

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, August 16, 2016 at 10:34 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 (<i>via phone</i>)
Michael Martin	Board Supervisor, Asst. Secretary

Also present were:

Sandra Oram	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Council; Hopping Green & Sams
Tim Plate	District Engineer; Heidt Design, LLC
Robert Nelson	Project Manager; Greenpointe Holdings, LLC
John Crawford	Field Service Manager; Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram 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 July 19, 2016

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on July 19, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2016

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2016 in the amount of (\$24,137.68) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions for the following Bonds: S2016A (#9A-12A) and S2016B (#9B-12B)

Requisition Number	FOR 2016 A Payee	Amount
9A	Heidt Design	\$3,535.74
10A	Hopping Green & Sams	\$2,743.65
11A	The Kearney Companies, LLC	\$54,295.65
12A	Mortensen Engineering Inc.	\$649.50

Requisition Number	FOR 2016 B Payee	Amount
9B	Heidt Design	\$1,908.01
10B	Hopping Green & Sams	\$1,480.56
11B	The Kearney Companies, LLC	\$29,299.79
12B	Mortensen Engineering Inc.	\$350.50

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board ratified requisitions for the following bonds: S2016A (#9A-12A) and S2016B (#9B-12B) for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order #1

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT
1	THE KEARNEY COMPANIES	FERGUSON	(\$73,794.92)
1	THE KEARNEY COMPANIES	ATLANTIC	(\$11,176.20)
1	THE KEARNEY COMPANIES	FLORIDA SOIL CEMENT	(\$53,441.65)

On a Motion by Mr. Martin, seconded by Mr. Thornton, with all in favor, the Board ratified Change Order #1 from The Kearney Companies for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Ms. Oram presented the monthly field inspection and pond reports to the Board. Mr. Crawford discussed several issues with landscaping throughout the community, including multiple dead palm trees that need to be addressed. An on-site meeting will be arranged with the Sitex staff (Matt and Ricky), Mr. Nelson, Mr. Crawford and Mr. Roethke to address certain maintenance issues.

EIGHTH ORDER OF BUSINESS

Ratification of Proposals from DS Boring

Ms. Oram presented the proposals from DS Boring that need to be ratified to the Board. They are for the electrical conduit crossing in Phase 1C-2A.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board ratified the proposals for the electrical conduit installation between Belmont CDD and DS Boring LLC for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Towing Policy

Ms. Whelan reviewed the Towing Policy at the Amenity Center. A discussion ensued. The Board revised the Amenity Center Towing Policy to provide the hours between 10:00 p.m. and 6:00 a.m. that no commercial vessels or recreational vehicles can park at the Amenity Center. It was also requested to have the corrected towing policy posted on the CDD website.

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor, the Board adopted the Towing Policy, as amended, for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-20, Re-designating Secretary of the District

Ms. Oram presented Resolution 2016-20 to the Board, which will re-designate Eric Dailey as the Secretary of the District.

On a Motion by Mr. Thornton, seconded by Mr. Miars, with all in favor, the Board adopted the Resolution 2016-20 for Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-21, Re-designating Assistant Treasurer of the District

Ms. Oram presented Resolution 2016-21 to the Board, which will re-designate Shawn Wildermuth as the Assistant Treasurer of the District.

On a Motion by Mr. Thornton, seconded by Mr. Miars, with all in favor, the Board adopted the Resolution 2016-21 for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2016-22, Re-designating Treasurer of the District

Ms. Oram presented Resolution 2016-22 to the Board, which will re-designate Joseph Kennedy as the Secretary of the District.

On a Motion by Mr. Thornton, seconded by Mr. Miars, with all in favor, the Board adopted the Resolution 2016-22 for Belmont Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-23, Declaring Vacancies

Ms. Oram presented Resolution 2016-23 to the Board, which declares Seats 1 and 2 vacant for the General Election.

Ms. Whelan advised the Board that as of November 22, 2016, thereafter within 90 days the Board will have to appoint two replacement Supervisors to those seats, which will have to be residents.

It was requested that we post the vacancies on the CDD website.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board of Supervisors adopted Resolution 2016-23 for the Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Ms. Oram presented the Monthly Financial Summary to the Board. No formal Board action was taken.

FIFTEENTH ORDER OF BUSINESS

Consideration of TECO Proposal for Phase 1C-2A Street Lighting

Ms. Oram presented a TECO proposal for Phase 1C-2A for 27 street lights to the Board.

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the TECO proposal for 27 lights for Phase 1C-2A for the Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Plate updated the Board on the status of the storm water pipe repairs being completed by All South Underground.

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board of Supervisors ratified the change order from All South Underground for additional work required to complete the storm water pipe repairs for the Belmont Community Development District.

Mr. Plate discussed September 13th as the planned BOCC for Board approval date of plats for upcoming phases of construction.

Mr. Nelson updated the Board on the progress of the installation of the crossings in Phase 2A-2B and stated that the County is holding up the process. The as-built plans will be submitted next week and the anticipated completion date is November 16, 2016.

SEVENTEENTH 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, September 20, 2016 at 10:30 a.m. held at the new offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hill requested a street sweeper.

Mr. Hill said that the resident did a fantastic job on the block party and thanked them.

Mr. Martin commented that a truck from the construction site dumped shingles and plastic on the road and curb by the dumpster at Celtic Ash and Smarty Jones. He said he would check with Lennar to see if they were going to clean it up.

Mr. Martin commented about the Board looking into providing a bus shelter.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor the Board adjourned the meeting at 11:35 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman