
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, July 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
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.
Tim Plate	District Engineer; Heidt Design, LLC (via phone)
Lindsay Whelan	District Council; Hopping Green & Sams
Robert Nelson	Greenpointe Holdings, LLC

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 the Board of Supervisors' Regular Meeting held on June 21, 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 June 21, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2016

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2016 in the amount of (\$36,107.96) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions for the following Bonds: S2016A (#3-8) and S2016B (#3-8)

Requisition Number	FOR 2016 A Payee	Amount
3A	GeoPoint Surveying, Inc.	\$422.18
4A	Heidt Design	\$11,629.47
5A	Hopping Green & Sams	\$1,493.86
6A	Hillsborough County BOCC	\$2,188.83
7A	Hillsborough County BOCC	\$688.48
8A	Hillsborough County BOCC	\$688.48

Requisition Number	FOR 2016 B Payee	Amount
3B	GeoPoint Surveying, Inc.	\$227.82
4B	Heidt Design	\$6,275.66
5B	Hopping Green & Sams	\$806.14
6B	Hillsborough County BOCC	\$1,181.17
7B	Hillsborough County BOCC	\$371.52
8B	Hillsborough County BOCC	\$371.52

It was noted that requisitions 7A, 7B, 8A, & 8B will need to be reimbursed by the developer, since these are developer expenses.

On a Motion by Ms. Johnson seconded by Mr. Miars, with all in favor, the Board ratified requisitions for the following bonds: S2016A (#3-8) and S2016B (#3-8) for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the monthly field inspection and pond reports to the Board. Mr. Martin discussed several issues with landscaping throughout the community, and Mr. Hill also mentioned several issues he has noticed with the new landscape vendor, Sitex. Mr. Roethke will report these issues to the vendor.

(Mr. Plate arrived while the meeting was in progress at 10:38 a.m.)

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Furniture

Mr. Roethke presented proposals for new pool furniture to the Board.

On a Motion by Mr. Martin, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Admiral Outdoor Furniture for pool furniture at a total cost of (\$1,959.46) for Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-16,
Resolution Ratifying Sale of 2016 Bonds**

Mr. Roethke presented Resolution 2016-16 to the Board, which will ratify the sale of the Series 2016 Bonds.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board adopted the Resolution 2016-16, for Belmont Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-17,
Direct Materials Purchase Authorization**

Mr. Roethke presented Resolution 2016-17 to the Board, which will authorize direct materials purchase by the District. Ms. Whelan reviewed the details of this Resolution with the Board.

On a Motion by Mr. Hill, seconded by Mr. Thornton, with all in favor, the Board adopted the Resolution 2016-17 for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for
Procurement of Excavation Permit**

Mr. Roethke presented a work authorization from Heidt Design for the procurement of a land excavation permit. Mr. Plate reviewed the details of this proposal with the Board.

**Consideration of Agreement Regarding
Sale of Fill Dirt**

Mr. Plate discussed some potential sale opportunities for excess fill dirt on the current construction project within the District. A discussion ensued and Mr. Plate entertained various questions from the Board.

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board approved the work authorization for Heidt Design for land excavation special use permit at a cost of (\$15,400) and the agreement regarding sale of fill dirt (\$2.00/cubic yard) with confirmation of the details by District Engineer, Board Chair, and Project Manager for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate
Calculations Series 2006B- 5/31/16**

Mr. Roethke presented the Arbitrage Rebate Calculation Report for the Series 2006B Bonds to the Board. It was noted that there is no arbitrage liability at this time.

TWELFTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2016-2017
Budget and Operation and Maintenance
Assessments**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board opened the Public Hearing for Belmont Community Development District.

Mr. Roethke presented the Budget for Fiscal Year 206/2017 to the Board and a discussion ensued regarding several items.

There were no audience members and no questions from the Board. There were no changes to the Budget.

On a Motion by Mr. Miars, seconded by Mr. Clement, with all in favor, the Board closed the Public Hearing for Belmont Community Development District.

**Consideration of Resolution 2016-18,
Adopting Final Budget for FY 2016/2017**

Mr. Roethke presented Resolution 2016-18 to the Board, which will adopt the Final Budget for Fiscal Year 2016/2017.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2016-18 for Belmont Community Development District.

**Consideration of Resolution 2016-19,
Imposing Special Assessments for FY 2016/2017**

Mr. Roethke presented Resolution 2016-19 to the Board, which will impose special assessments for Fiscal Year 2016/2017.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2016-19 for Belmont Community Development District.

Consideration of Deficit Funding Agreement

Mr. Roethke presented the Deficit Funding Agreement for the General Fund Budget for Fiscal Year 2016/2017 to the Board.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board adopted the Deficit Funding Agreement between Belmont CDD and Belmont Real Estate for Fiscal Year 2016/2017 for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

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

FOURTEENTH ORDER OF BUSINESS

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

Mr. Roethke updated the Board on the status of the final punch-out for the Phase 1B hardscape completion. There is an issue with getting electrical services to the subdivision monument, and Cornerstone will need to submit a change order to bore underground to hook up the electrical services, which should cost roughly \$1,500.

Mr. Plate informed the Board that he will work with Cornerstone on this and the Board should not approve a change order at this time.

Mr. Nelson updated the Board on the progress at Phases 1C-2A and 2A.

FIFTEENTH 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, August 16, 2016 at 10:30 a.m. held at the new offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Mr. Roethke informed the Board that there were no residents that qualified for the general election seats up for election in November. Ms. Whelan will draft a vacancy Resolution for the next Board meeting.

Mr. Roethke discussed a block party at the Amenity Center, which is being requested by residents. This would include alcohol use and outdoor grilling at the event, which can only be done at District pre-approved event.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved Belmont CDD community block party at the Amenity Center on July 30, 2016, pending confirmation of insurance coverage for Belmont Community Development District.

Discuss a Towing Policy with the Board

Mr. Roethke discussed a possible towing policy with the Board, which would allow staff to tow cars left parked in the amenity center parking lot. The Board would like to look at this, and District Counsel will provide some documentation for this at the next meeting.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hill requested a street sweeper.

Mr. Martin asked questions about the HOA.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor the Board adjourned the meeting at 11:27 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman