
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, May 17, 2016 at 10:45 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.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. <i>(via phone)</i>
Tim Plate	District Engineer; Heidt Design, LLC
Robert Nelson	Greenpointe Holdings, LLC
Bre Beirl	Financial Analyst, Rizzetta & Co., Inc.
Donna Feldman	Developers Counsel, Feldman & Mahoney, P.A.
Michelle Rairigh	Cornerstone

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order at 10:45 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There was no audience and no comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on April 19, 2016

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on April 19, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2016

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2016 in the amount of (\$44,268.80) 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 2016-07, Adopting 2016 Amended and Restated 2013 Report of District Engineer

Mr. Roethke presented Resolution 2016-07, Adopting 2016 Amended and Restated 2013 Report of District Engineer to the Board, and Mr. Plate reviewed the 2016 Amended and Restated 2013 Report of the District Engineer.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board adopted the Resolution 2016-07, Adopting 2016 Amended and Restated 2013 Report of District Engineer for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Reallocation of 2006B Assessments

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

EIGHTH ORDER OF BUSINESS

Consideration of 2006B Allocation Report

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-09,

Reallocation of Series 2006B Assessments

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

TENTH ORDER OF BUSINESS

Consideration of Series 2016A and Series 2016 Project, Methodology and Assessments

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

ELLEVENTH ORDER OF BUSINESS

Consideration of Supplemental Report of the District Engineer for the Series 2016 Bonds

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

TWELFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology for the Series 2016 Bonds

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-10, Allocation of Series 2016A Assessments

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-11, Allocation of Series 2016B Assessments

Continued at the next meeting on Tuesday, May 24, 2016 at 11:00 am.

FIFTEENTH ORDER OF BUSINESS

Consideration of Other Bond/Financing Related Matters and Documents

There were no other bond/financing related matters and documents to be considered.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-12,
Amending Resolution 2016-03, Approving
the Appraisal, Conveyance in Lieu of
Assessments and Other Matters Related
to that Transaction**

Mr. Roethke presented Resolution 2016-12, amending Resolution 2016-03, Approving the Appraisal, Conveyance in Lieu of Assessments and Other Matters Related to that Transaction. Ms. Kilinski reviewed these amendments with the Board.

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board adopted the Resolution 2016-12, amending Resolution 2016-03, Approving the Appraisal, Conveyance in Lieu of Assessments and Other Matters Related to that Transaction for Belmont Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Landscaping Report

Mr. Roethke presented the Landscape Report to the Board.

Mr. Hill mentioned that there is some dying turf on Gate Dancer and Lucky Debonair. Mr. Roethke will have the landscaper address this.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the Pond Report to the Board. No formal Board action was taken.

NINETEENTH ORDER OF BUSINESS

**Consideration of Proposal for Holiday
Decor**

Mr. Roethke presented a proposal for holiday décor to the board. The Board would like to see a revised proposal that includes wrapping the light poles on Paseo Al Mar from the entrance all the way to the amenity center. Mr. Roethke will bring a revised proposal for this to the next meeting.

TWENTIETH ORDER OF BUSINESS

**Consideration of Cornerstone Change
Order for Phase 1B Landscaping**

Mr. Roethke presented a Change Order from Cornerstone for the Phase 1B Landscaping contract. Mr. Plate reviewed the details of this change order with the Board.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board approved the Change Order #2 from Cornerstone for Phase 1B Landscape installation at a cost of (\$12,000.00) for Belmont Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Proposals for
Construction Services and Ranking of the
Same**

Mr. Roethke presented proposals for construction of Phases 1C-2A, 2A, 2B and 2C. Mr. Plate reviewed the proposals with the Board and entertained various questions. The Board ranked each proposal using the included scoring sheet, and Mr. Roethke tabulated the results which are as follows:

Kearney Companies – 388 points
RIPA – 383.6 points

TWENTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2016-13,
Award for Construction Services for
Community Infrastructure Project for
Phases 1C-2A, 2A, 2B and 2C**

Mr. Roethke presented Resolution 2016-13 to the Board, awarding the Construction for Community Infrastructure project for Phases 1C-2A, 2A, 2B and 2C to the Kearney Companies.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2016-03, Award for Construction Services for Community Infrastructure Project for Phases 1C-2A, 2A, 2B and 2C to the Kearney Companies for Belmont Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

**Consideration of Qualifications for
Surveying Services**

Mr. Roethke presented the qualifications from GeoPoint to the Board, as they were the only respondent from the RFQ approved last meeting.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board named GeoPoint as the top-ranked bidder for surveying services for Belmont CDD for Belmont Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS

**Consideration of Agreement for Surveying
Services**

Mr. Roethke presented a contract for surveying services. This is the form of agreement for the surveying proposal from GeoPoint that was tentatively approved at the previous meeting.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the surveying agreement between GeoPoint and Belmont CDD for Belmont Community Development District.

TWENTY-FIFTH ORDER OF BUSINESS Presentation of Registered Voter Count

Mr. Roethke presented the registered voter count to the Board, which is 556 as of April 15, 2016. Belmont CDD will continue the general election process, with seats 1 and 2 moving to the general election in November 2016. The qualifying period for residents to get their name on the ballot is from noon on June 20 through noon June 24.

TWENTY-SIXTH ORDER OF BUSINESS Presentation of Proposed budget for Fiscal Year 2016/2017

Mr. Roethke presented the Proposed Budget for Fiscal Year 2016/2017 to the Board and reviewed each line item within the budget. A discussion ensued, but no changes were made to the budget.

TWENTY-SEVENTH ORDER OF BUSINESS Presentation of Resolution 2016-14, Approving Budget for FY 2016/2017 and Setting the Public Hearing

Mr. Roethke presented Resolution 2016-14, Approving Budget for Fiscal Year 2016/2017 and Setting the Public Hearing to the Board which will approve the proposed budget for Fiscal Year 2016/2017 and set the date, time and location for the Final Budget Public Hearing.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved Resolution 2016-14, Approving Budget for Fiscal Year 2016/2017 and Setting the Public Hearing to the Board for Belmont Community Development District.

TWENTY-EIGHTH 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-NINETH 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 construction project in 1B and 1C-1.

THIRTIETH ORDER OF BUSINESS Staff Reports

- A. **District Counsel**
No Report

B. District Engineer
No Report

C. District Manager
The next regular meeting will be on **Tuesday, June 21, 2016 at 10:30 a.m.** held at the offices of Rizzetta and Company located at 3434 Colwell Ave., Suite 200, Tampa, FL 33614.

THIRTY-FIRST ORDER OF BUSINESS

Supervisor Requests


Mr. Plate updated the Board on the status of the traffic signal installation at Paseo Al Mar and US 301.

Mr. Martin asked about Lennar marketing signs on CDD property and about the status of the dog park.

THIRTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Johnson, seconded by Mr. Hill, with all in favor the Board continued the meeting at 11:57 a.m. to Tuesday, May 24 at 11:00 a.m. at the office of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman