

# BELMONT II COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.belmont2cdd.org](http://www.belmont2cdd.org)

September 11, 2023

**Board of Supervisors  
Belmont II Community  
Development District**

## AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Belmont II Community Development District will be held on **Tuesday, September 19, 2023 at 9:30 a.m. at the Offices of Lennar Homes, 4301 W Boy Scout Blvd., Suite 600, Tampa FL 33607**. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A.** Consideration of Legal Waiver on Interlocal Agreement ..... Tab 1
  - B.** Presentation of Arbitrage Report ..... Tab 2
  - C.** Consideration of District Management Contract Addendum.. Tab 3
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors  
Regular Meeting held on August 15, 2023 ..... Tab 4
  - B.** Consideration of Operation & Maintenance  
Expenditures for July & August 2023 ..... Tab 5
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** Landscape and Irrigation Report ..... Tab 6
  - D.** Aquatic Report ..... Tab 7
  - E.** District Manager ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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.

Sincerely,

*Debby Wallace*

Debby Wallace  
Regional District Manager

## Tab 4

**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 II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Belmont II Community Development District was held on **Tuesday, August 15, 2023, at 9:31 a.m.** at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607.

Present and constituting a quorum were:

Kelly Evans	<b>Board Supervisor; Chair</b>
Lori Campagna	<b>Board Supervisor; Vice Chair</b>
Ben Gainer	<b>Board Supervisor; Asst. Secretary</b>
Clement Hill	<b>Board Supervisor; Asst. Secretary</b> <i>(via conference call)</i>
Grady Miars	<b>Board Supervisor; Asst. Secretary</b> <i>(via conference call)</i>

Also present were:

Debby Wallace	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel; Kutak Rock LLP</b> <i>(via conference call)</i>
Shane Wumkes	<b>Representative, Fieldstone landscape Services</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Wallace called the meeting to order and read roll call, confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Ratification of Monument Enhancement  
Proposal**

Ms. Wallace reviewed the enhancement proposal totaling \$7,667.87 for removal of dead and declining plants, prepping the flower beds, and installing new plants in front of the Bounding Home and Colonial Affair monuments, that was approved by the Chairman and District Manager outside of a meeting. She stated that the work will be completed by August 23rd.

**BELMONT II COMMUNITY DEVELOPMENT DISTRICT**

**August 15, 2023 - Minutes of Meeting**

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On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified approval of Fieldstone proposal #15831 in the amount of \$7,667.87, for the Belmont II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration for Sign at Rags to Riches Way and 301**

The Board directed Ms. Wallace to collect more details regarding this request to install the proposed sign, such as design, verbiage, and pictures and bring them back to the Board next month.

**FIFTH ORDER OF BUSINESS**

**Consideration of Hog Trapping Services**

It was stated that the service is no longer needed and moving forward will be the responsibility of Belmont CDD for interlocal areas.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting Held July 18, 2023**

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 18, 2023, as presented, for the Belmont II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for June 2023**

On a Motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for June 2023 (\$88,015.52), for the Belmont II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. Landscape Maintenance Report**

Mr. Wumkes stated that the dead Oaks and Palms will be removed the week of August 28<sup>th</sup> should the board approve removing them.

**D. Aquatics Report**

The Board asked that Sitex change the narrative to above each photo, rather than a separate listing.

**E. District Manager**

Ms. Wallace advised the Board that the next regular meeting will be held on September 19, 2023, at 9:30 a.m. at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607

Ms. Wallace asked that the Board consider approving a not-to-exceed amount of \$10,000 to replace five dead oaks at Seattle Slew Park and Foxtail Palms at Bounding Home roundabout. She noted that this is part of the punch list for the transfer of the remaining interlocal areas.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for tree replacement, with Belmont II CDD paying its portion as per the interlocal agreement as discussed, for the Belmont II Community Development District.

Ms. Wallace stated that she is waiting for a counteroffer to the invoice sent to Belmont CDD for interlocal reimbursements.

The Board asked that Ms. Wallace reach out to the HOA regarding advertising for resumes from interested candidates for future Board seat vacancies.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Gainer stated that the entry lighting is now working at Colonial Affair and Paseo Al Mar. He stated that the solar streetlights are anticipated to be installed withing 30 days along the section of Paseo Al Mar and that this will be a CDD expense.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 10:03 a.m. for the Belmont II Community Development District.

Assistant Secretary

Chair / Vice Chair

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# BELMONT II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 933-5571

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

## **Operation and Maintenance Expenditures July 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,328.62**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## BELMONT II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin D Gainer	100121	BG071823	Board of Supervisor Meeting 07/18/23	\$ 200.00
Clement Eugene Hill	100122	CH071823	Board of Supervisor Meeting 07/18/23	\$ 200.00
Fieldstone Landscape Services	100115	19734	Landscape Maintenance 05/23	\$ 10,998.00
Grady E. Miars	100123	GM071823	Board of Supervisor Meeting 07/18/23	\$ 200.00
Heidt Design, LLC	100116	48220	Engineering Services 06/23	\$ 225.00
Hillsborough County BOCC	ACH	4108294164 07/23 ACH	Comm Irrigation Meter 07/23	\$ 1,521.05
Jayman Enterprises, LLC	100117	2629	Straighten 4 signs 07/23	\$ 175.00
Kelly Evans	100124	KE071823	Board of Supervisor Meeting 07/18/23	\$ 200.00
Kutak Rock, LLP	100125	3250846	Legal Services 06/23	\$ 619.00
Lori Campagna	100126	LC071823	Board of Supervisor Meeting 07/18/23	\$ 200.00
Rizzetta & Company, Inc.	100113	INV0000081325	District Management Fees 07/23	\$ 4,184.08
Sitex Aquatics, LLC	100118	7636B 07/23	Lake Maintenance 07/23	\$ 1,510.00
TECO	ACH	221008591739 06/23 ACH	TECO Acct#221008591739 06/23 ACH	\$ 333.71
TECO	ACH	221008591739 07/23 ACH	TECO Acct#221008591739 07/23 ACH	\$ 2,052.73
TECO	ACH	221008827745 06/23 Autopay	10370 Sword Dancer, Solar Street Lights 06/23	\$ 1,209.99



## BELMONT II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH	Teco Summary 07/23	Teco Electric Service 07/23	\$ 10,575.56
Times Publishing Company	100114	ACH 0000290300 07/23	Legal Advertising 07/23	\$ 1,555.00
Times Publishing Company	100119	0000290210 06/23	Legal Advertising 06/23	<u>\$ 369.50</u>
<b>Total</b>				<u><b>\$ 36,328.62</b></u>

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## **Operation and Maintenance Expenditures August 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,498.07**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## BELMONT II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	100129	6315-08-23	Series 2019 Bonds Annual Arbitrage 08/23	\$ 450.00
Hillsborough County BOCC	ACH	4108294164 08/23 ACH	9336 Channing Hill Dr. Comm Irrig Meter 07/23	\$ 1,952.10
Rizzetta & Company, Inc.	100127	INV0000082188 08/23	District Management Fees 08/23	\$ 4,184.08
TECO	ACH	TECO Summary 07/23 183 ACH	Electric Service 07/23	<u>\$ 10,911.89</u>
<b>Report Total</b>				<b><u>\$ 17,498.07</u></b>