

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, February 21, 2017 at 11:07 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
Michael Martin	Board Supervisor, Vice Chairman
Clement Hill	Board Supervisor, Asst. Secretary
Tina Fludd	Board Supervisor, Asst. Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, HGS
Tim Plate	District Engineer; Heidt Design, LLC
John Crawford	Field Services Manager; Rizzetta & Company, Inc.
Robert Nelson	Greenpointe Holdings, LLC
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

Residents asked about the following: parking and towing, holiday décor, fill dirt, fence repairs, and construction trash.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
January 17, 2017**

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the Regular Meeting Minutes from the Board of Supervisors' on January 17, 2017 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2016 in the amount of (\$33,032.47) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

**Construction Requisitions S2016A: 51-64,
66-67A, S2016 B: 51-64, 66-67B**

Requisition Number	FOR 2016 A Payee	Amount
51A	Booth Design Group, Inc.	\$9,373.01
52A	GeoPoint Surveying, Inc.	\$20,219.09
53A	Heidt Design	\$24,547.31
54A	Hopping Green & Sams	\$555.91
55A	Mortensen Engineering Inc.	\$2,942.26
56A	Mortensen Engineering Inc.	\$2,598.02
57A	Mortensen Engineering Inc.	\$9,742.57
58A	Mortensen Engineering Inc.	\$3,247.52
59A	Mortensen Engineering Inc.	\$7,794.06
60A	Ferguson Enterprises, Inc.	\$521.07
61A	Florida Soil Cement Co., LLC	\$67,895.51
62A	GeoPoint Surveying, Inc.	\$19,593.85
64A	Hayes Pipe Supply, Inc.	\$19,143.44
66A	The Kearney Companies, LLC	\$283,524.52
67A	The Kearney Companies, LLC	\$51,389.52

Requisition Number	FOR 2016 B Payee	Amount
51B	Booth Design Group, Inc.	\$5,057.99
52B	GeoPoint Surveying, Inc.	\$10,910.91
53B	Heidt Design	\$13,246.56
54B	Hopping Green & Sams	\$299.99
55B	Mortensen Engineering Inc.	\$1,587.74
56B	Mortensen Engineering Inc.	\$1,401.98
57B	Mortensen Engineering Inc.	\$5,257.43
58B	Mortensen Engineering Inc.	\$1,752.48
59B	Mortensen Engineering Inc.	\$4,205.94
60B	Ferguson Enterprises, Inc.	\$281.19

61B	Florida Soil Cement Co., LLC	\$36,638.73
62B	GeoPoint Surveying, Inc.	\$10,573.51
64B	Hayes Pipe Supply, Inc.	\$10,330.46
66B	The Kearney Companies, LLC	\$152,999.52
67B	The Kearney Companies, LLC	\$27,731.54

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board ratified the following requisitions: S2016A: 51-64, 66-67A, S2016 B: 51-64, 66-67B for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders # 8

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT
8	Florida Soil Cement	Material Deductions	\$33,714.77
8	Hayes Pipe Supply	Material Deductions	\$21,393.41

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board ratified the Change Order # 8 for Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the field inspection reports to the Board.

Mr. Crawford reviewed any issues presented in the Field Inspection Report with the Board.

Mr. Herndon discussed irrigation issues with the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Amendment to Landscape and Pond Maintenance Agreement

Mr. Roethke presented an amendment to the landscape and pond maintenance agreement to the Board.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved the proposal from Sitex to add pond maintenance and landscaped areas to their contract at a cost of \$285 monthly for ponds and \$1,104.25 monthly for landscape and irrigation for a total annual cost of (\$6,671.00) for Belmont Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for
Landscape, Hardscape and Irrigation for
Phase 1C-2A**

Mr. Plate updated the Board on the status of this project. It was noted that an additional well may need to be installed before this project can commence.

On a Motion by Mr. Hill, seconded by Mr. Miars, with all in favor, the Board authorized District Engineer to solicit proposals for well installation at a cost not-to-exceed amount of (\$30,000) for Belmont Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Awarding Bid for Landscape &
Hardscape Project Phase 1C-2A**

This item was tabled.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for
Landscape, Hardscape and Irrigation for
Phase 2 North**

Mr. Plate will solicit proposals for this item.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Awarding Bid for Phase 2 Infrastructure
Project**

Mr. Roethke presented Resolution 2017-10 to the Board which will approve the RFP Documents for Phase 2 North Infrastructure Project. This item was tabled to March 7, 2017 at 10:30 a.m.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Phase 2C
Staking**

Mr. Roethke presented a proposal for Phase 2C staking and Mr. Plate reviewed the details of this proposal with the Board.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved the proposal for Phase 2C staking from GeoPoint at a cost of (\$99,500) to be paid from construction account for Belmont Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-11, Re-designating Treasurer of the District

Mr. Roethke presented Resolution 2017-11 to the Board which will re-designate Scott Brizendine as the treasurer of the District.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board adopted Resolution 2017-11 for Belmont Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

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

SIXTEENTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Roethke presented an agreement between Belmont CDD and Belmont Real Estate regarding moving fill dirt from Phase 2B to Phase 2 South.

Ms. Kilinski reviewed the details of this agreement with the board. Mr. Plate added comments regarding the relocation of this fill dirt as well as an Engineer Certificate regarding the value of the fill dirt.

On a Motion by Mr. Hill, seconded by Mr. Miars, with all in favor, the Board approved agreement for disposition of fill dirt between Belmont Real Estate and Belmont CDD and Engineer Certificate for Belmont Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal for Amenity Center Repairs

Mr. Roethke presented a proposal from Kearney for Amenity Center repairs.

On a Motion by Mr. Martin, seconded by Ms. Fludd, with all in favor, the Board approved proposal from Kearney for amenity area repairs at a cost of (\$3,245) for Belmont Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski discussed Hopping Green and Sam's Capital Conversations newsletter.

B. District Engineer

No report.

C. District Manager

Mr. Roethke announced that the next regular meeting will be held on Tuesday, March 21, 2017 at 10:30 a.m. at the new offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Mr. Roethke informed the Board that there is a resident request to hold a Girl Scout Troop's car wash at the Belmont Amenity Center parking lot. The Board approved this request.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fludd asked about basketball court lights.

Mr. Martin discussed a meeting with FDOT regarding traffic light construction. A discussion ensued.


TWENTIETH ORDER OF BUSINESS

Continued

On a Motion by Mr. Miars, seconded by Mr. Hill, with all in favor the Board at 12:35pm continued the meeting at to March 7, 2017 at 10:30 am at the offices of Rizzetta and Company, Inc. for Belmont Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman