



Rizzetta & Company

Belmont II Community Development District

Board of Supervisors' Meeting March 19, 2024

**District Office:
5020 W. Linebaugh Avenue Suite 240
Tampa, FL 33624
813-933-5571**

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Lennar Homes, 4301 W Boy Scout Blvd., Suite 600 Tampa, FL 33607
www.belmont2cdd.org

Board of Supervisors	Kelly Evans	Chair
	Lori Campagna	Vice Chair
	Grady Miars	Assistant Secretary
	Ben Gainer	Assistant Secretary
	Clement Hill	Assistant Secretary
District Manager	Debby Wallace	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Tim Plate	Heidt Design

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

March 11, 2024

**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, March 19, 2024 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. Presentation of BOS Resumes..... Tab 1
 - B. Consideration of Resolution 2024-03; Landowner Election... Tab 2
 - C. Consideration of Resolution 2024-04; Rescinding
Resolution 2024-02; General Election..... Tab 3
 - D. Consideration of Belmont CDD FY 22/23 Amended
Interlocal Budget (True-Up) Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors
Regular Meeting held on February 20, 2024 Tab 5
 - B. Consideration of Operation & Maintenance
Expenditures for January & February 2024..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Irrigation Report Tab 7
 - D. Aquatic Report Tab 8
 - E. District Manager Tab 9
- 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 1

08/16/2023

Belmont CDD II

My name is Yara Barros, and I am excited to announce my candidacy for this position. For those who don't know me, I have lived in Belmont West Community since January of 2022, and we are 1st time home buyers.

My background and profession is Property Management. I have worked in this field for over 10 years and have worked with many HOA's and CDD's in the past. I am very aware of the challenges this position may bring but I am very experienced in handling them.

My goals are to bring the community together and fix the issues we are currently experiencing. As a community we can work to make it the best one in the area. Addressing concerns of the landscaping, lighting, garbage disposal and so forth.

If you have any questions please feel free to contact me at YNB0704@gmail.com .





Yara Barros

Although I do not have any experience as a board member of an HOA, I do have 30 plus years of experience serving our country. During those years, I actively volunteered and participated in several leadership groups, civic associations, and diversity events. As one of your Board of Directors, I would be honored to continue serving our neighborhood by being an advocate for the homeowner and maintaining the integrity of our property values.

As one of your Board of Directors, I plan to use my experiences as a leader to serve our neighborhood. I will be committed to the homeowners by being accessible and an attentive listener; and to our HOA Rules and By-Laws by being fair, non-biased, and maintaining its integrity to preserving our property values.

La-El Carter

La-el Carter

14407 Seattle Slew Lane Ruskin, FL 33573 
(704) 516-9588 
mrcaution357@gmail.com 
www.linkedin.com/in/la-el-carter-287203a 

TALENT ACQUISITION | OPERATIONS MANAGEMENT

United States Navy Veteran delivering more than 20 years of proven experience in talent acquisition and operations management. Adept at leading teams of 200 plus personnel in a dynamic, fast-paced environment. Possesses a comprehensive background in prospect development, recruiting, as well as marketing, and advertising. Managed operations budgets valued at \$500K; developed an innovative sales methodology; managed prospecting, assessment, selling, and onboarding procedures; evaluated risks and safety directives; and supervised quality assurance.

Professional Experience

United States Navy | Various Locations
Dec 1997 - Dec 2022
Navy Counselor / Career Recruiting Force

United States Navy Reserve | Columbia, SC
Feb 1990 - Dec 1997
Fire Controlman / Weapons Department

Navy Talent Acquisition Group Great Lakes | Great Lakes, IL Dec 2019 - Dec 2022

Command Talent Acquisition Director / Master Chief Navy Counselor

Directed a command of 200 to 250 Officer & Enlisted Sailors and civilian employees expanding over a four-state area (Northern IL, Northern IN, WI, and Northwestern MI). Identified monthly, weekly, and daily strengths and weaknesses and directed a team of managers to correct and train-to areas of deficiencies. Directed weekly and monthly production meeting with team managers. Performed sales calls with national and regional managers identifying process issues and offering solutions as well as relaying direction and guidance from our national leadership team and Navy Recruiting's senior leadership. Oversees all marketing and Social Media prospecting. Developed, implemented, and managed a yearly marketing budget. Trained, mentored, and coached senior managers on recruiting and sales techniques to included: prospecting, screening, interviewing, contract development, onboarding, and building mutually beneficial relationships.

Navy Recruiting District San Diego | San Diego, CA Aug 2017 - Dec 2019

Command Talent Acquisition Manager / Master Chief Navy Counselor

Managed and supervised a command of 300 to 350 Officer & Enlisted Sailors and civilian employees expanding over a three state area (San Diego, CA, Las Vegas, NV, Yuma, AZ). Developed and executed approved prospecting plans and tracked all Key Performance Indicators. Conducted weekly and daily sales calls with regional and local managers identifying procedural issues and offering solutions, as well as relaying direction and guidance from national or regional leadership. Submitted marketing data in support of media prospecting to assist in making assigned goals.

Navy Recruiting District St. Louis | St. Louis, MO Nov 2014 - Aug 2017

Command Talent Acquisition Trainer / Senior Chief Navy Counselor

Trained a command of 225 to 275 Officer and Enlisted Sailors and civilian employees expanding over a four state area (MO, KS, Southern IL, and Western, KY). **New Hire Orientation:** Conducted onboarding and orientation for all new talent acquisition employees. Taught new talent acquisition specialists how to conduct recruiting in accordance with EEO guidelines. **Candidate Management:** Taught successful strategies in how to maintain a robust pipeline of quality specialty candidates while using Salesforce, Applicant Tracking Software (ATS) and HR Information Systems (HRIS). **Training Management:** Identified and implemented the most cost-effective training delivery methods to elevate recruiting performance and enhance the candidate selection process. **Employee Retention:** Reduced candidate attrition

La-el Carter

(704) 516-9588

mrcaution357@gmail.com

rate by 45% by creating standard communication process that improved follow-up, reduced in-processing time and made candidate feel part of the team from the start. **Process Improvement:** Increased team's overall productivity 50%+ and improved quality of intake documents by creating standardized procedure that aligned all recruiting operations to a single system and process.

Navy Recruiting Orientation Unit | Pensacola, FL

Oct 2011 - Nov 2014

National Talent Acquisition Instructor / Chief Navy Counselor

Instructed the nation's newest Officers and Enlisted Sailors in the art and science of sales. Facilitated the nation's Career Recruiting Forces in a new innovative sales methodology, process improvements, system updates, and policy changes. Facilitated training in the classroom as well as traveled nationally in "the field" ensuring a realistic environment.

Navy Recruiting District San Diego | San Diego, CA

Apr 2008 - Oct 2011

Division Talent Acquisition Manager / Chief Navy Counselor

Managed and supervised a command of 15 to 30 Enlisted Talent Scouts expanding throughout Riverside County, CA. Reviewed and approved prospecting plans for my team to execute and meet all recruiting assignments. Supervised my team's training and development, mentoring my lead team members. Performed area Canvassing at local High Schools, Colleges, and businesses conducting presentations and sales calls. Observed, critiqued, trained, and tracked newly assigned Talent Scouts on proper interview and sales techniques. Reviewed and tracked all administrative requirements and all aspects of office management.

Skills

- | | | |
|----------------|------------------------------|-----------------------------|
| • HR Manager | • Operations Management | • Talent Acquisition |
| • Assessing | • Interviewing | • Sales Coach |
| • Onboarding | • Training & Development | • Prospect Development |
| • KPI Analysis | • Applicant Tracking Systems | • Active Security Clearance |

Education

- **Counselor (Professional & Kindred)** | United States Department of Labor
- **Office Manager/Administrative Services** | United States Department of Labor
- **Computer Operator** | United States Department of Labor
- **University of South Carolina** | Columbia, SC | Aug 1991 – May 1993 | Computer Engineering Major
- **Southern Illinois University** | Carbondale, IL | Aug 1991 – May 1993 | Workforce Education Major

Activities

- | | | | |
|-----------------|----------|----------------|-----------------------|
| • Family Events | • Travel | • Music | • Cigar Social Events |
| • BBQ | • Golf | • Comedy Shows | • Blowing |

Dr. Jackie

Mobile: 813.399.2233

jenksinja@hillsboroughcounty.org

OBJECTIVE

To enhance knowledge and learning within community environments

Certified Emotional Intelligence Coach Certified Emotional Intelligence Coach

Jacquelyn Jenkins, Ed. D, 2011 - Present

Help relationships between client communities to assist achievement of goals and to improve the effectiveness of defined coaching agreement. Use a wide variety of behavioral techniques and methods including EI to mutually identify and to improve his or her professional performance and personal satisfaction.

Department Director, Hillsborough County Government

4/2014 - present

Hillsborough County Head Start/Early Head Start

Tampa, FL

- Expand community collaborations within early childhood environments to include Hillsborough District Schools, Hillsborough Community College, Early Learning Coalition, and Children's Services Board.*
- Manage oversight of \$40 million program budget and contracts administration/management, specifically related to advancement outcomes for 3,500 families.*

Division Director, Orange County Government

1/2010 - 4/2014

Orange County Head Start

Orlando, FL

- Developed and monitored Division's grant funded \$15 million budgets; analyzed and projected program expenditures; reviewed Division-wide policies and procedures towards operational excellence in conjunction with Federal Performance Standards, in addition to County and State regulations.*
- Partnered with Orange County Schools, Valencia Community College, UCF University, and Early Learning Coalition Board.*

CERTIFICATION

- Emotional Intelligence Assessments*

EDUCATION

<i>Doctor of Education Organizational Leadership 2011, Argosy University Washington, DC</i>	<i>M.S. Human Services: Management and Leadership 2005, Springfield College Springfield, MA</i>	<i>B.S. Human Services 1995, Mercer University Atlanta, GA</i>
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James F. M. Laughlin, AEP, CLU, ChFC, RHU, LUTCF
14450 Editors Note Street
Sun City Center, FL 33573
(814) 881-3004

Resume'

Objective: To serve as a member of the Belmont Committee and as a volunteer for the betterment of our community.

Present Occupation: Self Employed Insurance Agent and Business Consultant, Jim Laughlin Consulting.

Employment History: Focused on Corporate Employee Benefits, Property/Casualty and Pension Programs for local and multi-state employers. Also practiced in advanced practices of Life Insurance. Served as Vice President of The Bert Company, a Corporate Consultant from 1984 to 2015. Also worked for HUB International, a large Corporate Consultant.

Education: Undergraduate Degree in Business Administration from Mercyhurst University. Also studied Music Composition, Social Work and Law Enforcement. 5 Professional Designations, primarily from the American College, 1986-2003. Graduate Degree, Accredited Estate Planner, (AEP).

Professional Development: Served as President of 3 Professional Associations including the National Life Underwriters Association, (Local), The American College Society, (Regional) and the Estate Planning Council, (Regional). Served as Chairman of the Erie County United Way Endowment for 10 years. Officer of the Erie Art Museum Board for 10 years. Boy Scout Leader and Eagle Dad, (Counseled all required Merit Badges). Various Community Fund Raising Efforts, mainly for the benefit of our Senior Community. Political Campaign Consultant.

Personal Strengths: Public Speaking and Presentation. Getting to the heart of Financial Challenges through deductive reasoning and research. Photographic memory. Not taking criticism or challenges personally but instead able to focus on the task at hand.

Personal Talents: Worked for years as a Professional Musician, Piano, Organ Singing. Twice winner at the Rock Erie Music Awards. Athlete and Golfer. Enjoy people and tend to be outgoing and gregarious.

Good afternoon,

I am a resident seeking to be considered for appointment to the board. My qualifications and experience make me a strong candidate for the CDD Board of Supervisors. Here are some key qualifications and experiences that I believe make me suitable for this position:

1. Leadership Experience- I have held leadership positions in various community organizations, where I have successfully collaborated with diverse groups of individuals and facilitated constructive discussions to drive positive change.
2. Project Management Skills- I have a strong background in project management, which includes budgeting, planning, and implementing community development initiatives. This experience enables me to effectively manage resources and ensure efficient execution of projects.
3. Strong Communication Skills- I possess excellent communication skills, both written and verbal. I am able to effectively articulate ideas, listen to different perspectives, and engage with stakeholders to build consensus and make informed decisions.
4. Commitment to Community Development- I have a sincere passion for community development and a desire to contribute to the betterment of the district. I believe in creating sustainable and inclusive communities that prioritize the well-being and interests of all residents.
5. Problem-solving Abilities- I am a proactive problem solver and have a track record of finding creative solutions to complex issues. I believe in taking a holistic approach to problem-solving and considering the long-term implications of decisions.
6. Understanding of Local Issues- I possess a deep understanding of the local issues and challenges faced by the community. I have actively engaged with residents and organizations to stay informed about their needs and concerns, allowing me to effectively represent their interests on the board.

These qualifications and experiences, coupled with my dedication and enthusiasm, make me a strong candidate for the CDD Board of Supervisors. I am confident in my ability to contribute positively and make a meaningful impact on the development and well-being of our community.

I have attached an updated copy of my resume to this email.

Thank you.

Best,

Danielle

DANIELLE PAULETTA

PROFILE

Business professional and military veteran with a track record of developing and executing impactful business strategies. Combining my educational background with exemplary leadership skills honed from naval service, I am seeking a challenging position to leverage my analytical and creative skills to drive growth for an organization. With a passion for delivering impactful results, I am confident my abilities can make a positive contribution to any organization.

EMPLOYMENT HISTORY

YEOMAN/ADMINISTRATOR, UNITED STATES NAVY 2017-2023

- ❖ Created comprehensive training materials and conducted training sessions for junior personnel, resulting in increased proficiency and improved operational readiness
- ❖ Spearheaded the transition from manual record-keeping to a digital system, resulting in improved overall productivity, accuracy, and efficiency.
- ❖ Successfully maintained a top-level security clearance throughout tenure, demonstrating trustworthiness and adherence to strict confidentiality protocols.
- ❖ Led successful community service events and coordinated team efforts for various projects, ensuring timely completion and high-quality deliverables.
- ❖ Demonstrated resilience and adaptability in handling high-pressure situations and effectively managing competing priorities in fast-paced operational environments.
- ❖ Actively participated in process improvement teams, providing valuable insights and suggestions to enhance administrative procedures and workflow efficiency.
- ❖ Implemented efficient systems for record-keeping, resulting in a significant reduction in document errors and improved overall productivity.

LICENCE

2023 - REAL ESTATE SALES ASSOCIATE, STATE OF FLORIDA

EDUCATION

2022 - PRESENT – PHILOSOPHY B.S., UNIVERSITY OF SOUTH FLORIDA

2019 - 2021 – GENERAL STUDIES A.A., AMERICAN MILITARY UNIVERSITY

SKILLS

- ❖ INTERPERSONAL AND WRITTEN COMMUNICATION ABILITIES
- ❖ ORGANIZATION AND TIME MANAGEMENT
- ❖ METICULOUS ATTENTION TO DETAIL
- ❖ CONFIDENTIALITY AND SECURITY
- ❖ PROBLEM-SOLVING
- ❖ ADAPTABILITY
- ❖ MANAGEMENT AND LEADERSHIP
- ❖ TECHNOLOGICALLY INCLINED

SOFTWARE

- ❖ OFFICE PRODUCTIVITY: MICROSOFT & GOOGLE SUITE
- ❖ DESIGN MULTIMEDIA: ADOBE CREATIVE CLOUD
- ❖ DATA ANALYSIS: EXCEL
- ❖ COMMUNICATION: MICROSOFT, SLACK, ZOOM
- ❖ SOCIAL MEDIA: DISCORD, INSTAGRAM, PINTEREST, SNAPCHAT, INSTAGRAM, TIKTOK, TWITCH, YOUTUBE, REDDIT, QUORA, X (TWITTER)
- ❖ WEB DEVELOPMENT: WORDPRESS
- ❖ APPLE iOS

LANGUAGES

- ❖ SPANISH
- ❖ ENGLISH

DOUGLAS SMITH

(727)253-5145

DOUGRSMITH89@ICLOUD.COM

PROFILE

I want to be apart of the board because I believe it is our job to work for the community and do what's best for the community. The board is to give back to the community to make it a safe and desirable place to live. Also, as someone who lives in the Townhomes, I'd like to be the voice for us as we sometimes are forgotten.

Experience

-Firefighter/Paramedic 2017 — Present

Respond to 911 calls, whether they are fire or EMS, and perform ALS medical care.

-Sunstar- Paramedic 2022 — Present

Ambulance Company serving Pinellas County.

-5 years experience on the HOA board of another community

-5 years experience on the CDD board of another community

EDUCATION

-St Petersburg College

B.A.S. Public Safety Admin

-St Petersburg College

A.S. Emergency Medical Services

-HCC

A.S. Allied Health

Yes I am
I am a firefighter so I cannot always make it to the meetings because I work 24hrs on and 48hrs off.
But I can make most meetings or I can join virtually.
Sent from my iPhone

On Jan 22, 2024, at 9:35 AM, Debby Bayne-Wallace <dbwallace@rizzetta.com> wrote:

Thank you.
And you are a registered voter within the Belmont II CDD community and available for monthly day meetings every 3rd Tuesday at 9am in Tampa?

Debby Wallace
Regional Manager

813.933.5571 Ext: 8814
dbwallace@rizzetta.com

rizzetta.com

<image002.png>

From: Doug Smith <dougrsmith89@icloud.com>
Sent: Monday, January 22, 2024 9:26 AM
To: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: Re: [EXTERNAL]CCD Board

I live in Belmont
<image003.png>

Sent from my iPhone

> On Jan 22, 2024, at 9:12 AM, Debby Bayne-Wallace <dbwallace@rizzetta.com> wrote:
>
> Hi Doug,
> For which District is this for? We were unable to open the attachment. Please send in a PDF document or take a photo and email it.
> Thank you.
>
> Debby Wallace
> Regional Manager
>
> 813.933.5571 Ext: 8814
> dbwallace@rizzetta.com
>
> rizzetta.com
>

>
>
>
> -----Original Message-----
> From: Doug Smith <dougrsmith89@icloud.com>
> Sent: Friday, January 19, 2024 8:56 PM
> To: Debby Bayne-Wallace <dbwallace@rizzetta.com>
> Subject: [EXTERNAL]CCD Board
>
> NOTICE: This email originated from outside of the organization.
> Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.
>
>
>
> Here is my resume. I'd like to be on the CDD board.

Tab 2

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Belmont II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, Section 190.006(3)(a)(2)(a), *Florida Statutes*, provides that six (6) years from the initial appointment of members of the District's Board of Supervisors (the "**Board**"), and once the District has reached 250 qualified electors, the transition of Board seats from one-acre one-vote landowner elections to general elections is required "as terms expire;" and

WHEREAS, the initial appointment of Board members for the District occurred upon the Board of County Commissioners' adoption of the ordinance establishing the District on October 19, 2018, and as a result six (6) years after the initial appointment of Board members shall occur on October 19, 2024 in advance of the November 2024 general election; and

WHEREAS, the District has previously been notified by the County's Supervisor of Elections (the "**SOE**") that it has more than 250 qualified electors residing within its boundaries; and

WHEREAS, the District's Board previously adopted Resolution 2024-02 in accordance with Section 190.006(3)(a)(2)(a), *Florida Statutes*, requesting that the SOE begin conducting the District's general elections and that Seats 4 and 5 be placed on the general election ballot in November 2024; and

WHEREAS, Seat 3 is additionally up for election in November 2024 pursuant to a landowners' election in accordance with Section 190.006, *Florida Statutes*; and

WHEREAS, after the Board adopted Resolution 2024-02, the SOE notified the District that it does not believe that the District meets the six (6) year requirement to begin conducting the District's elections by general election as, in the SOE's opinion, the six (6) year calculation should instead commence from the date of the qualifying period; and

WHEREAS, pursuant to Section 190.006(3)(d), *Florida Statutes*, the District does not have the ability to hold a general election in lieu of the SOE; and

WHEREAS, accordingly, the District has no option but to hold another landowner election in 2024 for Seats 4 and 5 in addition to Seat 3 which was already planned for a landowners election; and

WHEREAS, the District accordingly shall hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BELMONT II COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Grady Miars	2026
2	Kelly Evans	2026
3	Clement Hill	2024
4	Lori Campagna	2024
5	Ben Gainer	2024

This year, Seat 3, currently held by Clement Hill, Seat 4, currently held by Lori Campagna, and Seat 5, currently held by Ben Gainer, are subject to a landowner election. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November, 2024, at ____:____ a/p.m., and located at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its February 20, 2024 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District’s Local Records Office / District Manager’s office, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 533-2950.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 19TH DAY OF MARCH, 2024.

ATTEST:

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Notice of Landowners’ Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Belmont II Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 356.906 acres, located west of Paseo Al Mar Boulevard, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____, 2024
TIME: ____:____.m.
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 533-2950 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Debby Bayne-Wallace
District Manager

Run Date(s): _____ & _____, 2024

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BELMONT II COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November ____, 2024

TIME: ____:____ __.M.

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BELMONT II COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Belmont II Community Development District to be held at _____, on November ____, 2024, at ____:____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BELMONT II COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER ____, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Belmont II Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Tab 3

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT II COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2024-02 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Belmont II Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida (the “County”); and

WHEREAS, Section 190.006(3)(a)(2)(a), *Florida Statutes*, provides that six (6) years from the initial appointment of members of the District’s Board of Supervisors (the “Board”), and once the District has reached 250 qualified electors, the transition of Board seats from one-acre one-vote landowner elections to general elections is required “as terms expire;” and

WHEREAS, the initial appointment of Board members for the District occurred upon the Board of County Commissioners’ adoption of the ordinance establishing the District on October 19, 2018, and as a result six (6) years after the initial appointment of Board members shall occur on October 19, 2024 in advance of the November 2024 general election; and

WHEREAS, the District has previously been notified by the County’s Supervisor of Elections (the “SOE”) that it has more than 250 qualified electors residing within its boundaries; and

WHEREAS, the District’s Board previously adopted Resolution 2024-02 in accordance with Section 190.006(3)(a)(2)(a), *Florida Statutes*, requesting that the SOE begin conducting the District’s general elections and that Seats 4 and 5 be placed on the general election ballot in November 2024; and

WHEREAS, after the Board adopted Resolution 2024-02 (the “Resolution”), the SOE notified the District that it does not believe that the District meets the six (6) year requirement to begin conducting the District’s elections by general election as, in the SOE’s opinion, the six (6) year calculation should instead commence from the date of the qualifying period; and

WHEREAS, pursuant to Section 190.006(3)(d), *Florida Statutes*, the District does not have the ability to hold a general election in lieu of the SOE; and

WHEREAS, accordingly, the District has no option but to hold another landowner election in 2024 for Seats 4 and 5, and so the District has a need to rescind the Resolution in its entirety.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BELMONT II COMMUNITY DEVELOPMENT DISTRICT:

Section 1. RESCINDMENT OF RESOLUTION 2024-02. Resolution 2024-02 adopted by the Board on December 19, 2023, is hereby rescinded in its entirety.

Section 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

Section 3. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 19th day of March, 2024.

ATTEST:

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 4

RESOLUTION 2024-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Belmont Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 15th day of November, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District.

**Belmont Community
Development District**

by:

Chairman

Attest:

by:

Secretary

BELMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BUDGET AMENDMENT
FY 2023

DESCRIPTION	CURRENT BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET
<u>REVENUES:</u>			
Maintenance Assessments - Levy	\$1,106,388	\$12,184	\$1,118,572
Interlocal Agreement	\$372,154	\$0	\$372,155
Interest Income	\$0	\$7,766	\$7,766
Miscellaneous Income	\$0	\$3,862	\$3,862
Carryforward Surplus	\$0	\$249,029	\$249,029
TOTAL REVENUES	\$1,478,542	\$272,841	\$1,751,383
<u>LEGISLATIVE</u>			
Supervisors Fees	\$12,000	(\$1,000)	\$11,000
TOTAL LEGISLATIVE	\$12,000	(\$1,000)	\$11,000
<u>FINANCIAL & ADMINISTRATIVE</u>			
District Manager	\$45,000	\$0	\$45,000
District Engineer	\$25,000	(\$531)	\$24,469
Disclosure Report	\$4,500	\$700	\$5,200
Attorney Fees	\$40,000	(\$226)	\$39,774
Assessment Roll	\$2,500	\$0	\$2,500
Trustee Fees	\$9,200	(\$715)	\$8,485
Arbitrage	\$1,100	\$0	\$1,100
Auditing Services	\$4,500	(\$300)	\$4,200
Postage, Phone, Faxes, Copies	\$500	\$810	\$1,310
Meeting Room Rental	\$0	\$0	\$0
Public Officials Insurance	\$4,109	\$182	\$4,291
Legal Advertising	\$5,500	\$2,322	\$7,822
Bank Fees	\$250	\$1,287	\$1,537
Dues, Licenses & Fees	\$175	\$0	\$175
Website Maintenance	\$4,540	\$60	\$4,600
TOTAL FINANCIAL & ADMINISTRATIVE	\$146,874	\$3,590	\$150,464
<u>UTILITIES:</u>			
Electric	\$32,000	\$7,447	\$39,447
Street Lights	\$135,000	\$18,547	\$153,547
TOTAL UTILITIES	\$167,000	\$25,994	\$192,994
<u>STORMWATER CONTROL</u>			
Aquatic Maintenance	\$33,360	\$20,818	\$54,178
Lake/Pond Maintenance	\$5,000	\$18,900	\$23,900
TOTAL STORMWATER CONTROL	\$38,360	\$39,718	\$78,078
<u>OTHER PHYSICAL ENVIRONMENT</u>			
General Liability Insurance	\$4,790	(\$1,111)	\$3,679
Field Management	\$7,500	\$0	\$7,500
Landscape Maintenance - Contract	\$52,800	\$0	\$52,800
Landscape Mulching	\$4,025	(\$4,025)	\$0
Landscape Replacement Plants, Shrubs, Trees	\$25,000	(\$11,581)	\$13,419
General Field Repairs and Maintenance	\$20,000	(\$2,500)	\$17,500
Capital Improvements (1)	\$60,000	\$117,932	\$177,932
Contingency	\$7,500	(\$3,481)	\$4,019
TOTAL OTHER PHYSICAL ENVIRONMENT	\$181,615	\$95,234	\$276,849

BELMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BUDGET AMENDMENT
FY 2023

DESCRIPTION	CURRENT BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET
<u>INTERLOCAL AGREEMENT BUDGET</u>			
<u>AMENITY CENTER</u>			
Management Contract	\$120,000	\$0	\$120,000
Security Monitoring	\$5,637	\$10,293	\$15,930
Pool Maintenance - Contract	\$21,300	\$4,170	\$25,470
Pool Maintenance - Repairs	\$3,000	(\$3,000)	\$0
Pool Permit	\$600	\$0	\$600
Electric	\$13,000	\$668	\$13,668
Garbage/Solid Waste	\$3,500	\$303	\$3,803
Water and Sewer	\$24,000	\$27,392	\$51,392
Holiday Decorations	\$11,000	\$1,306	\$12,306
Internet, Cable & Phone	\$2,601	\$1,001	\$3,601
Maintenance & Repairs	\$18,000	\$29,403	\$47,403
Property Casualty Insurance	\$16,872	(\$1,667)	\$15,205
Facility Supplies	\$10,000	(\$5,607)	\$4,393
Pest Control	\$2,604	\$942	\$3,546
Special Events	\$12,000	\$8,262	\$20,262
TOTAL AMENITY CENTER	\$264,114	\$73,465	\$337,579
<u>OTHER PHYSICAL ENVIRONMENT</u>			
Field Operations	\$25,000	\$0	\$25,000
Landscape Maintenance - Contract	\$325,000	\$27,002	\$352,002
Irrigation Maintenance & Repairs	\$20,000	(\$4,022)	\$15,978
Electric	\$1,000	\$0	\$1,000
Water	\$12,000	\$0	\$12,000
Landscape Mulching	\$75,000	(\$19,746)	\$55,254
Landscape Annuals	\$11,000	(\$7,085)	\$3,915
Fire Ant Treatment	\$10,000	(\$10,000)	\$0
Landscape Replacement Plants, Shrubs, Trees	\$37,500	(\$6,299)	\$31,201
Well Maintenance	\$3,540	(\$3,540)	\$0
Off Duty Sheriff / Security	\$50,000	\$37,365	\$87,365
Capital Improvements (1)	\$40,000	\$28,733	\$68,733
Trash Removal / Porter Services	\$20,000	(\$3,851)	\$16,149
Dog Waste Station Maintenance	\$10,000	(\$2,916)	\$7,084
Pump Station Monitoring	\$3,540	\$1,440	\$4,980
General Field Repairs and Maintenance	\$0	\$0	\$0
TOTAL OTHER PHYSICAL ENVIRONMENT	\$643,580	\$37,080	\$680,660
TOTAL OPERATIONS AND MAINTENANCE	\$1,294,669	\$271,492	\$1,566,161
<u>CAPITAL RESERVE</u>			
Reserves	\$25,000	(\$1,241)	\$23,759
TOTAL CAPITAL RESERVE	\$25,000	(\$1,241)	\$23,759
TOTAL EXPENDITURES	\$1,478,542	\$272,841	\$1,751,383
NET CHANGE IN FUND BALANCE	\$0	\$0	\$0

<u>(1) FY 2023 CAPITAL IMPROVEMENTS</u>		
RIPA & ASSOCIATES, LLC	MONUMENT B	\$13,095.00
RIPA & ASSOCIATES, LLC	MONUMENT B FINAL RET	\$4,875.00
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$11,175.00
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$6,600.00
RESORT POOL SERVICES	POOL LIFT INSTALL	\$9,753.00
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$5,000.00
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$11,750.00
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$10,397.09
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$6,139.54
LANDSCAPE MAINTENANCE PROFESSIONALS	ARTIFICIAL TURF INSTALL	\$133,984.00
RESORT POOL SERVICES	POOL LIFT INSTALL	\$9,753.00
MR. ELECTRIC OF RIVERVIEW	RUN NEW COPPER WIRING	\$8,562.30
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$10,930.23
NEBULA LED LIGHTING SYS	LIGHT SYSTEM	\$4,651.16
		\$246,665.32

Belmont CDD (Non Cost Share)	\$162,295
Belmont CDD (Cost Share)	\$65,222
Belmont II CDD (Cost Share)**	\$45,324
Total Budget Amendment-FY23	\$272,841

**Will be divided into remaining 10 interlocal payments due from Belmont II CDD for FY24. (\$4,532.36 per month Dec 23-Sept 24)

Tab 5

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, February 20, 2024, at 9:32 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
Sarge Hill	Board Supervisor, Asst. Secretary (via conf. call)
Grady Miars	Board Supervisor, Asst. Secretary (via conf. call)

Also present were:

Debby Wallace	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Kutak Rock (via conf. call)
Liz Moore	Representative, Fieldstone Landscape Services
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 Belmont CDD FY 22/23
Amended Interlocal Budget (True-up)**

This item was tabled.

FOURTH ORDER OF BUSINESS

**Update on Interlocal Reimbursement
Invoices from Belmont II CDD to
Belmont CDD**

The Chair was previously authorized to negotiate. Presented final amounts as agreed upon.

On a Motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board of Supervisors approved and ratified the Interlocal Reimbursement Invoices from Belmont II CDD to Belmont CDD, for the Belmont II Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of BOS Resumes

This item was tabled. District Manger to invite the candidates to the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03;
Landowner Election**

This was tabled.

SEVENTH ORDER OF BUSINESS

**Consideration of Irrigation Pre-Approval
Addendum**

On a Motion by Ms. Evans, seconded by Mr. Gainer with all in favor, the Board of Supervisors approved the Fieldstone Irrigation Pre-Approval Addendum at a not-to-exceed amount of \$500.00 per month, for the Belmont II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Mulch Proposal

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Fieldstone mulch proposal in the amount of \$2,560.00, for the Belmont II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held
January 16, 2024**

On a Motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 16, 2024, as presented, for the Belmont II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for
December 2023**

On a Motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board of Supervisors approved the December 2023 (\$892,228.46), Operation & Maintenance Expenditures, 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 & Irrigation Update

Ms. Moore presented the landscape and irrigation report to the Board.

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 March 19, 2024, at 9:30 a.m. at the at the offices of Lennar Homes, 4301 W. Boy Scout Road Suite 600, Tampa, FL 33607.

Ms. Wallace stated the Fiscal Year 2024/2025 Budget Schedule will be May for the Proposed and August for the Final.

A resident request to hold meeting via zoom, the Board did not approve.

A resident requested speed tables and more lights along Paseo Al Mar, the Board did not approve.

Diana emailed information to the Board regarding training resources provided by Kutak and electronically filing the Form 1. There were no questions by the Board.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gainer is still working with Hillsborough County to install missing lights along Paseo Al Mar.

Ms. Whelan discussed the Form 1 and Ethics training and answered Board questions.

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

February 20, 2024 - Minutes of Meeting

Page 4

126
127 Mr. Hill will be attending the next meeting.

128
129 Ms. Evans discussed transition to resident Board and stated Liz with Fieldstone no
130 longer needs to attend meetings.

131
132 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

133

On a Motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board of Supervisors adjourned the meeting at 9:51 a.m. for the Belmont II Community Development District.

134
135
136
137
138 _____
Assistant Secretary

Chair / Vice Chair

Tab 6

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 January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$45,162.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin D Gainer	100191	BG011624	Board of Supervisor Meeting 01/16/24	\$ 200.00
Clement Eugene Hill	100192	CH011624	Board of Supervisor Meeting 01/16/24	\$ 200.00
Fieldstone Landscape Services	100193	21720	Landscape Maintenance 01/24	\$ 10,998.00
Fieldstone Landscape Services	100193	21721	Irrigation Repairs 12/23	\$ 183.75
Heidt Design, LLC	100194	49805	Engineering Services 12/23	\$ 225.00
Hillsborough County BOCC	ACH	4108294164 12/23	Comm Irrigation Meters 12/23	\$ 1,614.70
Jayman Enterprises, LLC	100195	2900	Straighten Dead End Sign 01/24	\$ 125.00
Kelly Evans	100196	KE011624	Board of Supervisor Meeting 01/16/24	\$ 200.00
Kutak Rock, LLP	100189	3326586	Legal Services 11/23	\$ 913.00
Kutak Rock, LLP	100197	3339373	Legal Services 12/23	\$ 918.00
Lori Campagna	100198	LC011624	Board of Supervisor Meeting 01/16/24	\$ 200.00
Rizzetta & Company, Inc.	100188	INV0000086351	Annual Dissemination Services 01/24	\$ 6,000.00
Rizzetta & Company, Inc.	100187	INV0000086425	District Management Fees 01/24	\$ 4,388.26
Sitex Aquatics, LLC	100199	7865-B	Lake Maintenance 01/24	\$ 1,510.00

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH	221008591739 12/23	9743 Lemon Drop Lop, Unit 2F 12/23	\$ 2,052.73
TECO	ACH	TECO Summary 12/23	Electric Service 12/23	\$ 10,916.10
Times Publishing Company	100200	0000324225 01/07/24	Legal Advertising 01/24	\$ 477.00
U.S. Bank	100190	7168720	Trustee Fees Series 2020 12/01/23- 11/30/24	<u>\$ 4,040.63</u>
Report Total				<u>\$ 45,162.17</u>

