit.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Mortensen Engineering for well abandonment services at a not-to-exceed cost of (\$31,740.00) for Belmont Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of District Engineer Work
Authorization for Additional Services**

Mr. Roethke presented a District Engineer work authorization for additional services to the Board. Mr. Plate added comments regarding the details of this authorization and entertained various questions from the Board.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board approved the District Engineer work authorization from Heidt Design for Belmont Community Development District.

TENTH ORDER OF BUSINESS

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

Mr. Roethke updated the Board on the status of the landscape and hardscape installation by Cornerstone.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski discussed kicking off the assessment process at the January meeting, an update on the property appraisal, and draft documents for an RFP for the next phase of construction.

B. District Engineer

No Report.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, January 19, 2016 at 10:30 a.m. at the new location which is at the offices of Rizzetta and Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mr. Roethke asked the Board Supervisors if they will be switching their email addresses to the web-hosted emails or keeping their current email addresses. The Board agreed to use the new CDD email addresses.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Thornton asked about the pipe repair.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor the Board adjourned the meeting at 10:57 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman