

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

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October 9, 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, October 17, 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 FY 2023-2024 Insurance Renewal Tab 1
 - B. Consideration of Opening a Reserve Account for Fiscal Year 2023/2024 Budgeted Reserves
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on September 19, 2023..... Tab 2
 - B. Ratification of Construction Requisition..... Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Irrigation Report Tab 4
 - i. Consideration of Monument Plant Install Proposal..... Tab 5
 - ii. Consideration of Irrigation Repair Proposal 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 2

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, September 19, 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	Board Supervisor; Chair
Lori Campagna	Board Supervisor; Vice Chair
Ben Gainer	Board Supervisor; Asst. Secretary
Clement Hill	Board Supervisor; Asst. Secretary <i>(via conference call)</i>
Grady Miars	Board Supervisor; Asst. Secretary

Also present were:

Debby Wallace	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel; Kutak Rock LLP <i>(via conference call)</i>
Shane Wumkes	Representative, Fieldstone landscape Services <i>(joined the meeting at 9:33 a.m.)</i>
Audience	None

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

**Consideration of Legal Waiver on
Interlocal Agreement**

Ms. Whelan presented the conflict of interest legal waiver, explaining the details to the Board.

On a Motion by Ms. Evans, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved the legal waiver on the Interlocal Agreement, for the Belmont II Community Development District.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Report

Ms. Wallace reviewed the July 31, 2023, arbitrage report for the Series 2019 special assessment revenue bonds.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors accepted the Series 2019 Arbitrage Rebate report, for the Belmont II Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of District Management Contract Addendum

Ms. Wallace reviewed for the Board.

On a Motion by Ms. Evans, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved the Fourth Addendum to the District Management contract, for the Belmont II Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting Held August 15, 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 August 15, 2023, as presented, for the Belmont II Community Development District.

(A member of the general audience joined the meeting)

SEVENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for July and August 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 July 2023 (\$36,328.62) and August 2023 (\$17,498.07), 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 reviewed the landscape and irrigation report. He noted that an electrician is needed to address the irrigation in Seattle Slew Pocket Park, and he will be coordinating with De Cort Electric to have to work completed.

D. Aquatics Report

There were no comments on the report.

E. District Manager

Ms. Wallace advised the Board that the next regular meeting will be held on October 17, 2023, at 9:30 a.m. at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607

It was noted that Mr. Gainer will have the northbound stop sign installed to replace the existing one that is not tall enough.

A member of the audience stated that he has submitted a resume for consideration for a future Board vacancy. Ms. Wallace stated that it will be added to a future agenda when there is a potential future board vacancy.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hill spoke regarding roads within the community.

Mr. Gainer reported that the monument lights are all working, and he is still working on the streetlights. There is a small gap along Paseo Al Mar Boulevard that is County responsibility.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board of Supervisors adjourned the meeting at 9:58 a.m. for the Belmont II Community Development District.

Assistant Secretary

Chair / Vice Chair