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 February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$140,824.06**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Belmont CDD	100206	IA2024-120123	Interlocal Agreement (2023-2024) 12/23	\$ 36,118.21
Belmont CDD	100206	IA2024-010124	Interlocal Agreement (2023-2024) 01/24	\$ 36,118.21
Belmont CDD	100206	IA2024-020124	Interlocal Agreement (2023-2024) 02/24	\$ 36,118.21
Fieldstone Landscape Services	100204	22001	Landscape Maintenance - Ponds Only 02/24	\$ 7,110.00
Fieldstone Landscape Services	100204	22058	Pond Bank Erosion Repair 01/24	\$ 2,651.94
Heidt Design, LLC	100203	49987	Engineering Services 01/24	\$ 112.50
Hillsborough County BOCC	ACH	4108294164 01/24	Comm Irrigation Meters 01/24	\$ 1,740.94
Kutak Rock, LLP	100207	3352946	Legal Services 01/24	\$ 1,603.50
Rizzetta & Company, Inc.	100201	INV0000087042	District Management Fees 02/24	\$ 4,388.26
Sitex Aquatics, LLC	100205	7991-B	Lake Maintenance 02/24	\$ 1,510.00
TECO	ACH	221008591739 01/24	9743 Lemon Drop Lop, Unit 2F 01/24	\$ 2,052.73
TECO	ACH	TECO Summary 01/24	Electric Service 01/24	\$ 10,930.06
Times Publishing Company	100208	0000328804 02/07/24	Legal Advertising 02/24	<u>\$ 369.50</u>
Report Total				<u>\$ 140,824.06</u>

Tab 7

(1)



Observation- Seasonal Color And Mulch Installed

Created: Mon, 3/11/2024

(2)



Observation- Well Maintained

Created: Mon, 3/11/2024

Seasonal color and mulch installed

(3)



Observation- Well Maintained

Created: Mon, 3/11/2024

Tree rings mulched, trees straightened and staked, debris removed. Clean

(4)



Tree Rings Mulched. Fence Line Clean

Created: Mon, 3/11/2024

Crew will mow and edge and treat fire ant mounds 3-11-24, next visit

(5)



Observation- Clean And Maintained Entrances

Created: Mon, 3/11/2024

(6)



Observation- Ponds Clean - No Debris

Created: Mon, 3/11/2024

(7)



Observation- Ponds Clean Mowing To Be Done 3-11-24

Created: Mon, 3/11/2024

(8)



Observation- Turf Around Pond Greening Up

Created: Mon, 3/11/2024

Tab 8



MONTHLY REPORT

MARCH, 2024



BELMONT 1 & 2 CDD

PASEO AL MAR BLVD
RIVERVIEW, FL 33573
26 PONDS

Legend



Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

SUMMARY:

With a few warm days the last couple weeks there have been a few minor algae blooms in the ponds as a result of the air temperatures heating up. As we move into spring we anticipate an increase in algae blooms as well as submersed growth. Our team will be active doing prevent applications as well as call back services. We are in great shape going int spring.



Pond #200 Treated for Algae and Shoreline Vegetation.



Pond #210 Treated for Algae and Shoreline Vegetation.



Pond #220 Treated for Shoreline Vegetation.



Pond #230 Treated for Shoreline Vegetation.



Pond #240 Treated for Algae and Shoreline Vegetation.



Pond #250 Treated for Algae and Shoreline Vegetation.



Pond #260 Treated for Shoreline Vegetation.



Pond #270 Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Algae and Shoreline Vegetation.



Pond #FP200 Treated for Algae and Shoreline Vegetation.



Pond #FP210 Treated for Algae and Shoreline Vegetation.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 16th, 2024 at 9:30 am

District Manager's Report

March 19th, 2024

2024

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<u>FINANCIAL SUMMARY</u>		<u>1/31/2023</u>
General Fund Cash & Investment Balance:		\$ 1,053,090
Reserve Fund Cash & Investment Balance:		\$10,000
Debt Service Fund Investment Balance:		\$1,337,786
Total Cash and Investment Balances:		\$2,400,876
General Fund Expense Variance:	\$133,142	Under Budget

Site Visit Report Attached – 3/7/2024

From: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Sent: Monday, March 11, 2024 8:01 AM
To: Kelly Evans <kelly.evans@lennar.com>; Elizabeth moore <Emoore@fieldstonels.com>
Cc: Wesley Elias <WElias@rizzetta.com>
Subject: Belmont II CDD - 3/7/2024 Site Visit

Hi Kelly/Liz,

Please see the photos and notes below. Sod, trees, plants, and ponds all well maintained. There are ant piles in one area and sod damage in another by the townhomes. Please see notes in red below.

Thank you.

Debby Wallace

Regional Manager

813.933.5571 Ext: 8814
dbwallace@rizzetta.com

rizzetta.com

Board Of Supervisors: In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the Management Office at (813) 933-5571.

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Ponds and pond banks well maintained.



Entryways at the corner of Bounding Home and Colonial Affair well maintained.







Mail kiosk area and pocket park well maintained.





Seattle Slew Pocket Park well maintained.





Along Gallant Man Rd – please treat ant piles.



New annuals and mulch at the townhome entryways.



Sod damage behind the townhomes by Publix.



