

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, April 19, 2016 at 10:30 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 <i>(via phone)</i>
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.
Scott Brizendine	Assoc. Director of Financial Svcs, Rizzetta & Co.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. <i>(via phone)</i>
Tim Plate	District Engineer; Heidt Design, LLC
Peter Dame	Bond Counsel; Ackerman <i>(via phone)</i>
Robert Nelson	Greenpointe Holdings, LLC
Jim Potantus	Sunrise Landcare
Bre Beirl	Financial Analyst, Rizzetta & Co., Inc.

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
March 15, 2016**

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 March 15, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2016

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2016 in the amount of \$39,580.06 for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Construction Requisition, if any

Requisition Number	Payee	Amount
	None	

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-05, Bond Delegation Resolution

Mr. Roethke presented Resolution 2016-05 and Mr. Dame reviewed the details of this Resolution with the Board.

On a Motion by Mr. Hill Johnson, seconded by Mr. Thornton, with all in favor, the Board adopted the Resolution 2016-05, Bond Delegation Resolution for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Various Forms of Bond Documents (USC)

None

EIGHTH ORDER OF BUSINESS

Special Assessment Public Hearing

Ms. Kilinski addressed the Board and discussed the background of this upcoming public hearing.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board moved to open the Public Hearing on Special Assessments for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Presentation of 2016 Amended and Restated 2006 Report of District Engineer March 2016

Mr. Plate reviewed the 2016 Amended and Restated 2006 District Engineer Report with the Board, which is essentially unchanged from the version that was presented at the last meeting. There were no questions from the Board.

TENTH ORDER OF BUSINESS

Presentation of Amended Master Assessment Allocation Report

Ms. Beirl reviewed the Amended Master Assessment Allocation Report with the Board, which is essentially unchanged from the version that was presented at the last meeting. There were no questions from the Board.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-06, Equalizing the Levying Master Special Assessments

Mr. Roethke presented Resolution 2016-06 and Ms. Kilinski reviewed the details of this Resolution with the Board. There were no questions from the Board.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2016-06, Equalizing and Levying Master Special Assessments for Belmont Community Development District.

There were no questions from the public audience.

Closed Public Hearing

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board moved to close the Public Hearing on Special Assessments for Belmont Community Development District.

(Peter Dame left meeting at 10:58 a.m.)

TWELFTH ORDER OF BUSINESS

Consideration of Other Bond/Financial Related Matters and Documents (USC)

None

THIRTEENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape report and Mr. Potantus reviewed any landscape issues with the Board.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancement

Mr. Roethke presented a landscape enhancement proposal for Sunrise Landcare to the Board.

On a Motion by Mr. Martin, seconded by Ms. Thornton, with all in favor, the Board approved proposal from Sunrise Landcare for Indian Hawthorn installation at a cost of \$494.00 for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Maintenance

Mr. Roethke presented proposals for landscape & irrigation maintenance to the Board. There is a proposal from Blue Heron for full landscape & irrigation maintenance and a proposal from Sunrise Landcare to add new phases to their contract.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved proposal from Blue Heron for landscape & irrigation maintenance at a cost of \$148,380 and \$15,750 for aquatic maintenance for Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond report to the Board. A discussion ensued regarding the several maintenance issues.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposals for Lot Testing of Phase 1C-2A and Phase 2 North

Mr. Roethke presented proposals for lot testing for Phase 1C-2A, 2A, and 2B to the Board. Mr. Plate reviewed the details of these proposals with the Board. A discussion ensued and Mr. Plate entertained various questions from the Board.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board approved proposal from Mortensen Engineering for Phase 1C-2A & 2 North lot testing at a total cost of \$166,822 for Belmont Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of RFQ for Surveying Services for Phases 1C-2A, 2A and 2B

Mr. Roethke presented an RFQ for Phase 1C-2A, 2A, and 2B surveying services and Ms. Kilinski reviewed the details of the RFQ with the Board.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board approved RFQ for Phase 1C – 2A, 2A, and 2B surveying services for Belmont Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of Proposal for Field Inspection Services

Mr. Roethke presented a proposal from Rizzetta & Co. for Professional Field Services to the Board.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved proposal from Rizzetta & Company for Professional Field Services at a cost of \$6,000 annually for Belmont Community Development District.

TWENTIETH ORDER OF BUSINESS

Consideration of Proposal for Control Structure Repair

Mr. Roethke presented a proposal for control structure repair and Mr. Plate reviewed the details of this proposal with the Board.

On a Motion by Mr. Hill, seconded by Mr. Johnson, with all in favor, the Board approved proposal from All South Underground for control structure repair at a cost of \$5,045 for Belmont Community Development District.

TWENTY FIRST ORDER OF BUSINESS

Consideration of Proposal for Storm Pipe Repair

Mr. Roethke presented a proposal for storm pipe repair and Mr. Plate reviewed the details of this proposal with the Board. A discussion ensued.

On a Motion by Mr. Thorton, seconded by Ms. Johnson, with all in favor, the Board approved proposal from All South Underground for storm pipe repair at a cost of \$53,075 for Belmont Community Development District.

TWENTY SECOND ORDER OF BUSINESS Ratification of Legal Description and Sketch for Phase 2 North

Mr. Roethke presented a previously approved proposal from GeoPoint that required Board ratification. This is a construction item that will be developer funded until bond proceeds are available. Mr. Plate entertained various questions from the Board.

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board ratified proposal from GeoPoint for legal description and sketch of Phase 2 North at a cost of \$650.00 for Belmont Community Development District.

TWENTY THIRD ORDER OF BUSINESS Consideration of Request for Signage on CDD Property

Mr. Roethke presented a request from Lennar to have marketing signs on CDD property. A discussion ensued regarding the details of this request.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved installation of marketing signs by Lennar on CDD property, pending agreement drafted by District Counsel between the CDD and Lennar Homes for Belmont Community Development District.

TWENTY FOURTH ORDER OF BUSINESS Presentation of Monthly Financial Summary

Mr. Roethke presented the Monthly Financial Summary to the Board. No formal Board action was taken.

TWENTY FIFTH ORDER OF BUSINESS Update on Construction Related Projects and Proposals Related Thereto

Mr. Roethke updated the Board on the status of the landscape & hardscape installation project by Cornerstone. Mr. Plate mentioned that a final punch list has been created and is awaiting completion by Cornerstone.

TWENTY SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel
No report.

B. District Engineer
Mr. Plate submitted an inspection report to SWFWMD which resulted in some repairs that need to be made on CDD property. Mr. Plate will work on having these items addressed.

Mr. Plate also mentioned that bids from the construction RFP are due on May 3rd and will be presented at the next meeting.

C. District Manager

Mr. Roethke stated that the next meeting will be held on Tuesday, May 17, 2016 at 10:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

V Global Tech is increasing their prices by \$10.00 per month.

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board approved cost increase of \$10.00 per month for website maintenance by V Global Tech for Belmont Community Development District.


TWENTY SEVENTH ORDER OF BUSINESS Supervisor Requests

None

TWENTY EIGHTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Hills, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:56 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman