
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, March 21, 2017 at 10:56 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 (<i>via phone</i>)
Michael Martin	Board Supervisor, Vice Chairman
Charles Perkins	Board Supervisor, Asst. Secretary
Clement Hill	Board Supervisor, Asst. Secretary
Tina Fludd	Board Supervisor, Asst. Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, HGS
Robert Nelson	Greenpointe Holdings, LLC
John Crawford	Field Services Manager; Rizzetta & Company, Inc.
Rick Herndon	Sitex Landscape
James Butler	Clubhouse Manager
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

A resident asked about pool heating.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 21, 2017 and Continued Meeting held on March 7, 2017

On a Motion by Mr. Hill, seconded by Mr. Perkins, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on February 21, 2017 and Continued Meeting held on March 7, 2017 for Belmont Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
January 2017**

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2017 in the amount of (\$58,221.59) for Belmont Community Development District.

FIFTH ORDER OF BUSINESS

**Construction Requisitions S2013: 224,
S2016A: 68-80A, S2016 B: 68-80B**

Requisition	FOR 2013A	
Number	Payee	Amount
CUS 224	Tree Farm 2, Inc.	\$12,000.00

Requisition	FOR 2016 A	
Number	Payee	Amount
68	DS Boring, LLC	\$2,381.73
69	Ferguson Waterworks	\$1,113.21
70	Florida Soil Cement Co, LLC	\$20,855.15
71	GeoPoint Surveying, Inc.	\$3,202.06
72	Hayes Pipe Supply, Inc.	\$13,233.46
73	Hopping Green & Sams	\$58.76
74	Heidt Design	\$18,228.36
75	The Kearney Companies, LLC	\$169,459.56
76	Mortensen Engineering Inc.	\$5,196.04
77	Mortensen Engineering Inc.	\$9,742.57
78	Mortensen Engineering Inc.	\$6,495.05
79	Mortensen Engineering Inc.	\$1,299.01
80	Tampa Electric Company (TECO)	\$54,440.88

Requisition Number	FOR 2016 B Payee	Amount
68	DS Boring, LLC	\$1,285.27
69	Ferguson Waterworks	\$600.73
70	Florida Soil Cement Co, LLC	\$11,254.15
71	GeoPoint Surveying, Inc.	\$1,727.94
72	Hayes Pipe Supply, Inc.	\$7,141.22
73	Hopping Green & Sams	\$31.71
74	Heidt Design	\$9,836.64
75	The Kearney Companies, LLC	\$91,446.17
76	Mortensen Engineering Inc.	\$2,803.96
77	Mortensen Engineering Inc.	\$5,257.43
78	Mortensen Engineering Inc.	\$3,504.95
79	Mortensen Engineering Inc.	\$700.99
80	Tampa Electric Company (TECO)	\$29,378.16

On a Motion by Mr. Perkins, seconded by Mr. Martin, with all in favor, the Board ratified Construction Requisitions for **2013: 224, 2016A: 68-80A, 2016B: 68-80B** for Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders # 9

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT
9	Kearney	Ferguson	\$17,587.00

On a Motion by Ms. Fludd, seconded by Mr. Perkins, with all in favor, the Board ratified the Change Order # 9 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. Perkins discussed several landscaping concerns with the rest of the Board. Mr. Hill raised irrigation issues to the landscaper.

EIGHTH ORDER OF BUSINESS

Consideration of Parking/Towing Rules

Mr. Roethke presented parking and towing rules to the Board for their consideration. Included is an overnight parking permit that can be used by residents and an updated parking policy, which includes additional overnight parking restrictions.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board approved the towing policy and he overnight parking permit for Belmont Community Development District.

NINTH ORDER OF BUSINESS

Phase 1C-2A Landscape, Hardscape and Irrigation Update

This item was tabled.

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

Presentation of Monthly Financial Summary

Mr. Roethke presented the Monthly Financial Summary to the Board. No formal Board action was taken. The Board asked to have this removed from future agendas.

TWELFTH ORDER OF BUSINESS

Update on Construction Related Projects and Proposals Related Thereto

Mr. Nelson updated the Board on the status of construction in Phases 2A, 2B, and 2C.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Not present.

C. District Manager

Mr. Roethke announced that the next regular meeting will be held on Tuesday, April 18, 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 introduced Mr. Butler, clubhouse manager, to the Board.

Mr. Perkins asked about installing a bulletin board outside the gates with pertinent CDD information.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Martin mentioned that FDOT will remove pavers in the road at the entrance to install the traffic signal at Paseo Al Mar and US-301.

Mr. Perkins asked to have the District purchase tablets for the Board Supervisors, then withdrew the request.

FIFTEENTH ORDER OF BUSINESS

Adjourned

On a Motion by Ms. Fludd, seconded by Mr. Martin, with all in favor the Board adjourned the meeting at 11:36 pm for Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman