

# 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)

August 7, 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, August 15, 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. Ratification of Monument Enhancement Proposal..... Tab 1
  - B. Consideration of Easement for Sign at Rags to Riches Way and 301 ..... Tab 2
  - C. Consideration of Hog Trapping Services..... Tab 3
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on July 18, 2023..... Tab 4
  - B. Consideration of Operation & Maintenance Expenditures for June 2023 ..... Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape and Irrigation Report
  - D. Aquatic Report ..... Tab 6
  - E. District Manager ..... Tab 7
- 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, July 18, 2023, at 9:33 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; Asst. Secretary</b>
Clement Hill	<b>Board Supervisor; Asst. Secretary</b>
Grady Miars	<b>Board Supervisor; Asst. Secretary</b>
	<i>(via conference call)</i>
Ben Gainer	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Debby Wallace	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel; Kutak Rock LLP</b>
Audience	<b>Present</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**

Audience comments were entertained regarding questions on the budget, landscaping, lighting, and parking.

**THIRD ORDER OF BUSINESS**

**Consideration of September 30, 2022,  
Audit**

Ms. Wallace stated that the audit completed by Berger, Toombs, Elam, Gaines, & Frank was a clean audit with no findings. She asked for a motion to accept the audit report.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors accepted the Financial Audit for year ending September 30, 2022, and authorized its filing with the appropriate governmental entities, for the Belmont II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Plant Replacement Proposal**

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Fieldstone proposal #15831 for plantings at the Bounding Home and Colonial Affair monuments with a not-to-exceed amount of \$10,000, for the Belmont II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adopting FY 2023-2024 Final Budget**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2023-2024 final budget, for the Belmont II Community Development District.

Ms. Wallace reviewed the budget totaling \$1,295,122 and the Board held a brief discussion. Staff and the Board responded to several comments and questions from the public.

On a Motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2023-2024 final budget, for the Belmont II Community Development District.

**i. Consideration of Resolution 2023-06, Adopting Fiscal Year 2023-2024 Final Budget**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved Resolution 2023-06, adopting fiscal year 2023-2024 final budget (\$1,295,122), as presented, for the Belmont II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adopting Levying of Special Assessments for FY 2023-2024**

On a Motion by Ms. Campagna, seconded by Mr. Hill, with all in favor, the Board of Supervisors opened the public hearing on levying of special assessments for fiscal year 2023-2024, for the Belmont II Community Development District.

Ms. Wallace reviewed the resolution and the purpose of holding a public hearing.

A few resident comments were entertained.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors closed the public hearing on levying of special assessments for fiscal year 2023-2024, for the Belmont II Community Development District.

**i. Consideration of Resolution 2023-07, Adopting Levying Special Assessments for FY 2023-2024**

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2023-07, adopting levying of special assessments for fiscal year 2023-2024, and certifying the assessment roll, as presented, for the Belmont II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08, Setting Fiscal Year 2023-2024 Meeting Schedule**

Ms. Wallace presented Resolution 2023-08, stating that historically the Board has met on the 3rd Tuesday of each month at 9:30 a.m. at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607. The Board indicated that it would like to keep the schedule the same for FY 2023-2024.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2023-08, setting the FY 2023-2024 meeting schedule, as discussed, for the Belmont II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09; Re-Designating Secretary**

Management is recommending Scott Brizendine be named as Secretary.

On a Motion by Ms. Evans, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved Resolution 2023-09, naming Scott Brizendine as Secretary for the Belmont II Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting Held May 16, 2023**

On a Motion by Mr. Hill, seconded by Mr. Gainer, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 16, 2023, as presented, for the Belmont II Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for April  
and May 2023**

On a Motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for April 2023 (\$67,898.23) and May 2023 (\$72,196.89), for the Belmont II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. Landscape Maintenance Report**

No report

**D. Aquatics Report**

There were no questions on the report.

**E. District Manager**

Ms. Wallace advised the Board that the next regular meeting will be held on August 15, 2023, at 9:30 a.m. at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607

Ms. Wallace reviewed the site visit report. There were no questions.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**THIRTEENTH 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 10:46 a.m. for the Belmont II Community Development District.

Assistant Secretary

Chair / Vice Chair

## Tab 5

# 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 June 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$88,015.52**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## BELMONT II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Belmont CDD	100106	IA2023-050123	Interlocal Agreement (2022-2023) 05/23	\$ 31,012.88
Benjamin D Gainer	100103	BG051623	Board of Supervisor Meeting 05/16/23	\$ 200.00
Berger, Toombs, Elam, Gaines & Frank CPA	61323	363012	Audit FYE 2022	\$ 5,425.00
Fieldstone Landscape Services	100107	20035	Annuals 05/23	\$ 788.53
Fieldstone Landscape Services	100107	20062	Irrigation Repairs 06/23	\$ 450.00
Fieldstone Landscape Services	100112	20061	#15484 Landscape Maintenance 05/23	\$ 10,998.00
Fieldstone Landscape Services	100112	20086	#15803 June Inspection Repairs 06/23	\$ 527.00
Heidt Design, LLC	100108	48006	Engineering Services 05/23	\$ 225.00
Hillsborough County BOCC	ACH	4108294164 06/23	Comm Irrigation Meter 06/23	\$ 8,374.87
Hilton Garden Inn Tampa Rivervie Brandon	6132023	BEO 3138	BOS Meeting Event 07/18/23	\$ 615.00
Kutak Rock, LLP	100109	3235877	Legal Services 05/23	\$ 4,315.96
Rizzetta & Company, Inc.	100102	INV0000080650	District Management Fees 06/23	\$ 4,184.08
Rizzetta & Company, Inc.	100105	INV0000080827	Mass Mailing - Budget Notices	\$ 889.88
Sitex Aquatics, LLC	ACH	7523	Lake Maintenance 06/23	\$ 2,960.00
TECO	ACH	TECO Summary 05/23 183	Electric Service 05/23	\$ 11,080.19

## BELMONT II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100104	0000285155 05/23	Legal advertising 05/23	\$ 369.50
Times Publishing Company	100110	0000290300 06/23	Legal advertising 06/23	\$ 1,559.00
U.S. Bank	100111	6935887	Trustee Fees Series 2019 05/01/23-04/30/24	<u>\$ 4,040.63</u>
<b>Total</b>				<u><b>\$ 88,015.52</b></u>