
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, January 19, 2016 at 10:32 a.m.** at the office of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman
Ellen Johnson	Board Supervisor, Vice Chairman
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.
Tim Plate	District Engineer; Heidt Design, LLC (<i>via phone</i>)
Robert Nelson	Greenpointe Holdings, LLC
Josh McGarry	Aquatic Systems
Jamos Beierle	Aquagenix
Scott Brizendine	Associate Director of Financial Services, Rizzetta & Co.
Bre Beirl	Financial Analyst, Rizzetta & Co.

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
December 15, 2015**

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

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November 2015

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2015 in the amount of \$24,159.57 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions (if any)

There were no requisitions presented.

SIXTH ORDER OF BUSINESS

Presentation of Amended and Restated Final Master Special Assessment Allocation Report

This item was continued to February 2, 2016 at 11:30 a.m.

SEVENTH ORDER OF BUSINESS

Presentation of Supplemental Methodology Report

This item was continued to February 2, 2016 at 11:30 a.m.

EIGHTH ORDER OF BUSINESS

Presentation of Amended and Restated Report of District Engineer Dated April 2006

This item was continued to February 2, 2016 at 11:30 a.m.

NINTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report-2015 Capital Improvement Project, Phase 2 North

This item was continued to February 2, 2016 at 11:30 a.m.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Declaring Special Assessments

This item was continued to February 2, 2016 at 11:30 a.m.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Setting a Public Hearing on Special Assessments

This item was continued to February 2, 2016 at 11:30 a.m.

TWELFTH ORDER OF BUSINESS

Consideration of Appraisal Report

Mr. Roethke discussed the appraisal report that was completed and sent to the Board prior to the meeting. Ms. Kilinski added details regarding this appraisal report.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03, Approving
the Appraisal, Conveyance in Lieu of Assessments
and Other Matters Related to that Transaction**

Mr. Roethke presented Resolution 2016-03 and Ms. Kilinski reviewed the details of this Resolution with the Board, which will approve the appraisal, conveyance in lieu of assessments, and other matters related to this transaction. A discussion ensued and Ms. Kilinski entertained various questions from the Board.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2016-03 for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04, Approving
RFP Documents for Phase 1C-2 and Phase 2
North Infrastructure Project**

Mr. Roethke presented Resolution 2016-04 to the Board, which will approve the RFP documents for Phase 1C-2 and Phase 2 North infrastructure project completion. Ms. Kilinski and Mr. Plate added comments regarding the details of this Resolution.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board adopted Resolution 2016-04 in substantial form for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape inspection report to the Board. There are several dead or dying palms near the amenity area that should be warranted by the original installer. Mr. Martin asked to have the entry lighting double checked and Mr. Hill noted that there are some bare spots in the turf on Celtic Ash.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Annual
Rotation**

Mr. Roethke presented a proposal to the Board for the annual flower rotation.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Sunrise Landcare for annual flower rotation at a cost of (\$385.00) for Belmont Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pond

Maintenance

Mr. Roethke presented pond maintenance proposals to the Board. A discussion ensued regarding the details of each proposal. Mr. Beierle and Mr. McGarry entertained various questions from the Board.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Aquatic Systems for pond maintenance at a cost of (\$1,270.00) for Belmont Community Development District.

(Mr. Beierle and Mr. McGarry left while the meeting was in progress at 10:55 a.m.)

EIGHTEENTH ORDER OF BUSINESS Presentation of Monthly Financial Summary

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

NINETEENTH 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 in Phases 1B and 1C-1.

TWENTIETH ORDER OF BUSINESS Staff Reports

- A. District Counsel**
No Report.
- B. District Engineer**
Mr. Plate provided an update on the stormwater pipe repair, which should be happening this week.
- C. District Manager**
Mr. Roethke stated that the next meeting will be held on Tuesday, February 16, 2016 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

TWENTY-FIRST ORDER OF BUSINESS Supervisor Requests

Mr. Hill mentioned that he is happy with the work going on in the development.

Mr. Hill asked for an update on the street light at Hwy 301.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:20 a.m. and continued the meeting to February 2, 2016 at 11:30 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

