

**MINUTES**  
**Belmont Lakes Community**  
**Development District**

**Budget and Regular Meeting**  
**September 11, 2018**  
**7:00 p.m.**

**Belmont Lakes Community Development District  
Budget and Regular Meeting  
September 11, 2018**

**7:00 p.m.**

**Shenandoah Community Center Meeting Room, 14601 SW 14<sup>th</sup> Street,  
Davie, Florida**

**Minutes**

1. **Call To Order.** The meeting was called to order at 7:01 p.m. by Chair Dominick Madeo.
2. **Roll Call.** In attendance were Chair Dominick Madeo, Vice-Chair James Roach, Supervisor Noosha Patel, and Supervisor Lorraine Hurst. Supervisor Angie Medina was not in attendance. Also present was District Manager Christopher Wallace.

**PUBLIC HEARINGS**

3. **RESOLUTION 2018-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2018-2019.** A motion was made by Supervisor Hurst and seconded by Vice-Chair Roach to adopt the resolution. Public members present discussed various items on the budget with the Board of Supervisors. The public hearing was then closed and in a voice vote, the Resolution was unanimously adopted. **Resolution approved (4-0).**
4. **RESOLUTION 2018-4. 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 2018-2019.** Vice-Chair Roach moved to adopt the resolution. Supervisor Hurst seconded the motion and again public comments were heard by the Board and various budget items were discussed. The public hearing was then closed and in a voice vote, the Resolution was unanimously adopted. **Resolution approved (4-0).**
5. **Setting Meeting Dates For FY2019.** The Board directed that standing meeting dates would be advertised once for the entire year. The standing meeting dates are to be the last Tuesday of each month.
6. **Staff Reports.** There were no staff reports.

7. **Audience Comments.** Audience comments at this point were ad hoc and not in an ordered fashion.
8. **Supervisor's Comments.** It was noted that Supervisor Patel desired to resign her Supervisor's Seat as she had moved out of the community. The Board thanked her for her service. Supervisor Hurst moved to accept the resignation and Vice-Chair Roach seconded the motion. In a voice vote, the resignation was accepted. **(Supervisor Patel resignation accepted, 3-0).** The Board was advised that Supervisor Angie Medina had also announced her resignation due to other commitments. Supervisor Hurst moved to accept the resignation and Chair Madeo seconded the motion. In a voice vote, the resignation was accepted. **(Supervisor Medina resignation accepted, 3-0).** Supervisor Hurst moved to appoint Joe Capuozzo to fill former Supervisor Patel's now vacant seat. Chair Madeo seconded the motion, and in a voice vote, the Board unanimously appointed Mr. Capuozzo to the vacant seat **(Joe Capuozzo appointed to vacant Seat 4 previously held by Noosha Patel. The term of office will expire on November 8, 2020.)** Chair Madeo moved to appoint Annette Buckley to fill former Supervisor Medina's now vacant seat. Supervisor Hurst motion seconded the motion, and in a voice vote, the Board unanimously appointed Ms. Buckley to the vacant seat **(Annette Buckley appointed to vacant Seat 3 previously held by Angie Medina. The term of office will expire on November 8, 2020).** Mr. Wallace confirmed with both new appointees that they were both citizens of the United States and residents of the State of Florida. Mr. Wallace informed Mr. Capuozzo and Ms. Buckley that he would forward them a written Oath of Office that would need to be taken in front of a Florida Notary and returned to him before they could execute their duties as Supervisors. He recommended to them that they not discuss anything with each other or any of the Board members that may come before the Board for action. Mr. Wallace indicated to Ms. Patel, who was still present, that she would need to complete and return a final financial disclosure form.
9. **Other Business.** There was no further business.
10. **Adjournment.** There being no further business, the meeting was adjourned at 8:12 p.m.

**Resolution 2018-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2018-2019.**

**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, utilizing the uniform method of levy and collection and placed a copy of the proposed budget on its website; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2019 operating budget:

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

**Section 1.** The FY2018-2019 budget (Exhibit "A") is hereby adopted.

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

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF SEPTEMBER 2018.**

**Attest:**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

Belmont Lakes Community Development District					
Proposed Budget					
Fiscal Year 2019					
Revenues:		FY18 Adopted	FY19 Proposed	Change	Comments
363.100	Administrative and Maintenance Assessments	168,255.17	166,169.71	(2,085.46)	
363.810	Debt Assessment	42,859.56	44,561.46	1,701.89	
363.831	Assessment Discounts	(8,444.59)	(8,429.25)	15.34	
	Net Assessment Revenue	202,670.14	202,301.92	(368.22)	
369.400	Other Income	1,000.00	959.00	(41.00)	
369.401	Interest Income	25.00	25.00	-	
	<b>Total Expenditure</b>	<b>203,695.14</b>	<b>203,285.92</b>	<b>(409.22)</b>	
<b>Expenditures:</b>					
511.513	Postage	200.00	200.00	-	
512.121	Management Fees	15,500.00	15,500.00	-	
512.211	Legal	500.00	-	(500.00)	eliminated
512.315	Legal Advertising	650.00	650.00	-	
512.320	Audit	4,500.00	4,500.00	-	
512.355	Meeting Room and Misc.	150.00	100.00	(50.00)	Reduced
512.356	Misc. Maintenance	750.00	750.00	-	
512.654	Dues, Licenses, and Subscriptions	175.00	175.00	-	
513.000	Properter Appraiser and Tax Collector Fees	3,489.00	4,300.00	811.00	tax collector increase due to asst increase
517.100	Debt Service- Principal	33,365.10	33,365.10	-	
517.200	Debt Service - Interest	7,780.08	9,413.90	1,633.82	Change in federal tax law grossed up interest
530.410	Telephone	1,450.00	1,450.00	-	Eliminated Comcast and combined with ATT Service for old transponder system
530.431	Electric	6,800.00	6,800.00	-	
530.450	Insurance	7,200.00	7,400.00	200.00	estimated premium increase
530.461	Cleaning Guardhouse	450.00	450.00	-	
530.462	Irrigation Maintenance	3,600.00	1,200.00	(2,400.00)	non contract irrigation costs
530.463	Lake Maintenance	3,350.00	3,588.00	238.00	spot treatments plus current costs
530.464	Landscaping	40,275.00	76,823.64	36,548.64	brightview w 3% inc 1/1/19 + Trugreen
530.496	Landscaping Replacement	30,000.00	-	(30,000.00)	replace foliage as necessary when FEMA reimburses for Irma
530.465	Lights	3,500.00	3,500.00	-	holiday lighting
530.466	Maintence, Gate and Guardhouse	12,640.00	7,000.00	(5,640.00)	replace gate motors when repaid by FEMA for Irma
530.491	Street Cleaning	500.00	-	(500.00)	Put this money into stormwater maintenance
530.492	Lights-Entry Gates and Guardhouse	750.00	250.00	(500.00)	new lighting system
530.497	Virtual Guard Monitoring Service	20,100.00	20,796.00	696.00	new envera contract 1/1/19
530.511	Bank Fee	-	75.00	75.00	bank now charging again
530.702	Street Maintenance and Repairs	500.00	500.00	-	
530.744	Stormwater Maintenance	500.00	-	(500.00)	postpone to FY20
530.745	Pressure Cleaning	5,000.00	4,000.00	(1,000.00)	community-wide
590.000	Contingency/Operating Reserve	20.96	499.28	478.32	
	<b>Total Expenditures</b>	<b>203,695.14</b>	<b>203,285.92</b>	<b>(409.22)</b>	
<b>Revenues Less Expenditures</b>		-	-	-	
Use Of Reserves				-	
<b>Net of Reserves</b>				<b>0</b>	
	Gross Assessments	211,114.73	210,731.16	(383.57)	
	Less: Discounts Taken	(8,444.59)	(8,429.25)	15.34	
	<b>Net Assessments</b>	<b>202,670.14</b>	<b>202,301.92</b>	<b>(368.22)</b>	
	Gross Assessment	211,114.73	210,731.16	(383.57)	
	Number of Units	42	42		
	Gross Assessment Per Unit	5,026.54	5,017.41	(9.13)	
	Estimated Net Assessment After Discount	4,825.48	4,816.71	(8.77)	

**RESOLUTION 2018-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2018-2019**

**WHEREAS**, Belmont Lakes Community Development District has adopted a budget on September 11, 2018; 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 2018-2019 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 \$203,285.92 to fund the District's fiscal year 2018-2019 budget.

**Section 2.** Each parcel in the District is assessed \$5,017.41

**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 11<sup>th</sup> Day of SEPTEMBER 2018.**

Attest:

\_\_\_\_\_  
Dominick Madeo, Chair

\_\_\_\_\_  
Christopher Wallace, Secretary