
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, February 16, 2016 at 10:35 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
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)
Lindsay Whelan	District Counsel; Hopping Green & Sams, P.A.
Tim Plate	District Engineer; Heidt Design, LLC (via phone)
Robert Nelson	Greenpointe Holdings, LLC
Scott Brizendine	Associate Director of Financial Services, Rizzetta & Co.
Bre Beirl	Financial Analyst, Rizzetta & Co.

Audience

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

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' regular meeting held January 19, 2016

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 January 19, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2015

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2015 in the amount of \$50,492.14 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Amended and Restated Report of District Engineer Dated April 2006 (i.e. Master Engineer's Report)

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

SIXTH ORDER OF BUSINESS

Presentation of Amended and Restated Final Master Special Assessment Allocation Report (i.e. Master Assessment Methodology)

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

SEVENTH ORDER OF BUSINESS

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

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

EIGHTH ORDER OF BUSINESS

Presentation of Supplemental Methodology Report

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

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Declaring Special Assessments

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

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

Ratification of Series 2013 Construction Requisitions # 201-203, 205-206

Requisition Number	Payee	Amount
201 RVSD	Hardscapes 2, Inc.	\$18,225.00
202	Heidt Design	\$1,050.00
203	Hopping Green & Sams	\$548.00
205	Heidt Design	\$2,828.99
206	Hopping Green & Sams	\$781.00

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board ratified the Series 2013 Construction Requisitions #201-203, 205-206 for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape report to the Board and a discussion ensued. The Board mentioned that they are happy with the way the landscape has been looking.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pressure Washing

Mr. Roethke presented a proposal from Grimebusters to the Board for pressure washing at the amenity center.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Grimebusters for pressure washing at a cost of (\$510.00) for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Rizzetta Amenity Services Deposit Invoice

Mr. Roethke presented a deposit invoice from Rizzetta Amenity Services to the Board.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board approved a Rizzetta Amenity Services deposit invoice at a cost of (\$1,913.60) for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

SIXTEENTH ORDER OF BUSINESS

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

Mr. Roethke updated the Board on the status of Cornerstone's construction at Phase 1B and 1C-1. This work should be completed and ready for final inspection by next week.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan mentioned that she is working on finalizing details on the Resolution that was approved at the last meeting for a contribution in lieu of assessments.

B. District Engineer

Mr. Plate gave the Board a status update on the storm water pipe repair that was previously approved. This work should be completed this week.

Mr. Plate also discussed a drainage structure that needs to be repaired, as well as, modified plans for Phase 1C-2.

Mr. Thornton asked for an update on the traffic light at US 301 and Paseo Al Mar Blvd.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, March 15, 2016 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

It was noted by Mr. Roethke that both Mr. Miars and Mr. Hill have not yet switched their email addresses to the new website email addresses provided by the District.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hill requested benches to be installed in common areas.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:06 a.m. and continued the meeting to March 2, 2016 at 11:00 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman