

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, September 20, 2016 at 11:00 a.m.** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

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:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel; Hopping Green & Sams (via phone)
Jennifer Kilinski	District Counsel; Hopping Green & Sams (via phone)
Tim Plate	District Engineer; Heidt Design, LLC (via phone)
Robert Nelson	Project Manager; Greenpointe Holdings, LLC
John Crawford	Field Service Manager; Rizzetta & Company, Inc.
Rick Herndon	Sitex Landscape

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 August 16, 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 August 16, 2016 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2016

On a Motion by Mr. Thornton, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 in the amount of (\$68,690.39) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions for the following Bonds: S2016A (#14A-15A, 19A-21A, 23A) and S2016B (#14B-15B, 19B-21B, 23B)

Requisition Number	FOR 2016 A Payee	Amount
14A	Belmont Real Estate, LLC	\$13,461.38
15A	DS Boring, LLC	\$3,036.44
19A	Heidt Design	\$3,457.28
20A	The Kearney Companies, LLC	\$145,890.52
21A	Mortensen Engineering Inc.	\$9,463.29
23A	Mortensen Engineering Inc.	\$5,196.04

Requisition Number	FOR 2016 B Payee	Amount
14A	Belmont Real Estate, LLC	\$7,264.22
15A	DS Boring, LLC	\$1,638.56
19A	Heidt Design	\$1,865.67
20A	The Kearney Companies, LLC	\$78,727.50
21A	Mortensen Engineering Inc.	\$5,106.71
23A	Mortensen Engineering Inc.	\$2,803.96

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board ratified requisitions for the following bonds: S2016A (#14A-15A, 19A-21A, 23A) and S2016B (#14B-15B, 19B-21B, 23B) for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order #2

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT
2	THE KEARNEY COMPANIES	FERGUSON	(\$2,390.85)
2	THE KEARNEY COMPANIES	ATLANTIC	(\$27,017.55)
2	THE KEARNEY COMPANIES	FLORIDA SOIL CEMENT	(\$14,588.57)

On a Motion by Ms. Johnson, seconded by Mr. Thornton, with all in favor, the Board ratified Change Order #2 from The Kearney Companies for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the monthly field inspection and pond reports to the Board. Mr. Crawford and Mr. Herndon reviewed the details of the field inspection report with the Board. A discussion ensued regarding several landscaping issues.

Mr. Martin discussed issues with the pond that was recently repaired. Mr. Plate will look into this.

Mr. Roethke presented a proposal from Sitex Landscape for plant installations near the pool area.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved a proposal from Sitex Landcare for jasmine and firebush installation at a total cost of (\$2,070) for Belmont Community Development District.

(Mr. Herndon left the meeting in progress at 11:14am)

EIGHTH ORDER OF BUSINESS

Presentation of Resumes for Upcoming Vacant Board Supervisor Seats

Mr. Roethke presented several resumes to the Board from residents that are interested in being appointed to the upcoming General Election Board Supervisor seats that will be vacant

after November 22, 2016. A discussion ensued. The Board requested that all applicants attend the next CDD Board meeting.

NINTH ORDER OF BUSINESS

Consideration of Proposals for CDD Insurance

Mr. Roethke presented a proposal for CDD insurance to the Board.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved the proposal from Egis for CDD insurance at a total cost of (\$17,023) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Column Repair

Mr. Roethke presented a proposal for column repairs to the Board. The Board did not approve this proposal at this time. Mr. Miars will be bringing options for property refurbishments to the Board at an upcoming meeting.

ELEVENTH ORDER OF BUSINESS

Ratification of Proposal for Phase 2B Pump Station Electrical Work

Mr. Roethke presented a proposal for Phase 2B Pump Station electrical work to the Board. This has already been approved by the Chair and requires Board ratification.

On a Motion by Ms. Johnson, seconded by Mr. Hill, with all in favor, the Board ratified the proposal from Emerald Engineering for Phase 2B Pump Station electrical work for Belmont Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

THIRTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Nelson updated the Board on the current status of the Phase 1C-2A construction, including asphalt installation and TECO street lighting.

Mr. Plate elaborated on his meeting with the Hillsborough County staff pertaining to final approval packages for upcoming construction in Phases 2A, 2B, and 2C

Mr. Plate discussed SWFWMD reporting and repairs that need to be made in order to keep the current permit with the District active. Mr. Plate will obtain proposals to complete these repairs.

FOURTEENTH 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, October 18, 2016 at 10:30 a.m. held at the new offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Martin asked about the ownership of undeveloped lots.

Mr. Hill asked about rumors from current home builders regarding new amenities.

Mr. Hill asked for a status update on the traffic signal at Paseo Al Mar Blvd. and US 301.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hill, seconded by Ms. Johnson, with all in favor the Board adjourned the meeting at 11:37 a.m. for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman