

**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, November 15, 2016 at 10:40 a.m.** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

Grady Miars	<b>Board Supervisor, Chairman</b>
Ellen Johnson	<b>Board Supervisor, Vice Chairman</b>
Kyle Thornton	<b>Board Supervisor, Asst. Secretary</b>
Clement Hill	<b>Board Supervisor, Asst. Secretary</b>
Michael Martin	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel; Hopping Green &amp; Sams</b>
Tim Plate	<b>District Engineer; Heidt Design, LLC</b>
Robert Nelson	<b>Project Manager; Greenpointe Holdings, LLC</b>
John Crawford	<b>Field Services Manager; Rizzetta &amp; Company, Inc.</b>
Rick Herndon	<b>Sitex Landscape</b>

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 October 18, 2016**

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 18, 2016 for Belmont Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for September 2016**

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2016 in the amount of (\$50,130.85) for Belmont Community Development District.

*(Mr. Martin arrived while the meeting was in progress at 10:43 a.m.)*

**FIFTH ORDER OF BUSINESS**

**Ratification of Requisitions for the following Bonds: S2016A #18, 24, 26-27, S2016B #18, 24, 26-27**

<b>Requisition Number</b>	<b>FOR 2016 A Payee</b>	<b>Amount</b>
18A	GeoPointe Surveying, Inc.	\$18,391.16
24A	Atlantic TNG, LLC	\$16,712.41
26A	Ferguson Enterprises, Inc.	\$1,478.92
27A	Florida Soil Cement Co., LLC	\$9,024.14
<b>Requisition Number</b>	<b>FOR 2016 B Payee</b>	<b>Amount</b>
18B	GeoPointe Surveying, Inc.	\$9,924.50
24B	Atlantic TNG, LLC	\$9,018.59
26B	Ferguson Enterprises, Inc.	\$798.08
27B	Florida Soil Cement Co., LLC	\$4,869.74

On a Motion by Ms. Johnson, seconded by Mr. Martin, with all in favor, the Board ratified the requisitions for the following bonds: S2016A #18, 24, 26-27, S2016B #18, 24, 26-27 for Belmont Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Order**

There were no change orders.

**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 any issues presented in the report and a discussion ensued regarding several maintenance items.

Mr. Crawford informed the Board that there is an issue with the grading in the Cornerstone-maintained area near Count Fleet Drive. Mr. Plate will send an inspector out to review the grade. If necessary, Cornerstone will need to repair the grade.

Mr. Crawford discussed numerous issues with irrigation throughout the community for Sitex to resolve.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Sitex**

There were no proposals.

*(Mr. Crawford and Mr. Herndon left while the meeting was in progress at 11:10 a.m.)*

**NINTH ORDER OF BUSINESS**

**Discussion Regarding CDD Landscape and Hardscape Improvements**

No new information was presented at this time.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Phase 2C Mass Grading Construction Materials Testing**

Mr. Roethke presented a proposal for Phase 2C Mass Grading Construction Materials Testing to the Board.

Mr. Plate reviewed the details of this proposal with the Board. This will be a developer cost rather than a CDD cost, so no action is required by the Board.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals from Heidt Design for Phases 2A and 2B Landscape, Hardscape, and Irrigation Construction Plans**

Mr. Roethke presented proposals from Heidt Design for Phases 2A and 2B Landscape, Hardscape, and Irrigation Construction Plans to the Board.

Mr. Plate reviewed the details of these proposals with the Board.

On a Motion by Mr. Miars, seconded by Mr. Thornton, with all in favor, the Board approved the proposals from Heidt Design for Phases 2A & 2B landscape, hardscape, and irrigation construction plans at a cost of (\$114,725.00) for Belmont Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resumes for Vacant Board Supervisor Seats**

Mr. Roethke presented resumes for vacant Board Supervisor seats to the Board. The Board will look for additional applicants and will anticipate making appointments at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposals from DS Boring**

Mr. Roethke presented several proposals from DS Boring to the Board.

Mr. Plate suggested tabling this item until the next meeting, so he has time to review the proposals, but he did recommend approval for one of the proposals.

On a Motion by Mr. Thornton, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from DS Boring for 2A Phase 1 Crossings at a total cost of (\$1,280.00) for Belmont Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Summary**

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

**FIFTEENTH ORDER OF BUSINESS**

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

Mr. Nelson updated the Board on the status of the current construction projects at Belmont.

Mr. Plate discussed final inspections with the county and final punch lists with the contractor.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
No report.

**B. District Engineer**

No report.

**C. District Manager**

Mr. Roethke announced that the next regular meeting will be held on Tuesday, December 20, 2016 at 10:30 a.m. at the new offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on December 1, 2016 at 6:30 p.m. All Board Supervisors are welcome to attend.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Hill asked about residential tree trimming.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Miars, seconded by Mr. Hill, 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