

**Minutes
Belmont Lakes Community
Development District**

**Regular Meeting
February 28, 2019
7:00 p.m.**

**Gazebo in Blackhawk Preserve,
15192 SW 15th Place, Davie,
Florida**

Belmont Lakes Community Development District
Budget and Regular Meeting
February 28, 2019
7:00 p.m.
Gazebo in Blackhawk Preserve, 15192 SW 15th Place, Davie, Florida

AGENDA

1. **Call To Order.** The meeting was called to order at 7:03 p.m.
2. **Roll Call.** In attendance were Chair Dominick Madeo, Vice-Chair James Roach, Supervisors Joe Capuozzo and Annette Buckley, and District Manager Christopher Wallace. Supervisor Lorraine Hurst was not present.
3. **Acceptance of Oath of Office.** The Board accepted the Oaths of Office for Joe Capuozzo and Annette Buckley.
4. **Approval of Minutes**
 - a. **September 11, 2018, Budget and Regular Meeting**
 - b. **December 18, 2018, Landowner's Meeting**A motion was made by Supervisor Capuozzo to accept the minutes of the meetings. A second was made by Supervisor Buckley and the motion was approved. **(Motion approved 4-0).**

During the minutes approval discussion, the Board directed that the meeting schedule be advertised for the last Tuesday of each month in case meetings needed to be held, but that quarterly meetings would in any event be held.

5. **Gate Issues**
 - a. **Trap problems**
 - b. **Motor Issues, Old Equipment**
 - c. **Old "Clicker" System**
 - d. **Envera Updated Monitoring System**The issues involving were discussed, including how the system evolved over time, whether the old "Clicker" system was still active, and new entry devices to be considered by the Board at a future meeting. The Board asked the District Manager to get prices on the "ATM"-style entry system with license plate reader to be put in place on the visitor's entrance. The system is currently in use at the neighboring Highland Ranches community.

After some discussion regarding the clicker system and hearing comments from the community that were present, a motion was

made by Chair Madeo, which was seconded by Supervisor Capuozzo, to remove the old clicker system. In a voice vote, the motion was approved, with Vice-chair Roach dissenting. **(Motion approved, 3-1).**

6. **Flower Schedule and Other Landscape Issues.** Various landscaping issues were discussed. The Board directed management to plant flowers twice per year and to take the flowers from the third planting and split them among the other two plantings. Also, the Manager was directed to instruct the landscape company to not remove existing annuals until they are ready to install the new flowers.

The Board discussed at length additional landscape plantings along the fence line at 17th Street and infill replacements along 154th Avenue and 14th Street. Chair Madeo volunteered to meet with the landscape company and District Manager to develop a scope of work so that quotes could be developed.

7. **Staff Reports**

- a. **Audit Status** Mr. Wallace advised on the status of the audit, which should be completed by the end of March. The next audit would begin immediately after completion of the first.
- b. **FEMA Hurricane Irma Status.** Mr. Wallace advised the Board that FEMA had denied its claim for Hurricane Irma for the sole reason of denying access to the community to the general public. Mr. Wallace described FEMA's rationale and explained that an appeal would be filed with the State next week. Mr. Wallace noted that the appeal, if successful (which was very much in doubt), would take months. The District's budget was developed with the hope that the FEMA reimbursement would become available during the year. Mr. Wallace described the cash flow issues facing the Board at fiscal year-end and that debt payments would come due at the first of October but the District didn't begin receiving assessment money until the December tax distributions by the tax collector's office. Discussion ensued and the Board directed the Manager to develop a forecast and recommendation on an interim assessment and to bring it back to the Board.
- c. **Financial Report.** Mr. Wallace noted that the surplus that had developed in FY2017 evaporated in FY2018 because of Hurricane Irma expenses and noted again the cash flow issues the District would face by the end of the FY2019.

- d. Storm Drain Work.** Mr. Wallace discussed the current repair to a catch basin grate and noted that it would be repaired next week. Other drainage issues, including the improper raising of driveways and the flooding that was creating, were discussed.

- 8. Audience Comments.** There were no further audience comments.

- 9. Supervisor's Comments.** There were no further Supervisor's comments.

- 10. Adjournment.** There being no further business, Supervisor Capuozzo moved to adjourn the meeting. Supervisor Buckley seconded the motion, and in a unanimous voice vote, the meeting was adjourned at 8:48 p.m.