

**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 **Wednesday, December 19, 2018 at 10:00 a.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

Michael Martin	<b>Board Supervisor, Chairman</b>
Clement Hill	<b>Board Supervisor, Vice Chairman</b>
Charles Perkins	<b>Board Supervisor, Assistant Secretary</b>
Tina Fludd	<b>Board Supervisor, Assistant Secretary (via phone)</b>
Shannon Carey	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lara Bartholomew	<b>District Engineer, Heidt Design</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams (via phone)</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Evelia Adams	<b>BrightView Landscape Services</b>
Martin Padilla	<b>BrightView Landscape Services</b>
Joe Craig	<b>Sitex Aquatics</b>
James Butler	<b>Clubhouse Manager</b>

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**

There were no Audience comments.

53 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
54 **of Supervisors' Regular Meeting held**  
55 **on November 21, 2018**  
56

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved the minutes from the regular meeting held on November 21, 2018 for the Belmont Community Development District.

57 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
58 **Maintenance Expenditures for**  
59 **October 2018**  
60  
61

62 Mr. Perkins inquired about the progress of turning over the street lights into the  
63 street lighting district. Ms. Bartholomew would follow-up with Mr. Plate regarding such.  
64

On a Motion by Mr. Hill, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2018 (\$58,384.52) for the Belmont Community Development District.

65 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
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67

68 **A. Field Services Manager**  
69 1. Presentation of November 2018 Field Inspection Report  
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71 Mr. Green presented the November 2018 Field Inspection Report to the  
72 Board, reviewing a multitude of items which included: void of plant material at  
73 the front of the community, monitoring of the health of the annuals, moss  
74 removal, lack of mulch within various areas, dead plant material in front of the  
75 Clubhouse, and presence of browning turf. Mr. Green reviewed that much of  
76 the turf that appears brown is Bahia, which goes dormant within the winter  
77 months. Mr. Perkins inquired about various irrigation issues that were  
78 identified as well as the status of trash removal, which BrightView confirmed  
79 had taken place the day prior.  
80

81 2. Consideration of BrightView Proposals for Landscape Enhancements  
82 1. Amenity Outer Perimeter Beds (\$8,400.00)  
83 2. Pool Area Pine Bark (\$4,620.00)  
84 3. Gate Dancer Pink Bark (\$12,288.00)  
85

86 3. Consideration of Capital Land Management Proposals  
87 for Landscape Enhancements  
88 1. Playground at Clubhouse (\$2,475.00)  
89 2. Boulevard (\$31,250.00)  
90 3. Gate Dancer Rd (\$7,250.00)  
91 4. Pool Area and Clubhouse (\$7,425.00)  
92 5. Clubhouse Parking Lot and Commons (\$5,400.00)  
93

94 Discussion ensued about the need for installing mulch throughout the  
95 community and the current enhancement projects that were about to be  
96 underway. The consensus of the Board was to not place down mulch within  
97 areas that were about to be undergoing renovations and/or areas of

98                   forthcoming enhancements, and instead move forward with the proposals  
99                   from Capital Land Management for the Clubhouse Parking Lot areas as well  
100                   as along Gate Dancer Road, with a reduction in scope for the Clubhouse  
101                   Parking lot area to remove the sport courts, as those would be part of the  
102                   amenity enhancement project.  
103

On a Motion by Mr. Martin, seconded by Mr. Perkins, with all in favor, the Board of Supervisors approved the Clubhouse Parking Lot Proposal and the Gate Dancer Road Mulch Proposal from CLM for the Belmont Community Development District.

104  
105                   Ms. Fludd inquired about the status of the fountain proposal, to which Ms.  
106                   Perkins had yet to receive from Cascade Fountains, nor had she received  
107                   a requested proposal from BrightView for installing planters at that point.  
108

**B.     Sitex Aquatics**

1.     Presentation of December 2018 Sitex Aquatics Inspection Report

111  
112                   Mr. Craig presented the December 2018 Aquatics Inspection Reports to the  
113                   Board. Discussion ensued about the presence of minor algae, cattails, and  
114                   the state of Lennar's construction trash that had negatively been impacting  
115                   the District's waterways. Discussion continued about Lennar's need to  
116                   remediate erosion and grading along Sage Creek Drive, to which Ms.  
117                   Perkins communicated that they had said they would address as  
118                   appropriate.  
119

**C.     District Counsel**

Ms. Whelan had no report.

**D.     District Engineer**

125  
126                   Ms. Bartholomew provided several updates, including that the sign in 1C/2A  
127                   was almost complete, and that 2A/2B was submitted for final approval,  
128                   water meter installs were underway, and the Phase 2C installs were  
129                   substantially complete. Ms. Bartholomew communicated that the amenity  
130                   center project had begun as the pool permit was received that week,  
131                   however the front entry enhancements were due to begin in late January  
132                   due to the ROW permit that the District is awaiting comments from the  
133                   County.

**E.     District Manager**

134  
135  
136                   Ms. Perkins informed the Board that the next regular meeting will be held  
137                   on Wednesday, January 16, 2019 at 10:00 a.m. at the offices of Rizzetta  
138                   and Company Inc., located at 9428 Camden Field Parkway, Riverview,  
139                   Florida 33578.  
140

**SIXTH ORDER OF BUSINESS**

**Ratification of Impact Fee Agreement**

On a Motion by Ms. Carey, seconded by Mr. Hill, with all in favor, the Board of Supervisors ratified the Impact Fee Agreement for the Belmont Community Development District.

144 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Towing**  
145

146 Ms. Perkins communicated that she had not received any communication from  
147 Stepps towing pertaining to the request for executing either an agreement or an addendum,  
148 and thus would continue to work through the process as previously discussed to identify  
149 alternative vendors.  
150

151 **EIGHTH ORDER OF BUSINESS** **Discussion regarding Vendor Liability**  
152 **Requirements**  
153

154 Discussion regarding the modification of vendor liability requirements ensued. It was  
155 determined to keep the liability requirements the same at this time, as residents who did not  
156 have their own unique business insurance could join together to be under one certificate of  
157 liability and thus share the group coverage costs for special events.  
158

159  
160 **NINTH ORDER OF BUSINESS** **Consideration of CDD Fitness Use**  
161 **Request from Camp Gladiator**  
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163 Mr. Johnson conducted a presentation to the Board regarding Camp Gladiator,  
164 proposed fitness programming to serve residents, utilizing various areas for conducting the  
165 bootcamp classes, as well as the timing to launch, which would be February 2019.  
166

On a Motion by Mr. Perkins, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the CDD Fitness Use Request from Camp Gladiator for an initial six-month term for the Belmont Community Development District.


167  
168 **TENTH ORDER OF BUSINESS** **Supervisor Requests**  
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170 There were no Supervisor Requests.  
171

172 **ELEVENTH ORDER OF BUSINESS** **Adjournment**  
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On a Motion by Mr. Perkins, seconded by Ms. Carey, with all in favor, the Board of Supervisors adjourned the meeting at 11:23 a.m. for the Belmont Community Development District.

174  
175  
176   
177 Secretary/Assistant Secretary

  
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Chairman/Vice Chairman