

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, June 19, 2019 at 6:31 p.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

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:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Josh Powell	Field Services, Rizzetta & Company, Inc
Tyree Brown	Field Services Manager, Rizzetta & Company, Inc.
Tim Plate	District Engineer, Heidt Design (via phone)
Lindsay Whelan	District Counsel, Hopping Green & Sams
Maria Adams	BrightView Landscape Services
John Cornelius	BrightView Landscape Services
Martin Padilla	BrightView Landscape Services
James Butler	Club Manager
Greg Woodcock	Cardno

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Perkins commented on pool safety; Mr. Woodcock spoke with vendor (Pulexa) about orange fence.

Ms. Severin commented on Belmont CDD II construction time line regarding the wall along Paseo Al Mar, along with the mowing that needs to be done along Paseo Al Mar.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 15, 2019

On a Motion by Mr. Perkins, seconded by Ms. Fludd, with all in favor, the Board of Supervisors approved the minutes from the regular meeting held on May 15, 2019 for the Belmont Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2019

On a Motion by Mr. Perkins, seconded by Ms. Carey, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2019 (\$70,356.98) for the Belmont Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Construction Requisition for Series 2016A: #241A-#242A & Series 2016B: #241B-#242B

Requisition Number	FOR 2016 A	Amount
	Payee	
241A	Ameriscape USA, Inc.	\$2,544.86
242A	Heidt Design	\$2,208.05

Requisition Number	FOR 2016 B	Amount
	Payee	
241B	Ameriscape USA, Inc.	\$1,305.14
242B	Heidt Design	\$1,132.41

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: #241A-#242A, & Series 2016B: #241B-#242B for the Belmont Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Revised Change Order for Lee Te Kim

On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board of Supervisors ratified the revised change order for Lee Te Kim for the Belmont Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A.** Field Services Manager
 - 1. Presentation of the June 2019 Field Inspection Report

Mr. Brown introduced Josh Powell as the new Field Services for Belmont CDD, Mr. Brown reviewed the June 2019 field inspection report with the Board. A discussion ensued.

Mr. Perkins commented of the irrigation issues on Celtic Ash & Smarty Jones.

2. Ratification of Amendment to BrightView Landscape Maintenance Agreement

Mr. Perkins questions on the timeline regarding Phase 2C. A discussion ensued.

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board of Supervisors ratified the amendment to BrightView Landscape Maintenance Agreement for the Belmont Community Development District.

3. Consideration of Landscape Enhancement Proposals

Mr. Croom presented several landscape enhancement proposals to the Board for their review. The Board expressed concerns and asked multiple questions. A discussion ensued.

On a Motion by Ms. Fludd, seconded by Mr. Perkins, with all in favor, the Board of Supervisors approved multiple BrightView proposal in the amount of (\$14,724.00) for the Belmont Community Development District.

B. Sitex Aquatics

1. Presentation of the June 2019 Sitex Aquatics Inspection Report

Mr. Croom presented the June 2019 Sitex Aquatics inspection report to the Board. A discussion ensued. Mr. Hill express his concern with Pond 3 and the extreme amount of algae and elephant grass. Mr. Perkins comments on Pond J and the construction debris still being in the pond.

C. District Counsel

Ms. Whelan had nothing new to report.

D. District Engineer

Mr. Plate had nothing new to report.

Mr. Plate acknowledge Mr. Woodcock and the great job that he is doing with coordinating the Belmont Entry Enhancement and the Amenity Center projects.

1. Consideration of Belmont Entry Enhancement Proposals

Mr. Woodcock presented two proposals for the Belmont Entry Enhancement, one from BrightView and the Other from CLM. A discussion ensued regarding the pricing.

Mr. Perkins expressed to Mr. Woodcock that he would like to be involved.

Ms. Carey commented on a time line of the entry enhancement project.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved the CLM proposal for Belmont Entry Enhancement with coordination with Mr. Perkins on any revisions of the overall price of the project for the Belmont Community Development District.

Mr. Woodcock informed the Board that he has been working with Pulexa. As of right now the pool is closed until the hardscape, pavers, and electrical issues have been completed. Mr. Woodcock will provide a total cost of items needed at the July meeting. Mr. Woodcock presented three invoices to the Board from Pulexa regarding pool equipment, change order #2 for soil removal, and change order 1 for the handicap lift. Since ASI was already paid in full for the change order 1, Mr. Woodcock is not asking payment for that item.

Ms. Whelan has informed the Board of the amount of work that Mr. Woodcock has put forth to rectify this project. Ms. Whelan will provide a new contract to be presented to Pulexa.

