

**AGENDA**  
**Belmont Lakes Community**  
**Development District**

**Regular Meeting**  
**May 29, 2018**  
**7:00 p.m.**

**Belmont Lakes Community Development District  
Regular Meeting  
May 29, 2018  
7:00 p.m.  
Shenandoah Community Center Meeting Room, 14601 SW 14<sup>th</sup> Street,  
Davie, Florida**

**AGENDA**

1. Call To Order
2. Roll Call
3. Approval of Minutes.
  - a. Tabled From The December 28, 2017, meeting.
    - i. August 23, 2016 Regular and Budget Meeting
    - ii. November 18, 2016 Landowners Meeting
    - iii. May 23, 2017 Regular Meeting
    - iv. August 21, 2017 Regular and Budget Meeting
  - b. December 28, 2018 Regular Meeting
4. **RESOLUTION 2018-1 . A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2018-2019 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**
5. **RESOLUTION 2018-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2018.**
6. Staff Reports
  - a. Reminder To File Form 1 Statement of Financial Interest By July 1<sup>st</sup>.
7. Audience Comments.
8. Supervisor's Comments
9. Other Business.
10. Adjournment.

**Belmont Lakes Community Development District  
Budget and Regular Meeting  
August 23, 2016  
6:30 p.m.  
Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> Street, Davie, Florida**

**MINUTES**

1. **Call To Order.** The meeting was called to order at 6:31 p.m.
2. **Roll Call.** In attendance were Chair Dominick Madeo, Vice-Chair James Roach, Supervisors Lorraine Hurst, Angie Medina, Noosha Patel and District Manager Christopher Wallace.
3. **Approval of May 24, 2016, Minutes.** Chair Madeo moved to approve the minutes. Supervisor Hurst seconded the motion and in a voice vote with Supervisor Patel not yet in attendance, the minutes were approved **(Minutes approved 4-0)**.
4. **RESOLUTION 2016-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017.** Mr. Wallace discussed the budget and noted that Board had instructed him to increase the annual assessment by \$700 for each unit and then allocate the additional funds to the maintenance accounts. Mr. Wallace noted that the Manager's recommended budget from the May meeting was included in the minutes that were approved and the revised budget was included with this Resolution. Supervisor Hurst moved to adopt the Resolution and Vice-Chair Roach seconded the motion. The Chair opened up the Board and Audience to discussion of various items. Mr. Wallace noted that since the May meeting, he had arranged with the gate company to eliminate the AT&T circuit and to use the Comcast connection for both gate operations, saving approximately \$2,000. The Board directed that the savings be placed into contingency/reserve. Discussion followed on maintenance items, particularly the painting of the guardhouse, entryway signs, and gazebo and also landscaping concerns. The Chair closed the floor to further discussion and by voice vote, the resolution was unanimously adopted. **(Resolution adopted 5-0)**
5. **RESOLUTION 2015-3. 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 2016-2017.** Chair Madeo moved to approve the resolution and Supervisor Medina seconded the motion. The Chair opened the floor to discussion by the Board and the audience. Mr. Wallace noted that the assessment was increased by almost \$700 over the prior year and that the assessment in the Resolution would fund the budget just adopted. There being no discussion on the item, a voice vote was taken and the Resolution was unanimously adopted. **(Resolution adopted, 5-0).**

**6. Staff Reports**

- a. Landscaping and Fertilization/Pest Control.** Mr. Wallace reported on the quote he was asked to get for fertilization and pest control for the District's landscaping. Mr. Wallace noted that the quote was in the range of what had been spent in the landscaping contract for the last two years. The Board asked that Mr. Wallace bring back two more quotes and that the District would engage the best vendor who had the best quote.
- b. Gate System Damage and Collections.** Mr. Wallace noted that he had provided an accounting of the damage to the gates and the billing to the owners of the vehicles. Discussion ensued regarding the cameras and how sometimes the equipment did not capture a clear picture of a license plate. The Board directed management to send a letter to the gate company regarding the service.

**7. Audience Comments.** There were no audience comments.

**8. Supervisor's Comments.** There were no Supervisor comments.

**9. Other Business.** There was no other business brought forth.

**10. Adjournment.** Supervisor Hurst moved to adjourn the meeting and Vice-Chair Roach seconded the motion. By acclamation, the meeting was adjourned at 7:53 p.m.

**Belmont Lakes Community Development District  
Board of Supervisors Landowners Meeting  
November 15, 2016  
7:00 p.m.  
Gazebo Area Of Blackhawk Reserve  
15192 SW 14<sup>th</sup> Place  
Davie, Florida**

**MINUTES**

1. **Call To Order.** The meeting was called to order by District Manager Christopher Wallace at 7:09 p.m.
  
3. **Selection of Meeting Chair.** Mr. Wallace was selected to chair the meeting.
  
4. **Election of Supervisors.** The meeting was well attended with approximately 20 landowners or other present. Ballots were collected by Mr. Wallace. Landowners were verified to the current information provided by the Broward County Property Appraiser's office. Seats 1, 2, and 3 were vacant. Ballots were cast for those seats and the top three Supervisor-nominees were elected. Elected for another term were current Supervisors Angie Medina, Noosha Patel, and Lorraine Hurst. The ballots were available for inspection and those present were notified that the ballots would be available for further inspection in the District offices during business hours.
  
5. **Adjournment.** There being no further business, the meeting was adjourned at 8:17 p.m.

**Belmont Lakes Community Development District**  
**Regular Meeting**  
**May 23, 2017**  
**6:30 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 6:45 p.m.
2. **Roll Call.** Present were Chair Dominick Madeo, Supervisors Noosha Patel, James Roach, and Lorraine Hurst. Supervisor Angie Medina was absent. Also present was District Manager Christopher Wallace.
3. **RESOLUTION 2017-1 . A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** A discussion ensued regarding the Manager's proposed budget and minor modifications were made. The Board suggested a meeting date of August 4, 2017, assuming a meeting room could be reserved, or a date close to August 4<sup>th</sup>. The meeting time would be at 6:30 p.m. Supervisor Roach moved to approve the resolution, which was seconded by Supervisor Hurst. In a voice vote, the Resolution was unanimously adopted.
4. **RESOLUTION 2017-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2017.** Mr. Hurst moved to approve the resolution and Supervisor Roach seconded the motion. In a voice vote, the resolution was unanimously adopted.
5. **Staff Reports**

- a. **Reminder To File Form 1 Statement of Financial Interest By July 1<sup>st</sup>.** Mr. Wallace reminded the Board members to file their forms by the deadline.
6. **Audience Comments.** There was no one from the public at the meeting.
7. **Supervisor's Comments.** There were no comments from the Supervisors.
8. **Other Business.** There was no further business before the Board.
9. **Adjournment.** The meeting was adjourned at 7:45 p.m.

**Resolution 2017-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Belmont Lakes Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2018 operating budget to the Board of Supervisors to be considered; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2018 operating budget; and

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

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

**Section 1.** The proposed FY2017-2018 tentative budget (Exhibit "A") is hereby approved.

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for \_\_\_\_\_, at \_\_\_\_\_. at \_\_\_\_\_.

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

**PASSED AND ADOPTED THIS 23rd DAY OF MAY 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	-	
	<b>Total Expenditure</b>	<b>203,695.14</b>	<b>203,695.14</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	-	
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)	
	<b>Total Expenditures</b>	<b>203,695.14</b>	<b>203,695.14</b>	-	
	<b>Revenues Less Expenditures</b>	-	-	-	
	Use Of Reserves	-	-	-	
	<b>Net of Reserves</b>	-	-	0	
	Gross Assessments	211,114.73	211,114.73	-	
	Less: Discounts Taken	(8,444.59)	(8,444.59)	-	
	<b>Net Assessments</b>	<b>202,670.14</b>	<b>202,670.14</b>	-	
	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 2017-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT  
DETERMINING THE NUMBER OF QUALIFIED ELECTORS  
IN THE DISTRICT AS OF APRIL 15, 2017**

**WHEREAS**, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

**WHEREAS**, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

**WHEREAS**, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

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

1. The total number of qualified electors in Belmont Community Development District as of April 15, 20167, is hereby determined to be 101, as determined by the Broward County Supervisor of Elections.
2. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 23rd DAY OF MAY 2017.**

Attest:

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

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

**Resolution 2016-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2016-2017 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Belmont Lakes Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2017 operating budget to the Board of Supervisor to be considered; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2017 operating budget; and

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

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

**Section 1.** The proposed FY2016-2017 tentative budget (Exhibit "A") is hereby approved.

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for August 23, 2016,, at the Shenandoah Park meeting room, 14601 SW 14<sup>th</sup> Street, Davie, Florida .

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

**PASSED AND ADOPTED THIS 24th DAY OF MAY 2016.**

**Attest:**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

Belmont Lakes Community Development District					
District Manager's Recommended Budget					
Fiscal Year 2017					
Revenues:					
		FY16 Adopted	FY1 Proposed	Change	Comments
363.100	Administrative and Maintenance Assessments	140,576.10	185,114.81		
363.810	Debt Assessment	41,146.14	41,145.18		
363.831	Assessment Discounts	(7,268.89)	(8,715.72)		
	Net Assessment Revenue	174,453.35	217,544.27		
369.400	Other Income	1,000.00	1,000.00		
369.401	Interest Income	25.00	25.00		
	<b>Total Expenditure</b>	<b>175,478.35</b>	<b>218,569.27</b>		
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	250.00	-	
512.356	Misc. Maintenance	500.00	500.00	-	
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	30,775.00	32,058.40	1,283.40	
517.200	Debt Service - Interest	10,371.00	9,086.78	(1,284.22)	
530.000	Maintenance- Other	250.00	250.00	-	
530.410	Telephone	1,260.00	3,288.00	2,028.00	phone line still active for pedestrians and bikes
530.431	Electric	6,800.00	6,800.00	-	
530.450	Insurance	7,015.00	7,015.00	-	
530.461	Cleaning Guardhouse	500.00	500.00	-	
530.462	Irrigation Maintenance	3,600.00	3,600.00	-	
530.463	Lake Maintenance	3,350.00	3,350.00	-	
530.464	Landscaping	72,000.00	72,000.00	77,000.00	increase annuals and tree trimming
530.496	Landscaping Replacement	-	5,000.00	5,000.00	replace foliage as necessary
530.465	Lights	2,000.00	3,500.00	1,500.00	increased holiday display from 2,820
530.466	Maintenance, Gate and Guardhouse	1,500.00	10,200.00	8,700.00	paint guardhouse, monuments, gazebo; replace doors
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	19,540.00	(560.00)	expected increase less expected emergency services
530.511	Bank Fee	125.00	-	(125.00)	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	4,000.00	5,000.00	1,000.00	2 x tennis courts plus community-wide
590.000	Operating Reserve	-	1,000.00	1,000.00	Build Up Reserves
	<b>Total Expenditures</b>	<b>191,660.00</b>	<b>210,202.18</b>	<b>18,542.18</b>	
	<b>Revenues Less Expenditures</b>	<b>(16,181.65)</b>	<b>8,367.09</b>		
	Use Of Reserves	16,181.65			
	<b>Net of Reserves</b>	<b>-</b>			
	Gross Assessments	181,720.24	217,892.90		
	Less: Discounts Taken	(7,268.89)	(8,715.72)		
	<b>Net Assessments</b>	<b>174,451.35</b>	<b>209,177.18</b>		
	Gross Assessment	181,720.24	217,892.90	36,172.66	19.9%
	Number of Units	42	42		
	Gross Assessment Per Unit	4,326.67	5,187.93	861.25	19.9%
	Estimated Net Assessment After Discount	4,153.61	4,980.41	826.80	19.9%

**Resolution 2016-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017.**

**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 FY2017 operating budget:

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

**Section 1.** The FY2016-2017 budget (Exhibit "A") is hereby adopted.

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

**PASSED AND ADOPTED THIS 23rd DAY OF AUGUST 2016.**

**Attest:**

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**Chair Dominick Madeo**

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**Secretary Christopher Wallace**

Belmont Lakes Community Development District					
Proposed Budget					
Fiscal Year 2017					
Revenues:		FY16 Adopted	FY17 Proposed	Change	Comments
363.100	Administrative and Maintenance Assessments	140,576.10	168,255.17	27,679.07	Assessments increased because FY16 used reserves to balance budget and FY17 has additions for extra maintenance items
363.810	Debt Assessment	41,146.14	42,859.56	1,713.42	
363.831	Assessment Discounts	(7,268.89)	(8,444.59)	(1,175.70)	
	Net Assessment Revenue	174,453.35	202,670.14	28,216.79	
369.400	Other Income	1,000.00	1,000.00	-	
369.401	Interest Income	25.00	25.00	-	
	<b>Total Expenditure</b>	<b>175,478.35</b>	<b>203,695.14</b>	28,216.79	
<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	-	
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	250.00	-	
512.356	Misc. Maintenance	500.00	500.00	-	
512.654	Dues, Licenses, and Subscriptions	175.00	175.00	-	
513.000	Propertor Appraiser and Tax Collector Fees	3,489.00	3,489.00	-	
517.100	Debt Service- Principal	30,775.00	32,058.40	1,283.40	
517.200	Debt Service - Interest	10,371.00	9,086.78	(1,284.22)	
530.000	Maintenance- Other	250.00	250.00	-	
530.410	Telephone	1,260.00	3,288.00	2,028.00	phone line still active for pedestrians and bikes
530.431	Electric	6,800.00	6,800.00	-	
530.450	Insurance	7,015.00	7,015.00	-	
530.461	Cleaning Guardhouse	500.00	450.00	(50.00)	
530.462	Irrigation Maintenance	3,600.00	3,600.00	-	
530.463	Lake Maintenance	3,350.00	3,350.00	-	
530.464	Landscaping	72,000.00	73,000.00	1,000.00	increase annuals
530.496	Landscaping Replacement	-	3,000.00	3,000.00	replace foliage as necessary
530.465	Lights	2,000.00	3,500.00	1,500.00	increased holiday display
530.466	Maintance, Gate and Guardhouse	1,500.00	4,800.00	3,300.00	paint guardhouse, monuments, gazebo; replace doors
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	125.00	-	(125.00)	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	4,000.00	5,000.00	1,000.00	2 x tennis courts plus community-wide
590.000	Contingency/Operating Reserve	-	382.96	382.96	
	<b>Total Expenditures</b>	<b>191,660.00</b>	<b>203,695.14</b>	12,035.14	
	<b>Revenues Less Expenditures</b>	<b>(16,181.65)</b>	-	16,181.65	
	Use Of Reserves	16,181.65		(16,181.65)	
	<b>Net of Reserves</b>	<b>-</b>		0	
	Gross Assessments	181,720.24	211,114.73	29,394.49	
	Less: Discounts Taken	(7,268.89)	(8,444.59)	(1,175.70)	
	<b>Net Assessments</b>	<b>174,451.35</b>	<b>202,670.14</b>	28,218.79	
	Gross Assessment	181,720.24	211,114.73	29,394.49	
	Number of Units	42	42		
	Gross Assessment Per Unit	4,326.67	5,026.54	699.87	
	Estimated Net Assessment After Discount	4,153.61	4,825.48	671.87	

**Resolution 2016-3**

**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 2016-2017**

**WHEREAS**, Belmont Lakes Community Development District has adopted a budget on August 23, 2016; 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 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 2016 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 23rd DAY OF AUGUST 2016.**

**Attest:**

\_\_\_\_\_  
**Chair Dominick Madeo**

**Secretary Christopher Wallace**

**Belmont Lakes Community Development District  
Board of Supervisors Landowners Meeting  
November 15, 2016  
7:00 p.m.  
Gazebo Area Of Blackhawk Reserve  
15192 SW 14<sup>th</sup> Place  
Davie, Florida**

**MINUTES**

1. **Call To Order.** The meeting was called to order by District Manager Christopher Wallace at 7:09 p.m.
  
3. **Selection of Meeting Chair.** Mr. Wallace was selected to chair the meeting.
  
4. **Election of Supervisors.** The meeting was well attended with approximately 20 landowners or other present. Ballots were collected by Mr. Wallace. Landowners were verified to the current information provided by the Broward County Property Appraiser's office. Seats 1, 2, and 3 were vacant. Ballots were cast for those seats and the top three Supervisor-nominees were elected. Elected for another term were current Supervisors Angie Medina, Noosha Patel, and Lorraine Hurst. The ballots were available for inspection and those present were notified that the ballots would be available for further inspection in the District offices during business hours.
  
5. **Adjournment.** There being no further business, the meeting was adjourned at 8:17 p.m.



**Belmont Lakes Community Development District  
Budget and Regular Meeting  
August 21, 2017**

**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 7:05 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 1<sup>st</sup>.** 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	-	
	<b>Total Expenditure</b>	<b>203,695.14</b>	<b>203,695.14</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	-	
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)	
	<b>Total Expenditures</b>	<b>203,695.14</b>	<b>203,695.14</b>	-	
	<b>Revenues Less Expenditures</b>	-	-	-	
	Use Of Reserves	-	-	-	
	<b>Net of Reserves</b>	-	-	0	
	Gross Assessments	211,114.73	211,114.73	-	
	Less: Discounts Taken	(8,444.59)	(8,444.59)	-	
	<b>Net Assessments</b>	<b>202,670.14</b>	<b>202,670.14</b>	-	
	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

**Resolution 2018-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2018-2019 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Belmont Lakes Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2019 operating budget to the Board of Supervisors to be considered; and

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

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

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

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

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for \_\_\_\_\_, at \_\_\_\_\_. at \_\_\_\_\_.

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

**PASSED AND ADOPTED THIS 29th DAY OF MAY 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	194,252.00	25,996.83	
363.810	Debt Assessment	42,859.56	44,561.46	1,701.89	
363.831	Assessment Discounts	(8,444.59)	(9,552.54)	(1,107.95)	
	Net Assessment Revenue	202,670.14	229,260.92	26,590.78	
369.400	Other Income	1,000.00	1,000.00	-	
369.401	Interest Income	25.00	25.00	-	
	<b>Total Expenditure</b>	<b>203,695.14</b>	<b>230,285.92</b>	<b>26,590.78</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	-	
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	-	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	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 int
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	15,000.00	(15,000.00)	replace foliage as necessary
530.465	Lights	3,500.00	3,500.00	-	holiday lighting
530.466	Maintance, Gate and Guardhouse	12,640.00	13,000.00	360.00	Did not replace in FY18 due to Irma costs
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	4,500.00	4,000.00	Cleanout System and re-certify
530.745	Pressure Cleaning	5,000.00	5,000.00	-	2 x tennis courts plus community-wide
590.000	Contingency/Operating Reserve	20.96	499.28	478.32	
	<b>Total Expenditures</b>	<b>203,695.14</b>	<b>230,285.92</b>	<b>26,590.78</b>	
	<b>Revenues Less Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	Use Of Reserves			-	
	<b>Net of Reserves</b>			<b>0</b>	
	Gross Assessments	211,114.73	238,813.46	27,698.73	
	Less: Discounts Taken	(8,444.59)	(9,552.54)	(1,107.95)	
	<b>Net Assessments</b>	<b>202,670.14</b>	<b>229,260.92</b>	<b>26,590.78</b>	
	Gross Assessment	211,114.73	238,813.46	27,698.73	
	Number of Units	42	42		
	Gross Assessment Per Unit	5,026.54	5,686.03	659.49	
	Estimated Net Assessment After Discount	4,825.48	5,458.59	633.11	

**RESOLUTION 2018-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT  
DETERMINING THE NUMBER OF QUALIFIED ELECTORS  
IN THE DISTRICT AS OF APRIL 15, 2018**

**WHEREAS**, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

**WHEREAS**, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

**WHEREAS**, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

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

1. The total number of qualified electors in Belmont Community Development District as of April 15, 2018, is hereby determined to be 98, as determined by the Broward County Supervisor of Elections.
2. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 29th DAY OF MAY 2018.**

Attest:

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

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