

**Belmont Lakes Community Development District
Budget and Regular Meeting**

August 21, 2017

7:00 p.m.

**Shenandoah Community Center Meeting Room, 14601 SW 14th Street,
Davie, Florida**

MINUTES

1. **Call To Order.** The meeting was called to order at 7:05 p.m.
2. **Roll Call.** In attendance were Chair Dominick Madeo, Vice-Chair James Roach, Supervisors Angie Medina, Noosha Patel, and Lorraine Hurst and District Manager Christopher Wallace.
3. **RESOLUTION 2017-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017 2017-2018.** Vice-Chair Roach moved to approve the Resolution so that it could be discussed. Supervisor Medina seconded the motion. The Board discussed the budget and several of the line items. The meeting was opened up as a public hearing item for the public. Various members spoke on maintenance and assessment items. After discussion ended, the public hearing was closed and the Board briefly discussed the budget. After discussion by the Board, a voice vote was held and the motion was unanimously passed and the Resolution adopted. **(Resolution adopted, 5-0).**
4. **RESOLUTION 2017-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2017-2018.** Vice-Chair Roach moved to approve the resolution and Supervisor Hurst seconded the motion. A public hearing was opened on the item. Discussion and questions from some of the public present was entertained. After public discussion ended, the public hearing was closed and a voice vote was held on the motion, which was unanimously approved and the Resolution adopted. **(Resolution Adopted, 5-0).**
5. **Staff Reports**

- a. **Reminder To File Form 1 Statement of Financial Interest By July 1st.** Board members were reminded to file their forms by the deadline or face a financial penalty..
6. **Audience Comments.** Various audience members commented on the budget, maintenance item, and various other issues.
7. **Supervisor's Comments.** There were no additional Supervisor's comments.
8. **Other Business.** There was no further business for the Board.
9. **Adjournment.** Supervisor Hurst moved to adjourn the meeting and Chair Madeo seconded the motion and in a voice vote, the motion passed and the meeting was adjourned at 7:57 p.m.

Resolution 2017-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2017-2018.

WHEREAS, Belmont Lakes Community Development District is required to annually adopt a budget for its revenues and expenditures; and

WHEREAS, the District has sent first class notices to all property owners, provided for the required advertising and notice of the budget and proposed assessments and placed a copy of the proposed budget on its website; and

WHEREAS, the Board of Supervisors has considered the proposed FY2018 operating budget:

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

Section 1. The FY2017-2018 budget (Exhibit "A") is hereby adopted.

Section 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2017.

Attest:

Chair

Secretary

Belmont Lakes Community Development District					
Proposed Budget					
Fiscal Year 2018					
Revenues:		FY17 Adopted	FY18 Proposed	Change	Comments
363.100	Administrative and Maintenance Assessments	168,255.17	168,255.17	-	
363.810	Debt Assessment	42,859.56	42,859.56	-	
363.831	Assessment Discounts	(8,444.59)	(8,444.59)	-	
	Net Assessment Revenue	202,670.14	202,670.14	-	
369.400	Other Income	1,000.00	1,000.00	-	
369.401	Interest Income	25.00	25.00	-	
	Total Expenditure	203,695.14	203,695.14	-	
Expenditures:					
511.513	Postage	200.00	200.00	-	
512.121	Management Fees	15,500.00	15,500.00	-	
512.211	Legal	500.00	500.00	-	
512.315	Legal Advertising	650.00	650.00	-	
512.320	Audit	4,500.00	4,500.00	-	
512.355	Meeting Room and Misc.	250.00	150.00	(100.00)	Reduced
512.356	Misc. Maintenance	500.00	750.00	250.00	Combined with "Maintenance Other"
512.654	Dues, Licenses, and Subscriptions	175.00	175.00	-	
513.000	Properter Appraiser and Tax Collector Fees	3,489.00	3,489.00	-	
517.100	Debt Service- Principal	32,058.40	33,365.10	1,306.70	
517.200	Debt Service - Interest	9,086.78	7,780.08	(1,306.70)	
530.000	Maintenance- Other	250.00	-	(250.00)	Combined with "Misc Maintenance"
530.410	Telephone	3,288.00	1,450.00	(1,838.00)	Eliminated Comcast and combined with ATT Service for old transponder system
530.431	Electric	6,800.00	6,800.00	-	
530.450	Insurance	7,015.00	7,200.00	185.00	estimated premium increase
530.461	Cleaning Guardhouse	450.00	450.00	-	
530.462	Irrigation Maintenance	3,600.00	3,600.00	-	
530.463	Lake Maintenance	3,350.00	3,350.00	-	
530.464	Landscaping	73,000.00	40,275.00	(32,725.00)	new contract plus contingent amount of \$5,000
530.496	Landscaping Replacement	3,000.00	30,000.00	27,000.00	replace foliage as necessary
530.465	Lights	3,500.00	3,500.00	-	
530.466	Maintenance, Gate and Guardhouse	4,800.00	12,640.00	7,840.00	Replace swing gate motors and batteries
530.491	Street Cleaning	500.00	500.00	-	
530.492	Lights-Entry Gates and Guardhouse	750.00	750.00	-	
530.497	Virtual Guard Monitoring Service	20,100.00	20,100.00	-	
530.511	Bank Fee	-	-	-	Bank's not charging
530.702	Street Maintenance and Repairs	500.00	500.00	-	
530.743	Water and Sewer	-	-	-	
530.744	Stormwater Maintenance	500.00	500.00	-	
530.745	Pressure Cleaning	5,000.00	5,000.00	-	2 x tennis courts plus community-wide
590.000	Contingency/Operating Reserve	382.96	20.96	(362.00)	
	Total Expenditures	203,695.14	203,695.14	-	
	Revenues Less Expenditures	-	-	-	
	Use Of Reserves	-	-	-	
	Net of Reserves	-	-	0	
	Gross Assessments	211,114.73	211,114.73	-	
	Less: Discounts Taken	(8,444.59)	(8,444.59)	-	
	Net Assessments	202,670.14	202,670.14	-	
	Gross Assessment	211,114.73	211,114.73	-	
	Number of Units	42	42	-	
	Gross Assessment Per Unit	5,026.54	5,026.54	-	
	Estimated Net Assessment After Discount	4,825.48	4,825.48	-	

RESOLUTION 2017-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2017-2018

WHEREAS, Belmont Lakes Community Development District has adopted a budget on August 21, 2017; and

WHEREAS, the adopted budget contemplates revenues derived from parcels benefiting from the improvements and services provided to those parcels; and

WHEREAS, the Board of Supervisors has previously established and confirms for fiscal year 2017-2018 that all parcels equally benefit from the improvements and services and each parcel should be assessed the same rate of assessment:

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

Section 1. The Board hereby levies an assessment of \$211,114.73 to fund the District's fiscal year 2017-2018 budget.

Section 2. Each parcel in the District is assessed \$5,026.54

Section 3. The District Manager is hereby instructed to certify the final roll to the Broward County Property Appraiser and Broward County Tax Collector

Section 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2017.

Attest:

Dominick Madeo, Chair

Christopher Wallace, Secretary