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors authorized the payment of the two invoices from Pulexa in the amount of (\$59,510.00), authorized District Management to obtain proposals from Pulexa for hardscape, fence and electrical, also to authorize Pulexa to finish the pool in an amount not-to-exceed (\$38,000.00) for the Belmont Community Development District.

Mr. Perkins questions about the Signage that was put in backwards.

Mr. Perkins would like a timeline of the new playground installation.

E. District Manager

Mr. Croom informed the Board that the next regular meeting will be held on Wednesday, July 17, 2019 at 9:30 a.m. and to be held at the offices of Rizzetta and Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Mr. Croom communicated to the Board that the Belmont homeowners will now be going to the office of Rizzetta & Company, inc, regarding key fobs, this is still in the works with Mr. Smith, Mr. Croom will keep the Board updated.

EIGHTH ORDER OF BUSINESS

**Presentation of Resume for Board
Supervisor Vacant Seat #5**

Mr. Croom presented four resumes to the Board for review to be placed into consideration for the open vacant seat #5. Discussion ensued about the prospective candidates.

Ms. Vallina, and Ms. Brooks spoke on their background and their involvement within the community.

A discussion ensued with the Board.

On a Motion by Mr. Hill, seconded by Ms. Carey, with all in favor, the Board of Supervisors approved to Appoint Kristen Brooks into Seat #5 for the Belmont Community Development District.

NINTH ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

1. Consideration of Compensation
2. Review of Chapter 190 FL Statutes
3. Review of Sunshine Laws and Code of Ethics for Public Officers and Employees

Mr. Croom presented the Oath of office to Ms. Brooks. Ms. Brooks accepted to receive compensation for her role. Ms. Whelan highlighted several key items under Florida Statute 190 as well as reviewed important considerations from the Sunshine Laws and code of Ethics, as well as public records laws and communication.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-08, Designating Officers of the District

On a Motion by Ms. Fludd, seconded by Mr. Hill, with all in favor, the Board of Supervisors adopted Resolution 2019-08, Designating Officers of the District for the Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Engineer's Certification of Construction of Improvements

No action is needed for this item.

TWELFTH ORDER OF BUSINESS

Presentation of Heidt Design Resignation Letter

No action is needed for this item.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for District Engineering Services

1. Ranking Sheets

Mr. Croom presented three proposals for the District Engineering Services. A discussion ensued.

On a Motion by Ms. Fludd, seconded by Mr. Perkins, with all in favor, the Board of Supervisors authorize to rank Cardno as the top contender, second Genesis, and third JMT for the District Engineer Services for the Belmont Community Development District.

2. Consideration of Resolution 2019-09, Awarding District Engineer Services

On a Motion by Mr. Perkins, seconded by Mr. Hill, with all in favor, the Board of Supervisors adopted Resolution 2019-09, Awarding Cardno for the District Engineer Services for the Belmont Community Development District.

FORTEENTH ORDER OF BUSINESS

Consideration of Belmont Entry Enhancement Proposals

This item was discussed under staff reports.

FIFTEENTH ORDER OF BUSINESS

Presentation of Arbitrage Report for Series 2016AB

On a Motion by Ms. Carey, seconded by Mr. Perkins, with all in favor, the Board of Supervisors approved the Arbitrage Report for Series 2016AB for the Belmont Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Croom presented the registered voter count letter from Hillsborough County Supervisor of Elections to the Board, noting that there are 1,467 registered electors.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2019-2020 Mailed Notice of Budget Hearing

Mr. Croom presented the Fiscal Year 2019-2020 mailed notice to the Board for their review. A discussion ensued.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fludd commented on the community maintenance regarding the power washing of walls, sidewalks, and monuments. Ms. Fludd requested to schedule maintenance quarterly.

Ms. Fludd commented on the fountain issue and not working. Mr. Croom will follow-up with BrightView to provide a proposal to be a planter.

Ms. Carey commented on the renovation signs that ASI removed, and requested for them to be replaced. Mr. Woodcock will follow-up.

Ms. Carey commented on fence around the pool and for the community fitness group to be able to use the restrooms.

Ms. Carey commented on the pool monitors.

Ms. Carey request to add pool rules to the next agenda for discussion.

NINETEENTH ORDER OF BUSINEES Adjournment

On a Motion by Mr. Hill, seconded by Ms. Fludd, with all in favor, the Board of Supervisors adjourned the meeting at 8:25 p.m. for the Belmont Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman