

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, February 20, 2019 at 9:30 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
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
Jennifer Kilinski	District Counsel, Hopping Green & Sams (via phone)
Sarah Sandy	District Counsel, Hopping Green & Sams
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

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

Ms. Diane Perkins inquired about the status of the second little library installation, communicated about a lingering irrigation leak on Smarty Jones/Celtic Ash, as well as the scope of the recent mulching project completed by Capital Land Management. Discussion with the Board ensued about performing a walk-through with Capital Land Management to ensure the project was completed to satisfaction, as well as the timing of the annual mulching, which was determined to be completed in November of each year, with a refresh in March/April.

53 Ms. Alma inquired about updates pertaining to the community enhancement projects,
 54 and expressed concerns about the current state of the entrance as well as community
 55 maintenance.

56
 57 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
 58 **of Supervisors' Regular Meeting held**
 59 **on January 16, 2019**
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On a Motion by Mr. Perkins, seconded by Ms. Carey, with all in favor, the Board of Supervisors approved the minutes from the regular meeting held on January 16, 2019 for the Belmont Community Development District.

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 62 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
 63 **Maintenance Expenditures for**
 64 **December 2018**
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On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2018 (\$57,896.65) for the Belmont Community Development District.

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 67 **FIFTH ORDER OF BUSINESS** **Ratification of Construction Requisition for**
 68 **Series 2016A: #217A-#220A, #222A &**
 69 **Series 2016B: #217B-#220B, 222B**
 70

Requisition Number	FOR 2016 A	Amount
	Payee	
217A	Ameriscape USA, Inc.	\$7,629.62
218A	Ameriscape USA, Inc.	\$27,659.27
219A	Heidt Design	\$746.60
220A	Hopping Green & Sams	\$148.73
221A	The Kearney Companies	ON HOLD
222A	Lee Te Kim Lawn Care & Nursery Inc.	\$98,072.60

Requisition Number	FOR 2016 B	Amount
	Payee	
217B	Ameriscape USA, Inc.	\$3,912.88
218B	Ameriscape USA, Inc.	\$14,185.15
219B	Heidt Design	\$382.90
220B	Hopping Green & Sams	\$76.27
221B	The Kearney Companies	ON HOLD
222B	Lee Te Kim Lawn Care & Nursery Inc.	\$50,296.88

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: #217A-#220A, #222A & Series 2016B: #217B-#220B, #222B for the Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of February 2019 Field Inspection Report

Mr. Green presented the February 2019 Field Inspection Report to the Board. Mr. Perkins communicated about several areas of broken irrigation that had yet to be addressed. Ms. Carey communicated her concerns about several trees that appeared to be dead and/or not thriving well. Discussion ensued about a drainage area that was surrounded by cones that the County had placed.

B. Sitex Aquatics

1. Presentation of February 2019 Sitex Aquatics Inspection Report

Ms. Perkins presented the February 2019 Aquatics Inspection Reports to the Board's review. Ms. Fludd communicated that there appeared to be fungus/algae within the pond behind her home, and comments were made about the littoral shelf aesthetics around Pond #1.

C. District Counsel

Ms. Kilinski nor Ms. Sandy had anything new to report.

D. District Engineer

Ms. Bartholomew reviewed updates pertaining to project within Phases 2A/2B, Phase 2C, as well as the amenity and entry enhancement projects. Ms. Carey was identified by the Board as the Board representative to attend landscaping acceptance walkthroughs on behalf of the District when various areas were ready to be turned over to the District for maintenance. The Board also authorized to have District Staff solicit proposals for a dedicated Construction Manage to oversee all of the current projects taking place onsite. Discussion ensued about the overall displeasure of the Board on Ameriscape's performance, and District Staff was directed to draft and transmit a letter as appropriate. Additionally, Staff was directed to put Lennar on notice for several items that they have failed to take corrective action on.

1. Discussion Regarding 2A/2B Pump Station Site Irrigation Meter

Ms. Bartholomew inquired to the Board if they would like to proceed with Kearney installing the 2A/2B Pump Station Site Irrigation Meter, a well as reviewed the proposal submitted by Kearney (Exhibit A). Discussion ensued about the current investment and short-term process vs. the long-term benefits, as well as the impact on replacement plant material and turf.

<p>On a Motion by Ms. Fludd, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved for Kearney to move forward with installation of water meters in the amount of (\$9,029.00) for the Belmont Community Development District.</p>

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135 **E. District Manager**

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137 Ms. Perkins informed the Board that the next regular meeting will be held
138 on Wednesday, March 20, 2019 at 9:30 a.m. at the offices of Rizzetta and
139 Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida
140 33578. Discussion ensued about the need to pressure wash the wall along
141 Paseo Al Mar Blvd., as well as obtaining pricing for a future contract to
142 address all finished hardscape areas.

143
On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of (\$15,000) to delegate authority to Mr. Martin to approve proposals received outside of the meeting for pressure washing for the Belmont Community Development District.

144
145 Discussion continued about the attempts to reach out to the resident that
146 had the lingering vine on the District's side of the wall, and the direction of
147 the Board was to reach out to the resident and request a response within
148 three business days, otherwise the vine would then be removed.
149 Additionally, Ms. Perkins communicated that the fountain remediation was
150 currently underway.

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152 **SEVENTH ORDER OF BUSINESS** **Discussion of District Website ADA**
153 **Compliance**

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155 1. Consideration of ADASC Proposal for Website ADA Compliance Services
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157 2. Consideration of VGlobal Tech Proposal for Website ADA Compliance
158 Services

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160 Ms. Perkins presented the two proposals received for website ADA Compliance
161 services, and Ms. Sandy reviewed the overall topic with the Board. This discussion was
162 tabled pending the receipt of a revised proposal from VGlobal Tech to rebuild the District's
163 website from scratch, as well as monitoring of any new legislative requirements by District
164 Staff.

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166 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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168 Mr. Perkins requested that a follow-up review be completed for the potential of a
169 new pocket park playground for smaller children on Newminster, as the District had
170 budgeted for the additional equipment for this fiscal year.

171
172 Mr. Hill inquired about the installation of new benches on Paseo Al Mar/Gate
173 Dancer, to which Ms. Bartholomew and Ms. Perkins would investigate and obtain
174 proposals upon confirmation of Mr. Hill and the community's preferred styles.

175
176 Ms. Carey inquired if there was any additional news on a prospective new Publix at
177 the entrance to the community, asked for clarification on the fountain maintenance, as well
178 as HOA-related clean-ups.

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182 **NINTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board of Supervisors adjourned the meeting at 11:58 a.m. for the Belmont Community Development District.

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Secretary/Assistant Secretary



Chairman/Vice Chairman

Belmont CDD

EXHIBIT TO 02-20-19 MINUTES:

Ex. A – Kearney Meter Proposal

Exhibit A

Scope of Services



THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way , Riverview, FL 33578

Office (813) 421-6601

Fax (813) 421-6701

Underground Utilities

Site Development

PROPOSAL

Client: BELMONT CDD
ATTN: CHRISTINE PERKINS
12750 CITRUS PARK LANE
SUITE 115
TAMPA, FL 33625

PROJECT: BELMONT - IRRIGATION
METER

Date: 1/22/2019

Item	Description	Quantity	Unit	Amount	Total
1.	1 1/2" WATER METER ASSEMBLY	1	EA	\$ 9,029.00	\$ 9,029.00
NOTES: INCLUDES PERMITTING, LABOR, MATERIALS, CONCRETE PAD AND TESTING.					
				TOTAL:	\$ 9,029.00

ACCEPTABLE TO:




Chad Kearney, The Kearney Companies, LLC.

DATE: 22-Jan-19



Engineer

DATE: 20-Feb-19



Owner

DATE: 2/20/19