

# Belmont II Community Development District

# Board of Supervisors' Meeting July 15, 2025

District Office: 5020 W. Linebaugh Avenue Suite 240 Tampa, FL 33624 813-933-5571

Rizzetta & Company, 2700 S. Falkenburg Road #2745, Riverview, FL 33578 www.belmont2cdd.org

Board of Supervisors Jim McGowan Chair

Garrison Burr Vice Chair

Grady Miars Assistant Secretary
La-el Carter Assistant Secretary
Jennifer Holliday Assistant Secretary

**District Manager** Matthew Huber Rizzetta & Company, Inc.

**District Counsel** Lindsay Whelan Kutak Rock LLP

**District Engineer** Greg Woodcock Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

who decides appeal decision made at the person to any meeting/hearing/workshop with respect any matter considered to the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

<u>District Office – Tampa, Florida (813) 933-5571</u>

<u>Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614</u>

www.belmont2cdd.org

July 7, 2025

Board of Supervisors Belmont II Community Development District

#### **AGENDA**

**Dear Board Members:** 

6. 7.

The meeting of the Board of Supervisors of the Belmont II Community Development District will be held on Tuesday, July 15, 2025 at 9:30 a.m. at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

1. CALL TO ORDER **AUDIENCE COMMENTS ON AGENDA ITEMS** 2. **BUSINESS ITEM** Discussion of Merger **BUSINESS ADMINISTRATION** 4. Consideration of Minutes of Board of Supervisors Regular Meeting held on June 17, 2025 ......Tab 1 Consideration of Operation & Maintenance В. STAFF REPORTS 5. District Counsel Α. В. **District Engineer** i. Review of Fence Survey ......Tab 3 C. Landscape and Irrigation Report......Tab 4 Aguatic Report ......Tab 5 D. District Manager

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

SUPERVISOR REQUESTS

**ADJOURNMENT** 

Sincerely,

Matthew Huber

Matthew Huber Regional District Manager

# Tab 1

MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect 3 to any matter considered at the meeting is advised that the person may need to ensure 4 that a verbatim record of the proceedings is made, including the testimony and evidence 5 upon which such appeal is to be based. 6 7 BELMONT II 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meeting of the Board of Supervisors of the Belmont II Community 11 Development District was held on Tuesday, June 17, 2025, at 9:30 a.m. at the offices of 12 Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 13 33578. 14 15 16 Present and constituting a quorum were: 17 Jim McGowan **Board Supervisor; Chair** 18 **Board Supervisor; Asst. Secretary** La-el Carter 19 **Board Supervisor; Asst. Secretary** Jennifer Holiday 20 21 Also present were: 22 23 Matthew Huber District Manager; Rizzetta & Company, Inc. 24 District Counsel, Kutak Rock (via phone) Lindsay Whelan 25 **District Engineer, Stantec** (via phone) Greg Woodcock 26 Liz Moore Representative, Fieldstone 27 28 29 Audience Present 30 FIRST ORDER OF BUSINESS Call to Order and Roll Call 31 32 Mr. Huber called the meeting to order and read roll call, confirming a guorum. 33 34 SECOND ORDER OF BUSINESS **Audience Comments** 35 36 No audience comments. 37 38 THIRD ORDER OF BUSINESS Ratification of Parcel F Townhomes 39 Fencing Easement with HOA 40 41 On a Motion by Mr. Carter, seconded by Ms. Holliday, with all in favor, the Board of

Supervisors ratified the Parcel F Townhomes Fencing Easement with the HOA, for the

**FOURTH ORDER OF BUSINESS** 

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Belmont II Community Development District.

Consideration Fiscal Year 2025-2026 Merged Proposed Budget (under separate cover)

46	
47	

No formal Board action.

48 49

### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05; **Appointing Assistant Secretary** 

50 51

On a Motion by Mr. McGowan, seconded by Mr. Carter, with all in favor, the Board of Supervisors approved Resolution 2025-05; Appointing Matthew Huber as Assistant Secretary and Removing Debby Wallace as Assistant Secretary, for the Belmont II Community Development District.

52 53

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### SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board Supervisor Regular Meeting Held on May 20, 2025

55 56

> On a Motion by Mr. McGowan, seconded by Mr. Carter, with all in favor, the Board of Supervisors approved the meeting minutes from the regular meeting held on May 20, 2025, as presented, for the Belmont II Community Development District.

57 58

### SEVENTH ORDER OF BUSINESS

Consideration of Operation **Maintenance Expenditures for May 2025** 

59 60

> On a Motion by Ms. Holliday, seconded by Mr. Carter, with all in favor, the Board of Supervisors ratified May 2025 (\$119,636.89) Operation & Maintenance Expenditures, for the Belmont II Community Development District.

> > No report. Ms. Whelan provided an update on the Merger.

61 62

#### **EIGHTH ORDER OF BUSINESS**

Staff Reports

63 64 65

#### **District Counsel** Α.

67 68

66

#### В. **District Engineer** No report.

70 71

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### i. Discussion of Fencing on CDD Property for 14401 Touch Gold

72 73 74

Mr. Woodcock reviewed the house and fence matter for the Board.

75

On a Motion by Mr. McGowan, seconded by Mr. Carter, with all in favor, the Board of Supervisors approved the Stivender boundary survey proposal in the amount of \$1,845.00, for the Belmont II Community Development District.

76 77

### ii. Discussion of SWFWMD Inspection Report & Proposal

78 79

Mr. Woodcock did not have proposals for this meeting.

# BELMONT II COMMUNITY DEVELOPMENT DISTRICT June 17, 2025 - Minutes of Meeting Page 3

80						
81	C.	Landscape & Irrigation Update	е			
82		There were no comments on the	e report. Ms. Mo	ore stated a	mower went t	to
83		the pond, but there were no inju	ries.			
84						
85	D.	Aquatics Report				
86		There were no comments on the	e report. Mr. Hu	ber will ask v	when the mid	ge
87		fly treatment will be done.				
88	<u></u>					
89	E.	District Manager				
90		Mr. Huber stated that the next m				
91		a.m. and July 22, 2025, at 9:30		iblic Hearing	i to approve t	he
92		Fiscal Year 2025-2026 final bud	get.			
93 94	NINTH OPD	ER OF BUSINESS	Supervisor	Requests	& Audien	<b>CO</b>
95	MINTITORD	LKOI BOSINESS	Comments	Requests	& Audien	CE
96 97 98		arter stated he met with Hillsborou ked on the road by the Townhom		ff's Deputy a	ind any cars c	an
99	Ms. W	/helan discussed towing with the	Board.			
.01 .02 .03	TENTH ORD	ER OF BUSINESS	Adjournmen	t		
	Supervisor	on by Ms. Holliday, seconded by a second by				
.04			<b>)</b>			
.00	Assistant Se	cretary	Chair / Vice C	 Chair		
.07	, toolotaint Oc	or ording.	Jildii / Vioc (	JI IGII		

# Tab 2

<u>DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 933-5571</u>

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

www.belmontiicdd.org

# Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$35,264.99
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	Invoice Amount	
Fieldstone Landscape Services	100388	25631	Landscape Maintenance - Ponds Only 06/25	\$	7,487.00	
Fieldstone Landscape Services	100388	25738	Landscape Maintenance - Ponds Only Repairs 06/25	\$	105.54	
Hillsborough County BOCC	20250624-1	4108294164 05/25 ACH	Comm Irrigation Meters 05/25	\$	833.25	
James P. McGowan	100389	JM061725	Board of Supervisor Meeting 06/17/25	\$	200.00	
Jennifer N. Holliday	100390	JH061725	Board of Supervisor Meeting 06/17/25	\$	200.00	
Kutak Rock, LLP	100391	3581601	General Legal Services 05/25	\$	1,203.70	
Kutak Rock, LLP	100391	3581602	Legal Services -CDD Merger 05/25	\$	461.00	
La-el Carter	100392	LC061725	Board of Supervisor Meeting 06/17/25	\$	200.00	
Rizzetta & Company, Inc.	100386	INV0000099641	District Management Fees 06/25	\$	4,888.26	
Sitex Aquatics, LLC	100393	10135-B	Lake Maintenance 06/25	\$	2,010.00	
Stantec Consulting Services, Inc.	100394	2405626	Engineering Services 05/25	\$	3,419.40	

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Number Invoice Description		voice Amount	
TECO	20250623-1	TECO Summary 05/25 ACH 183	TECO Summary 05/25	\$	9,962.46	
The Observer Group, Inc.	100395	25-01582H	Legal Advertising 06/25	\$	65.63	
The Observer Group, Inc.	100396	25-01845H	Legal Advertising 06/25	\$	188.12	
U.S. Bank	100387	7763345	Trustee Fee Series 2019 05/01/25- 04/30/26	\$	4,040.63	
Report Total				<u>\$</u>	35,264.99	

# Tab 3



# Tab 4



**East entrance Created:** Wed, 7/2/2025

Flowers are doing fair despite all the recent rains. Oleander are filling in.





**East entrance second island** 

**Created:** Wed, 7/2/2025

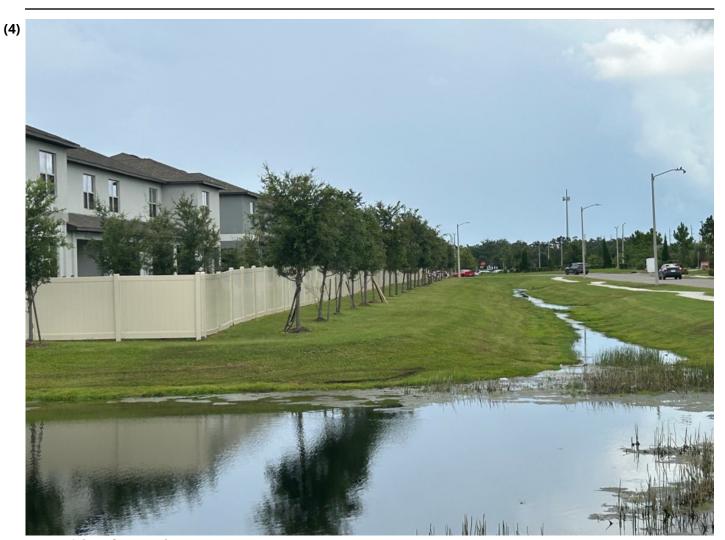
Flowers are doing a little better here. Plants are trimmed and bed weeds sprayed



Townhome pond by Public's

**Created:** Wed, 7/2/2025

Pond is mowed and line trimmed. Debris and papers have been picked up and removed



East side of Townhomes Created: Wed, 7/2/2025

Turf is doing well and papers/debris has been picked up. Mowed and line trimmed



East side of townhomes- south pond

**Created:** Wed, 7/2/2025

Some algae present from all the recent rains.



West entrance Created: Wed, 7/2/2025

Flowers are doing fair. Suggest to replace oleander on each side of monument with a different plant.



West side of townhomes

**Created:** Wed, 7/2/2025

Mowed and edged. Debris has been picked up.



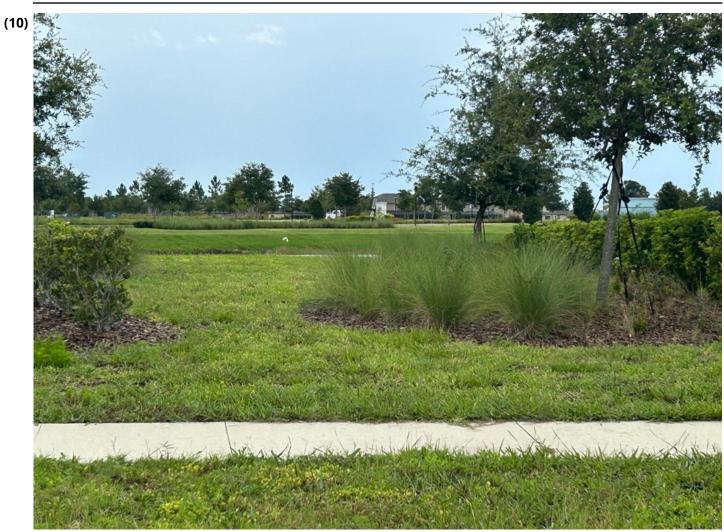
Pond on Gallant Man Created: Wed, 7/2/2025

Mowed, line trimmed and debris removed



Pond 270 Created: Wed, 7/2/2025

Pond was a little tall and need to make sure it is mowed next visit.



Landscape area on Touch Gold

**Created:** Wed, 7/2/2025

Bushes are trimmed but turf needs to be mowed



Pond 230 Created: Wed, 7/2/2025

Pond is mowed and line trimmed



Pond 250 Created: Wed, 7/2/2025 Mowed and line trimmed



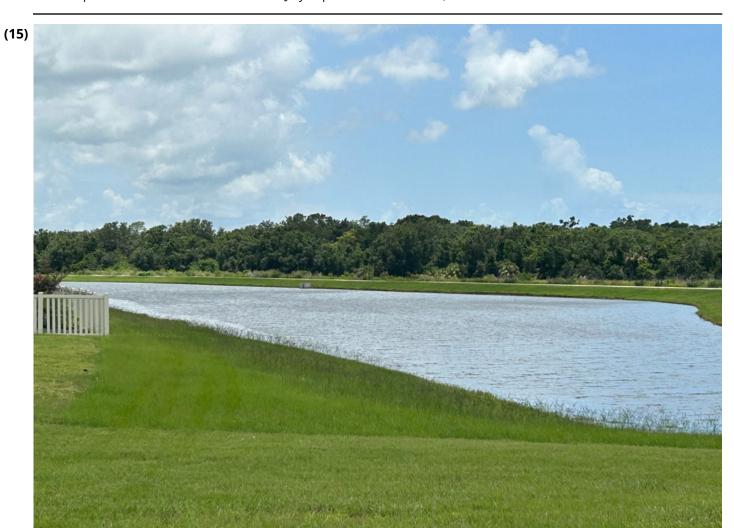
Pond 290 Created: Wed, 7/2/2025

Needs mowing and line trimming



Pond 210 Created: Wed, 7/2/2025

Grass appeared a little long- need to make sure it is mowed next visit and weekly



**Pond 260 Created:** Wed, 7/2/2025

Needs mowing right away. Turf is long





Pond 240 Created: Wed, 7/2/2025 Mowed and line trimmed





Pond FP 200 Created: Wed, 7/2/2025 Mowed and line trimmed



Pond FP 210 Created: Wed, 7/2/2025 Mowed and line trimmed



Pond 210 Created: Wed, 7/2/2025 Mowed and line trimmed





**Pond 280 Created:** Wed, 7/2/2025

Grass was not very tall. Looked like it was recently mowed. Line trimming could be done better along edge.

## Belmont II CDD - #20979 - Landscape Management Contract- PONDS ONLY 2025 -

10141 Count Fleet Drive Ruskin, FL 33573

### **CM - Monthly Chemical**

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

Hours		
6 9 <del></del>	Estimated Hours 2.17	
2 2	Actual Hours 0.00	
	Remaining Hours 2.17	
	1 Tank	
Qty	Units Notes	
16.00	1p //ICO/ = 100	<u>L_</u>
2.58	oz	
0.58	oz 110050M - 100°C	
6.25	oz	
4.17	oz <u>IFIPIE CTOWN - 1002</u>	
0.63	oz	/ri
4.17	oz <u>1001er - 802</u>	
108.33	oz	
34.67	lb	
6.25	0Z	
5.00	0Z	
41.67	lb	
4.58	0Z	
6.25	lb	
1.38	lb	
2.17	hr	
	- Treated Ornamentals - Healthy growth - Virtually insect fre	e
	Qty 16.00 2.58 0.58 6.25 4.17 0.63 4.17 108.33 34.67 6.25 5.00 41.67 4.58 6.25 1.38	Estimated Hours 2.17 Actual Hours 0.00 Remaining Hours 2.17  1 TONK  Qty Units Notes 16.00 lb MICTOS = 40 or 2.58 oz 0.58 oz 0.58 oz 4.17 oz 0.63 oz 4.17 oz 108.33 oz 34.67 lb 6.25 oz 5.00 oz 41.67 lb 4.58 oz 6.25 lb 1.38 lb 2.17 hr



**July 2025**Date: Jul 03, 2025 7:16 am Inspector: Ray Jenkins

Site						
Name Belmont II CDD						
Address 10141 Count Fleet Drive						
City	Ruskin					
ST	Florida					
Zip	33573					

Controller					
Name	Belmont 2 CDD (Easy Goer St Controller)				
Location					
Model					
Modules	45				
Controller ID	145470				

Water Days as of Jul 03, 2025						
Program A						
Program B						
Program C						
Program D						

Notes
All zones are inspected repairs are made pre approval

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection <b>☑</b>										
2	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection <b>☑</b>										
3	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection <b>☑</b>										
4	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection <b>☑</b>										
5	Rotors- along Gallant Man St fence	Pass			1						
Roto	or not turning										
6	Rotors- along Gallant Man St fence	Pass									
Insp	ection <b>☑</b>										
7	Rotors- along Gallant Man St fence	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope		
Insp	Inspection   ✓												
8	Bubblers- along Gallant Man St both sides	Pass											
Insp	Inspection   ✓												
9	Sprays- along Gallant Man St sidewalk	Pass	1										
Clog	Clogged nozzle												
10		Pass											
11		Pass											
12		Pass											
13		Pass											
14		Pass											
15		Pass											
16		Pass											
17		Pass											
18		Pass											
19		Pass											
20		Pass											
21		Pass											
22		Pass											
23		Pass											
24		Pass											
25		Pass											
26		Pass											
27		Pass											
28		Pass											
29		Pass											
30		Pass											

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection <b>☑</b>										
69	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection 🗹										
70	Sprays- Sword Dancer Entrance	Pass									
Insp	ection 🗸										
71	Sprays- Sword Dancer Entrance Center Island	Pass									
Insp	ection <b>☑</b>										
72	Drip- Sword Dancer Entrance Center Island by gate	Pass									
Inspection   ✓											
73	Sprays- along Gallant Man St sidewalk	Pass									
Insp	ection 🗸										
74	Rotors- along Gallant Man St fence	Pass									
Insp	ection 🗹										
75	Rotors- along Gallant Man St fence	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope		
Inspection <b>☑</b>													
76	Sprays right side Gallant man	Pass											
Insp	Inspection   ✓												
77	Sprays left site Gallant man	Pass											
Inspection   ✓													
78	Rotors Gallant man by the end of the fence Sside	Pass											
Insp	pection 🗸												
79	Sprays exist side front entrance	Pass											
Insp	Inspection   ✓												
80	Sprays exit side after gate front entrance	Pass											
Insp	pection 🗸												
81	Sprays entrance side before gate	Pass											
Insp	pection ✓												
82	Sprays island at the entrance	Pass											
Insp	pection 🗸												
83	Drip island at the entrance	Pass											
Insp	pection 🗸												
84	Bubbler along the fence	Pass											
Insp	pection 🗸												
85	Sprays along side walk before the front gate	Pass											
Insp	pection 🗸		_										
86	Sprays entrance side after gate	Pass											
Insp	pection 🗹												
87	Drip by mail	Pass											
Insp	pection ✓												
88	Sprays by the timer	Pass											

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray		Broken Main	Scope	
Ins	Inspection   ✓											
89		Pass										
90		Pass										

Zone #2 - 07-03-25 7:30 am CDT



Zone #3 - 07-03-25 7:33 am CDT



Zone #2 - 07-03-25 7:30 am CDT



Zone #4 - 07-03-25 7:34 am CDT



Zone #4 - 07-03-25 7:34 am CDT



Zone #6 - 07-03-25 7:38 am CDT



Zone #5 - 07-03-25 7:36 am CDT



Zone #7 - 07-03-25 7:40 am CDT



Zone #9 - 07-03-25 7:42 am CDT



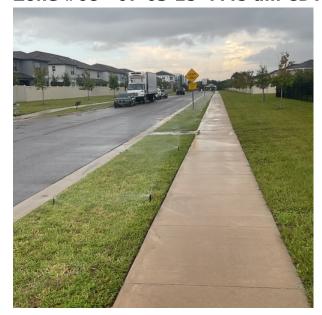
Zone #9 - 07-03-25 7:43 am CDT



Zone #9 - 07-03-25 7:43 am CDT



Zone #68 - 07-03-25 7:45 am CDT



Zone #68 - 07-03-25 7:45 am CDT



Zone #70 - 07-03-25 7:48 am CDT



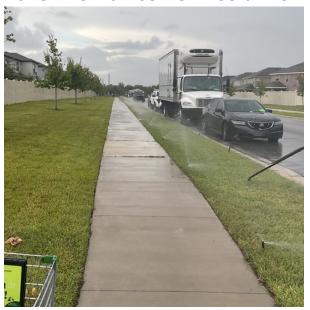
Zone #69 - 07-03-25 7:47 am CDT



Zone #71 - 07-03-25 7:50 am CDT



Zone #73 - 07-03-25 7:53 am CDT



Zone #75 - 07-03-25 7:57 am CDT



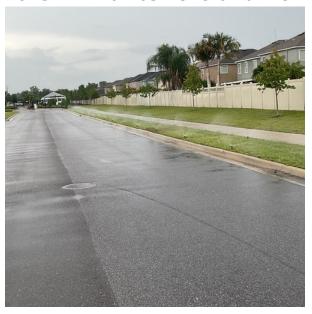
Zone #74 - 07-03-25 7:54 am CDT



Zone #76 - 07-03-25 7:58 am CDT



Zone #77 - 07-03-25 8:01 am CDT



Zone #78 - 07-03-25 8:03 am CDT



## Tab 5



## MONTHLY REPORT

JULY, 2025



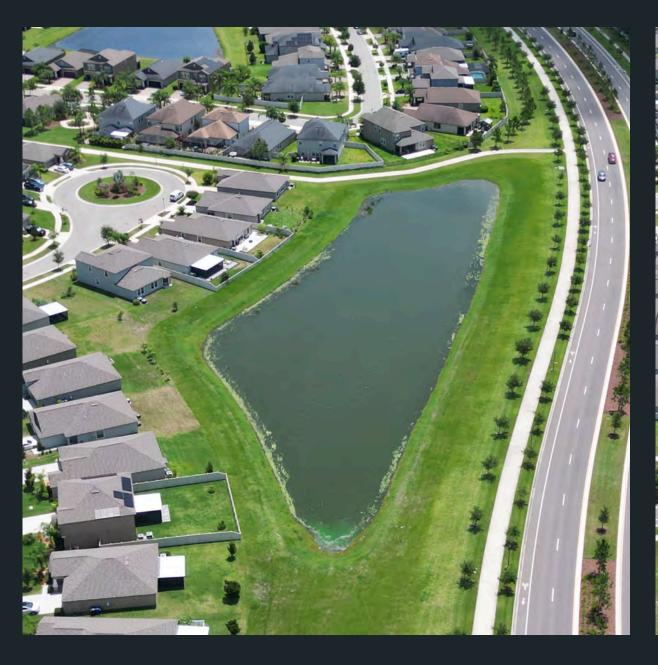


Prepared for: Debby Bayne Wallace

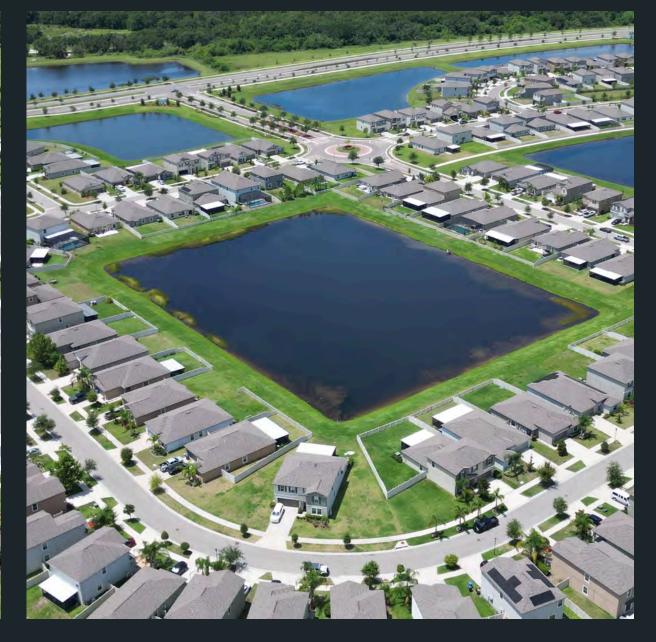
Prepared By: Devon Craig

## SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.



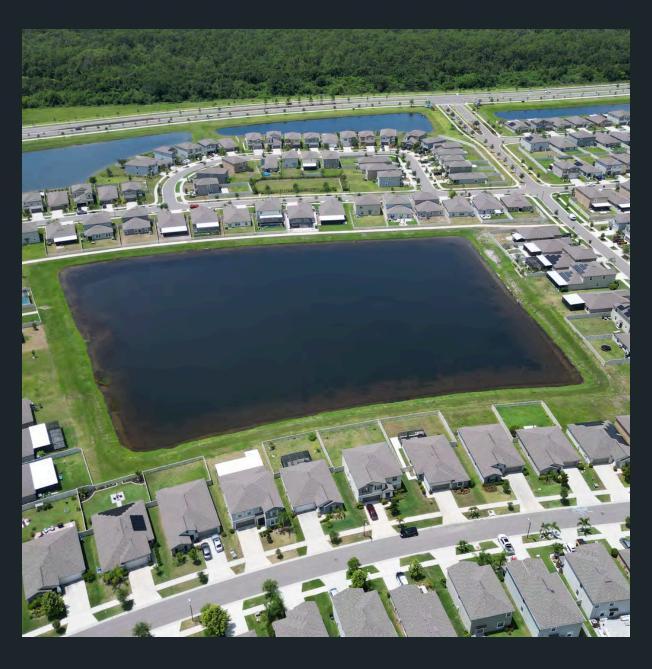


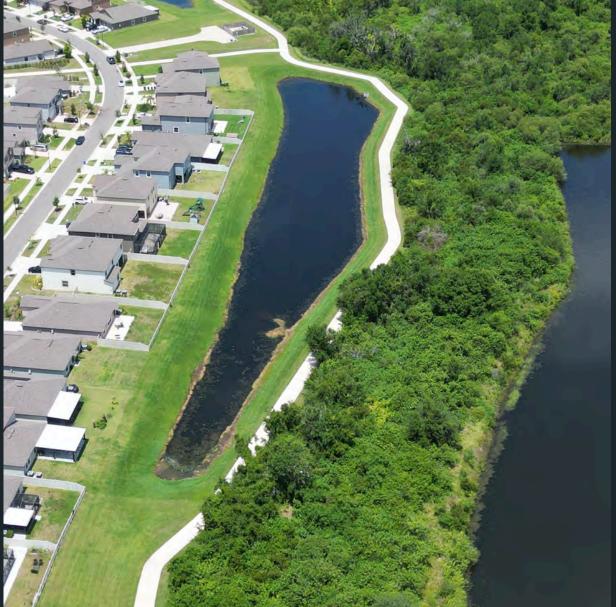


Pond #200 Treated for Algae and Shoreline Vegetation.

Pond #210 Treated for Algae and Shoreline Vegetation.

Pond #220 Treated for Algae and Shoreline Vegetation.



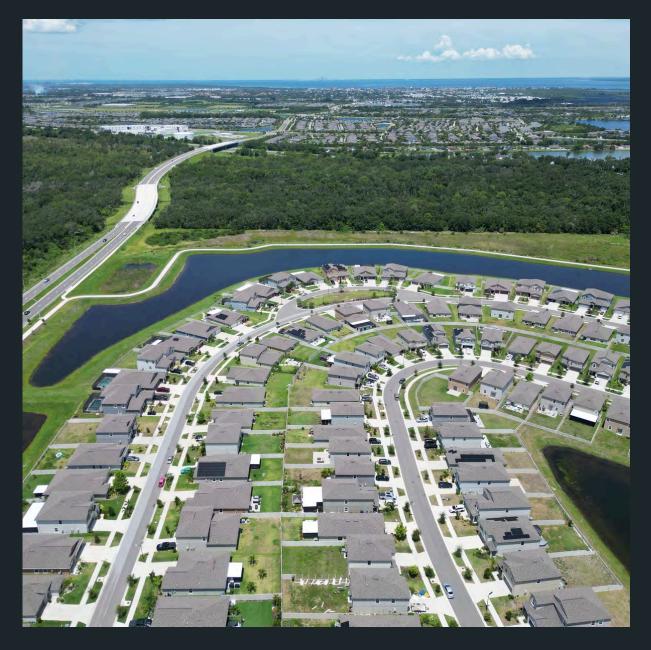




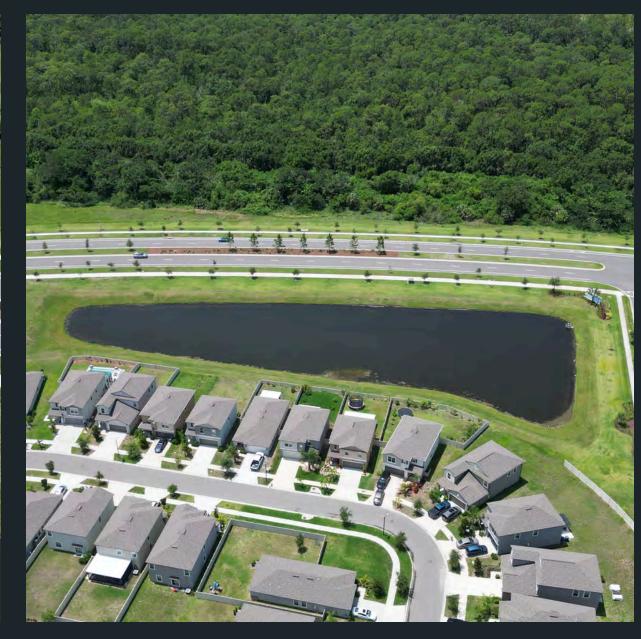
Pond #230 Treated for pond weed and Shoreline Vegetation.

Pond #240 Treated for Algae and Shoreline Vegetation.

Pond #250 Treated for Shoreline Vegetation.



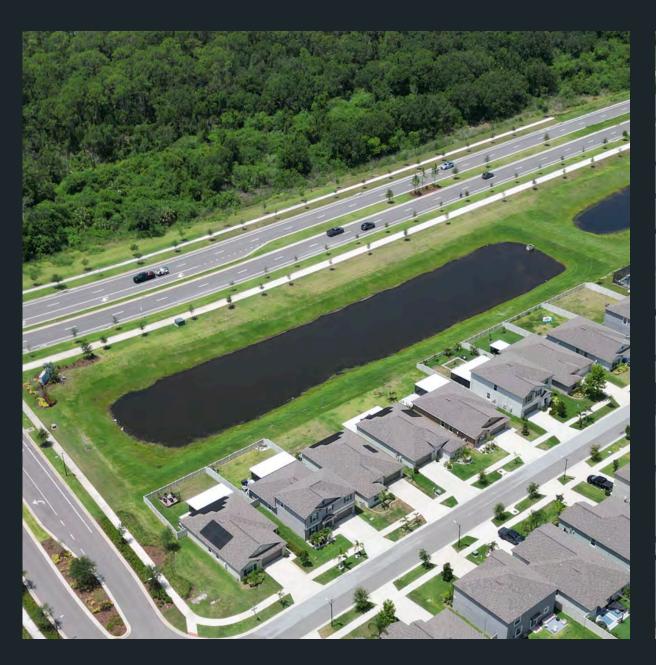




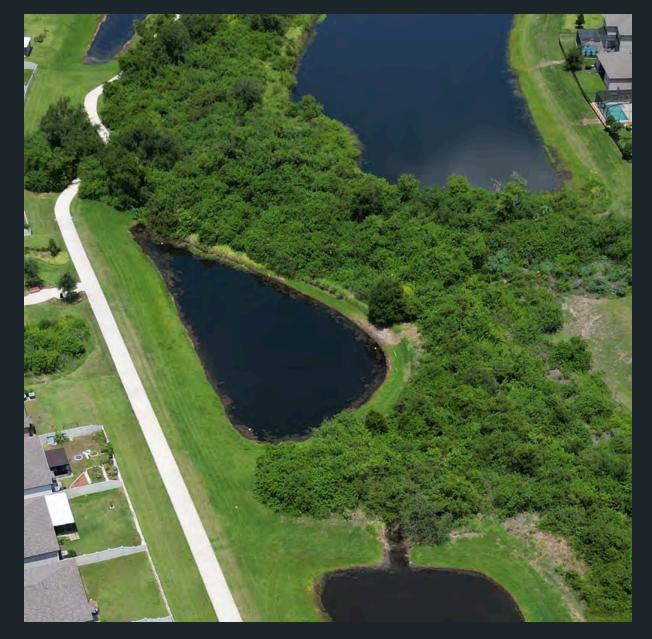
Pond #260 Treated for Shoreline Vegetation.

Pond #270 Treated for Shoreline Vegetation.

Pond #280 Treated for Algae and Shoreline Vegetation.







Pond #290 Treated for Algae and Shoreline Vegetation.

Pond #FP200 Treated for Algae and Shoreline Vegetation.

Pond #FP210 Treated for Algae and Shoreline Vegetation.