

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 Special meeting of the Board of Supervisors of Belmont Community Development District was held on **Wednesday, April 4, 2018 at 1:01 p.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

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|-----------------|---|
| Michael Martin | Board Supervisor, Vice Chairman <i>(via phone)</i> |
| Charles Perkins | Board Supervisor, Assistant Secretary |
| Clement Hill | Board Supervisor, Assistant Secretary |
| Tina Fludd | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|---|
| Christine Perkins | District Manager, Rizzetta & Company, Inc. |
| Tim Plate | District Engineer, Heidt Design |
| Rick Rollins | Landscape Architect, Heidt Design |
| Robert Nelson | Greenpointe Holdings |
| Alyssa Wilson | Hopping Green & Sams |

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

No audience members were present.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Wilson had no report.
- B. District Engineer
Mr. Plate had no report.
- C. District Manager

Ms. Perkins announced that the next regular meeting will be held on Tuesday, April 17, 2018 at 6:00 p.m. The 2nd Audit Committee Meeting will be immediately prior, where they will evaluate the audit proposals and select an auditor at the offices of Rizzetta and Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins communicated that a resident Realtor had expressed interest in planning a “Community Day.” It was the consensus of the Board that if residents would like to proceed with holding special events that benefit the community as a whole, that they provide an action plan for the Board’s consideration to be the basis of further discussion and review.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-08,
Rejection of all Proposals**

Ms. Perkins summarized Resolution 2018-08 for the Board, noting that this would signify the rejection of the sole bid received for the amenity expansion project received by Ameriscape, and authorize District Staff to publicly rebid the project after modifying the current scope.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board adopted Resolution 2018-08, Rejection of all Proposals for the amenity expansion project for the Belmont Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding the Amenity Expansion
Project**

1. Cost Management Options
2. Ameriscape Proposal

Mr. Plate led a discussion regarding the current scope of the amenity expansion project, which included reviewing a current evaluation of the bond balances remaining in the construction fund, as well as current and future outstanding contractual obligations. Mr. Plate entertained questions from the Board pertaining to direct costs of materials, the reasoning behind the District only receiving one bid for the project, as well as the advantages of rebidding the project. Discussion ensued regarding each element contained within the current scope, cost management options, as well as any long-term maintenance repercussions leading to assessment increases. Mr. Plate communicated that the only obligation the District has as it pertains to construction of new amenities is the pool, for code compliance purposes. After thorough review of each of the cost management options presented by Heidt Design, the Board came to a determination to reduce the scope in an effort to save approximately \$320,000.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board adjourned the meeting at 2:57 p.m. for the Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Belmont CDD

EXHIBIT TO 04-04-18 MINUTES:

Construction Fund Evaluation Summary

Belmont CDD

**Construction Fund Evaluation
Summary**

| | |
|---|-------------------------------|
| UNCOMMITTED FUNDS (2/28/18): | <u>\$ 3,923,028.00</u> |
| ADDITIONAL OUTSTANDING CONTRACTS: | <u>\$ 20,000.00</u> |
| ESTIMATED ADDITIONAL INFRASTRUCTURE: | <u>\$ 3,617,250.00</u> |
| ESTIMATED ADDITIONAL PROFESSIONAL SERVICES: | <u>\$ 436,470.00</u> |
| ESTIMATED ADDITIONAL CONTINGENCY | <u>\$ 407,372.00</u> |
| | |
| ESTIMATED TOTAL REMAINING FUNDS: | <u>\$ (558,064.00)</u> |