

**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, July 18, 2017 at 11:22 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>
Michael Martin	<b>Board Supervisor, Vice Chairman</b>
Charles Perkins	<b>Board Supervisor, Asst. Secretary</b>
Tina Fludd	<b>Board Supervisor, Asst. Secretary</b>
Clement Hill	<b>Board Supervisor, Asst. Secretary (via phone)</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Sarah Warren	<b>District Counsel, HGS (via phone)</b>
Robert Nelson	<b>Greenpointe Holdings, LLC</b>
John Crawford	<b>Field Services Manager; Rizzetta &amp; Company, Inc.</b>
Rick Herndon	<b>Sitex Landscape</b>
Matt Hilyer	<b>Sitex Landscape</b>
James Butler	<b>Clubhouse Manager</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**

Audience member(s) made the following questions and/or comments below:

- Asked about solar pool heating.
- Asked several questions about pond trash, mosquito treatments, and other maintenance items.
- Asked about trash on basketball courts.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 20, 2017**

On a Motion by Mr. Perkins, seconded by Mr. Miars, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on June 20, 2017 for Belmont Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for May 2017**

On a Motion by Mr. Martin, seconded by Mr. Martin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2017 in the amount of (\$48,764.70) for Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**Construction Requisitions S2016A: 131-137A,  
S2016 B: 131-137B**

Requisition Number	FOR 2016 A	Amount
	Payee	
131	Florida Soil Cement	\$101,231.28
132	GeoPoint Surveying, Inc.	\$7,835.11
133	Hayes Pipe Supply	\$17,464.21
134	Hopping Green	\$1,024.59
135	The Kearney Companies	\$209,654.43
136	The Kearney Companies	\$77,799.99
137	The Kearney Companies	\$56,253.99
Requisition Number	FOR 2016 B	Amount
	Payee	
131	Florida Soil Cement	\$54,627.85
132	GeoPoint Surveying, Inc.	\$4,228.09
133	Hayes Pipe Supply	\$9,424.29
134	Hopping Green	\$552.91
135	The Kearney Companies	\$113,136.69
136	The Kearney Companies	\$41,983.53
137	The Kearney Companies	\$30,356.58

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board ratified Construction Requisitions for **2016A: 131-137A, 2016B: 131-137B** for Belmont Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Orders # 4**

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT	Phase
4	Kearney	Hayes Pipe Supply	\$1,965.60	2C
4	Kearney	Florida Soil Cement	\$36,318.16	2C

On a Motion by Mr. Martin, seconded by Mr. Miars with all in favor, the Board ratified Change Orders # 4 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 reviewed the details of this report with the Board. Mr. Hilyer provided responses to several items within the report and entertained various questions from the Board. Sitex will join Mr. Crawford on his next inspection.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Landscape RFP Project Manual**

Mr. Roethke presented landscape and irrigation maintenance services RFP Project Manual to the Board.

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board approved landscape and irrigation maintenance RFP package for Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Pond Maintenance**

Mr. Roethke presented several proposals for pond maintenance to the Board.

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board approved proposal from Sitex Aquatics for pond maintenance services at a cost of (\$2,650) for Belmont Community Development District.

*(Both Mr. Herndon and Mr. Hilyer left while the meeting was in progress at 11:56 am)*

**TENTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2017-2018 Budget**

On a Motion by Mr. Miars, seconded by Mr. Martin, with all in favor, the Board opened the Public Hearing for Belmont Community Development District.

Mr. Roethke presented the Budget for Fiscal Year 2017/2018 to the Board. The Board discussed several items within the budget. Mr. Roethke pointed out a change in the number of total platted lots which affected the overall budget number. This shortfall was made up for by increasing the developer contribution line item. Several questions from the audience were entertained regarding the budget.

On a Motion by Mr. Miars, seconded by Mr. Perkins, with all in favor, the Board closed the Public Hearing for Belmont Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-13,  
Adopting Final Budget**

Mr. Roethke presented Resolution 2017-13 to the Board, which will adopt the final budget for fiscal year 2017/2018.

On a Motion by Mr. Miars, seconded by Ms. Fludd, with all in favor, the Board adopted Resolution 2017-13, as amended, for Belmont Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-14,  
Levying Special Assessments**

Mr. Roethke presented Resolution 2017-14 to the Board, which will impose special assessments for fiscal year 2017/2018.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board adopted Resolution 2017-14 for Belmont Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Deficit Funding  
Agreement**

Mr. Roethke presented the Deficit funding Agreement to the Board. This agreement covers additional deficit funding from the developer to the District that is above and beyond the on-roll and off-roll assessments.

On a Motion by Mr. Hill, seconded by Mr. Perkins, with all in favor, the Board approved the Deficit Funding Agreement for Belmont Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pet Waste  
Installation and Signs**

Mr. Roethke presented a proposal to install dog waste stations and signs to the Board. There are options for once per week pickup and twice per week pickup included in the proposal.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board approved the proposal from Poop 911 for dog waste station and sign installation at a cost of (\$2,600) and bi-weekly station service at a cost of (\$63.20 weekly) for Belmont Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pressure  
Washing**

Mr. Roethke presented proposals for pressure washing to the Board.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board approved the proposal from Fleet Wash for fence pressure washing at a cost of (\$3,785) for Belmont Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Discussion of Towing Signage at Entry to Community**

Mr. Roethke informed the Board that towing signs would need to be placed at each common area if the Board would also like to enforce towing in those areas.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Alternate Towing Service for Larger Vehicles**

Mr. Roethke presented a proposal for alternate towing service for larger vehicles to the Board.

<p>On a Motion by Mr. Miars, seconded by Ms. Fludd, with all in favor, the Board approved towing service agreement with Stepp's Towing with authorization for new signage for Belmont Community Development District.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Solar Heating Option for Pool**

Mr. Roethke informed the Board that solar hearing for the current pool would not be feasible due to the space needed for installing solar panels, which is not available at this time.

Mr. Perkins asked about retro-fitting the current pool with a geothermal system when the new pool is built. Mr. Roethke will follow up with Mr. Plate on this.

**NINETEENTH ORDER OF BUSINESS**

**Discussion Regarding Town Hall Meetings**

The Board discussed options and ideas for Town Hall-style meetings for the benefit of the residents. The goal is to shift to evening meetings being held on a quarterly basis and to also offer a CDD 101 workshop within the next few months. This will be discussed further at the next meeting when the meeting schedule for the next Fiscal Year will be presented.

**TWENTIETH ORDER OF BUSINESS**

**Consideration of Contract for Professional District Services**

Mr. Roethke presented a Rizzetta contract for Professional District Services to the Board.

<p>On a Motion by Mr. Perkins, seconded by Mr. Miars, with all in favor, the Board approved the contract with Rizzetta &amp; Co. for Professional District Services in substantial form, pending any changes from District Counsel for Belmont Community Development District.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**TWENTY-FIRST ORDER OF BUSINESS**

**Presentation of Series 2016AB Arbitrage Rebate Calculation Report**

Mr. Roethke presented the Arbitrage Rebate Calculation Report for Series 2016AB to the Board. It was noted that there is no arbitrage liability at this time.

**TWENTY-SECOND 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.

Mr. Roethke presented a proposal from USA Fence for adding fencing to the wells within the District.

On a Motion by Mr. Perkins, seconded by Mr. Miars, with all in favor, the Board approved proposal from USA Fence for vinyl fending at a cost of (\$4,280) for Belmont Community Development District.

**TWENTY-THIRD 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, August 15, 2017 at 10:30 a.m. at the offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

**TWENTY-FOURTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Martin asked about Paseo Al Mar Blvd. extension planning.

Mr. Perkins asked about amenity upgrades.

**TWENTY-FIFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Miars, seconded by Ms. Fludd, with all in favor the Board adjourned the meeting at 12:50 pm for Belmont Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**BELMONT CDD**

**EXHIBIT TO 7-18-17 MINUTES:**

Proposal for Vinyl Fence Enclosure



- USA Fence Company
- USA Cars & Trucks
- USA Access Control
- A USA Vinyl
- USA Land Company
- Great Tree Apartments
- USA Real Estate
- USA Dumpsters

To: GreenPointe Communities LLC

July 18, 2017

Re: Belmont CCD, Fence enclosures

Attn: C. Robert Nelson

Mr. Nelson,

Please find the following quote for the vinyl fence enclosures you wish to have done at the above location.

1. 'Amenity' site: install approx. 32' of 6' high Tan privacy vinyl fence, 6x8 panels with aluminum insert in bottom rail, 5x5x9' posts with flat caps, all posts cemented in, 1-6x8 double drive gate with aluminum stiffeners in hinge posts, standard hardware.
  
2. 'Runabout' site: install approx. 32' of 6' high Tan privacy vinyl fence, 6x8 panels with aluminum insert in bottom rail, 5x5x9' posts with flat caps, all posts cemented in, 1-6x8 double drive gate with aluminum stiffeners in hinge posts, standard hardware.
  
3. 'Entranceway' site: install approx. 54' of 6' high Tan privacy vinyl fence, 6x8 panels with aluminum insert in bottom rail, 6x6 panels, 5x5x9' posts with flat caps, all posts cemented in, 1-6x8 double drive gate with aluminum stiffeners in hinge posts, standard hardware.

Installation Price for above items: \$4280.00

Certificate of Insurance and Workmen's Comp can be provided.

Any questions kindly email/call me.

Thank you for your valuable time,

Douglas Romaine, USA Fence, 813 390 1793c

State Certified Builders & Roofing Contractors CCC# 014577 / CRC #016172

Florida Locations:	<input type="checkbox"/> Bradenton	(941) 756-8727	Fax (941) 753-2109	1209 44th Avenue E	34203-3629
	<input type="checkbox"/> Tampa	(813) 677-4411	Fax (813) 671-3211	2001 N 40th Street	33605-4547
	<input type="checkbox"/> Englewood	(941) 697-3345	Fax (941) 697-7715	2880 Placida Road	34224-5539
	<input type="checkbox"/> St. Petersburg	(727) 323-4364	Fax (727) 321-8187	1142 34th Street S	33711-2228
	<input type="checkbox"/> Vinyl	(941) 750-9300	Fax (941) 750-9325	1209 44th Avenue E	34203-3629