

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, January 16, 2019 at 9:00 a.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

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

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Lara Bartholomew	District Engineer, Heidt Design
Lindsay Whelan	District Counsel, Hopping Green & Sams (via phone)
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Evelia Adams	BrightView Landscape Services
Maria Adams	BrightView Landscape Services
John Cornelius	BrightView Landscape Services
James Butler	Clubhouse Manager

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 members present.

53 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on December 19, 2018**

On a Motion by Mr. Hill, seconded by Ms. Carey, with all in favor, the Board of Supervisors approved the minutes from the regular meeting held on December 19, 2018 for the Belmont Community Development District.

57 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
November 2018**

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2018 (\$78,445.68) for the Belmont Community Development District.

62 **FIFTH ORDER OF BUSINESS**

**Ratification of Construction Requisition for
Series 2016A: #214A-#216A & Series
2016B: #214B-#216B**

Requisition Number	FOR 2016 A	Amount
	Payee	
214A	Heidt Design	\$4,679.36
215A	Hopping Green & Sams	\$154.07
216A	Lee Te Kim Lawn Care & Nursery Inc.	\$123,011.65

Requisition Number	FOR 2016 B	Amount
	Payee	
214B	Heidt Design	\$3,141.26
215B	Hopping Green & Sams	\$103.43
216B	Lee Te Kim Lawn Care & Nursery Inc.	\$82,577.98

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors ratified the Construction Requisition for Series 2016A: #214A-#216A & Series 2016B: #214B-#216B for the Belmont Community Development District.

69 **SIXTH ORDER OF BUSINESS**

Staff Reports

70 **A. Field Services Manager**

- 71 1. Presentation of January 2019 Field Inspection Report, Inclusive of the
72 BrightView Response

73 Mr. Green presented the January 2019 Field Inspection Report to the Board,
74 reviewing a multitude of items which included: utility boxes, annuals, turf
75 weeds, pocket park weeds, as well as the current level of maintenance that
76 was under the scope of Ameriscape. Mr. Green expressed his concerns
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79

80 about Ameriscape keeping on top of their level of service, so when the
81 landscaping would be turned over to the District, BrightView would be able to
82 continue proper maintenance. Ms. Bartholomew touched on 1C/2A & 2A/2B
83 water meters, as they had taken long to install. Mr. Perkins inquired about the
84 mailbox area in 1C/2A, as there appeared to be erosion. Mr. Green continued
85 review of his report, discussing palm trimming, fert/chem applications, and
86 how Bismark palms are barely suitable for this zone. Mr. Perkins asked about
87 the maintenance on the circle of Steadfast/Count Fleet, as there are visible
88 weeds present. Mr. Cornelius communicated that mulch will aid in weed
89 control, and Mr. Green remarked that the mulching would soon commence
90 from Capital Land Management.

91
92 **B. Sitex Aquatics**

93 1. Presentation of January 2019 Sitex Aquatics Inspection Report

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95 Ms. Perkins presented the January 2019 Aquatics Inspection Reports to the
96 Board's review.

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99 **C. District Counsel**

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101 Ms. Whelan had no report.

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103 **D. District Engineer**

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105 Ms. Bartholomew communicated that she was working with Mr. Plate
106 regarding the transfer of street lights into the street lighting district, as well
107 as communicated that several areas of landscaping were dependent upon
108 completion of the water meter installation. She is currently working on the
109 process of transitioning the street lights into the street lightning District.
110 She additionally remarked that the dog park is visibly underway, the entry
111 enhancements are still awaiting the County ROW use permit. Discussion
112 ensued, and the Board provided the direction to proceed with the
113 hardscape improvements while waiting on the approval for the
114 landscaping/irrigation piece. Ms. Bartholomew additionally mentioned that
115 the last capital improvement project that will be remaining after the
116 amenity center expansion and the front entry enhancement project will be
117 the last part of Gate Dancer, and Phase 2C lighting and 2A street signs
118 are also underway.

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120 1. Consideration of Updated Fee Schedule Proposal

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On a Motion by Mr. Perkins, seconded by Ms. Carey, with all in favor, the Board of Supervisors approved the Heidt Design Updated Fee Schedule for the Belmont Community Development District.

124 **E. District Manager**

125 Ms. Perkins informed the Board that the next regular meeting will be held
126 on Wednesday, February 20, 2019 at 9:30 a.m. at the offices of Rizzetta
127 and Company Inc., located at 9428 Camden Field Parkway, Riverview,
128 Florida 33578.

129 **SEVENTH ORDER OF BUSINESS** **Business Items**

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131 There were no Business Items.

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133 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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135 There were no Supervisor Requests.

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137 **NINTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board of Supervisors adjourned the meeting at 9:45 a.m. for the Belmont Community Development District.

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142 Secretary/Assistant Secretary


Chairman/Vice Chairman