

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, December 19, 2017 at 11:09 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, Assistant Secretary
Tina Fludd	Board Supervisor, Assistant Secretary
Clement Hill	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager; Rizzetta & Company, Inc.
Christine Perkins	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams <i>(via phone)</i>
Robert Nelson	Greenpointe Holdings, LLC
Scott Green	Field Services Manager; Rizzetta & Company, Inc.
James Butler	Clubhouse Manager
John Cornelius	BrightView Landscape Services
Maria Adams	BrightView Landscape Services
Martin Padilla	BrightView Landscape Services

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members present with no comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 21, 2017

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

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2017

On a Motion by Mr. Hill, seconded by Mr. Perkins, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2017 (\$10,591.96) for the Belmont Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Series 2016A & 2016 B
Construction Requisitions #167A-170A &
#167B-#170B**

BELMONT COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A CONSTRUCTION REQUISITION RECAP
FOR BOARD RATIFICATION ON DECEMBER 19, 2017

Requisition Number	FOR 2016 A	Amount
	Payee	
167A	Emerald Engineering	\$320.37
168A	GeoPoint	\$4,702.96
169A	Heidt Design, LLC	\$17,317.46
170A	Hopping Green	\$1,156.20

BELMONT COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016B CONSTRUCTION REQUISITION RECAP
FOR BOARD RATIFICATION ON DECEMBER 19, 2017

Requisition Number	FOR 2016 B	Amount
	Payee	
167B	Emerald Engineering	\$179.63
168B	GeoPoint	\$2,637.04
169B	Heidt Design, LLC	\$9,710.22
170B	Hopping Green	\$648.30

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board Ratified Construction Requisitions for **2016A**: 167A-170A, **2016B**: 167B-170B for the Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of November 2017 Field Inspection Report

Mr. Green presented the November 2017 Field Inspection Report for the Board's review, communicated that the District was still in the process of being in clean-up mode from the previous contractor. Mr. Green remarked that all of the trees and plant replacements approved at the previous meeting had been completed, and that BrightView had been appropriately documenting the ongoing work being completed. Mr. Green also touched on the irrigation that is still in process of being worked on, and discussion ensued regarding conversations that were held between BrightView staff and Mark Ballenger to assess what currently is working and would be part of the future installations. Therefore, the consensus of the Board was for BrightView to move forward in making all repairs, as their proposal was approved at the prior meeting.

Mr. Perkins inquired to Mr. Green in regards to including all of District property in the monthly report to ensure that all concerns are documented and addressed. Mr. Green assured that he was assessing all areas under maintenance by the District, and pinpointed various issues to highlight each month on the report for efficiency. Discussion ensued about the process of performing a field inspection, storage of report photos, addressing issues in-between meetings, and appropriately documenting current challenges.

2. Consideration of BrightView Landscape Renovation Proposals

1. Stripping Out Declining Turf & Installing of St. Augustine Sod Proposal

On a Motion by Ms. Fludd, seconded by Mr. Perkins, with all in favor, the Board approved the Stripping Out Declining Turf & Installing of St. Augustine Sod Proposal in the amount of (\$2,116.80) for the Belmont Community Development District.

2. Removal of Remaining Ground Cover & Installing of St. Augustine Sod Proposal

Mr. Hill inquired about the high grass at the Celtic Ash traffic circle, as it is currently obstructing sight-lines, and requested that this area be trimmed.

On a Motion by Mr. Martin, seconded by Mr. Hill, with all in favor, the Board approved the Removal of Remaining Ground Cover & Installing of St. Augustine Sod Proposal in the amount of (\$504.00) for the Belmont Community Development District.

B. Sitex Aquatics

1. Presentation of December 2017 Sitex Aquatics Inspection Report

Mr. Perkins remarked that there was a lot of algae in Pond #3 that appeared to be sticking to the bottom. Ms. Perkins communicated that she would consult with Mr. Craig to address.

C. District Counsel

No report.

D. District Engineer

Not present.

E. District Manager

Ms. Perkins announced that the next regular meeting will be held on Tuesday, January 16, 2018 at 6:00 p.m. at the offices of Rizzetta and Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins communicated that at a recent site visit to assess the damages to the fencing at the amenity center that were previously attributed to Sitex Landcare, she witnessed many of the panels had already been fixed. Therefore, she was of the opinion that any damages that potentially could have been as a result of Sitex Landcare's negligence were slight and hard to adequately correlate to their service. Ms. Perkins reiterated that the District was currently holding invoices from payment for Sitex Landcare, however recommended that the District release all funds to Sitex Landcare to move forward.

On a Motion by Mr. Miars, seconded by Mr. Perkins, with all in favor, the Board approved to Release all Sitex Landcare Invoices for the Belmont Community Development District.

- F.** Clubhouse Manager
No report.

SEVENTH ORDER OF BUSINESS

**Resolution 2018-06, Ratifying the RFP
Materials for the Districts Amenity Facility
Landscaping & Irrigation Installation Project**

On a Motion by Mr. Hill, seconded by Mr. Perkins, with all in favor, the Board adopted Resolution 2018-06, Ratifying the RFP Materials for the Districts Amenity Facility Landscaping & Irrigation Installation Project for the Belmont Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Cornerstone Lighting
Options**

Ms. Perkins communicated Mr. Plate's three options from the current open hardscape contract with Cornerstone, providing his comments that he had discussed with Eric Meister that installing electrical service to the island was previously discussed in the field. Ms. Perkins relayed that Mr. Plate had mentioned that solar lighting looks very different than conventional lighting, and that his recommendation was not accept solar based on the fact that it would not match the existing sign lights immediately across Paseo Al Mar Blvd. Therefore, the Board would have three options regarding the lighting: 1. To accept the solar lighting; 2. Require Cornerstone to complete the sleeve installation for conventional service; 3. As a compromise, Cornerstone and the District would split the cost of the directional drilling to provide electrical service, which would be estimated at a cost of \$2,500 for the installation of a 4" sleeve.

Discussion ensued regarding having Cornerstone install electrical service, as it had been previously discussed and agreed upon prior to the project commencing. Ms. Perkins communicated that she would consult with Mr. Plate accordingly.

NINTH ORDER OF BUSINESS

Consideration of Pressure Cleaning Proposals

1. Fleetwash Pressure Cleaning Proposal
2. Gladiator Pressure Cleaning Proposal
3. Grimebusters Pressure Cleaning Proposal

Ms. Perkins presented pressure washing proposals from Fleetwash, Gladiator Pressure Cleaning, and Grimebuster's Pressure Cleaning for the Board's consideration. Discussion ensued regarding the included common areas, pricing, and the methods of cleaning. As Fleetwash had recently been contracted to pressure clean the Wall, it was the consensus of the Board to move forward with Fleetwash as the vendor to perform quarterly pressure cleaning services for the District.

On a Motion by Mr. Martin, seconded by Ms. Fludd, with all in favor, the Board approved the Fleetwash Pressure Cleaning Proposal in the amount of (\$550.00) per visit for the Belmont Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Witt Fence for Pool Amenity Entrance

Ms. Perkins presented a proposal from Witt Fence to replace and upgrade the fence and gate at the pool amenity entrance, communicating that Witt Fence would switch out the residential grade material for industrial grade, as well as elevate the height to prevent individuals from climbing over the gate. Ms. Perkins also communicated that this proposal included separate pricing for the possibility of upgrading the material and increasing the height of the fencing around the perimeter, in the event the Board wanted to replace the fencing down the road.

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board approved the Witt Fence Entrance-only Proposal in the amount of (\$2,890.00) for the Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Perkins inquired about ownership of the plastic white fence that is along the border of Gate Dancer Road to the north adjoining a cattle area, as he communicated that it's an eye-sore. Mr. Nelson expressed that he would investigate whose responsibility it is to maintain the fence, and will additionally consult about this with Mr. Plate.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor the Board adjourned the meeting at 12:02 p.m. for the Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman