

**MINUTES OF MEETING
BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District
2 was held on Tuesday, May 5, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive,
3 Riverview, Florida 33579.

4

5 Present and constituting a quorum were:

6	Demetrious Britt	Chairperson (<i>via phone</i>)
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Mark Schroepel	Assistant Secretary (<i>via phone</i>)
10	Nicole Hughes	Assistant Secretary

11

12 Also present, either in person or via Teams Communication, were:

13	Samantha Zanoni	District Manager, Inframark
14	Cari Allen Webster	District Counsel, SRV Legal (<i>via phone</i>)
15	Tyson Waag	District Engineer, Stantec (<i>via phone</i>)
16	Christy Fowler	Field Service, Inframark
17	Chris Labenz	Landscaping, DTE
18	Residents and Members of the Public	

19

20 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
21 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*
22 *any related costs for an audio copy.*
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25 Ms. Zanoni called the meeting to order, and a quorum was established.

26

27 **SECOND ORDER OF BUSINESS**

Approving Agenda

28

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, 29 the motion to approve the meeting agenda for May 5, 2026, carried. 5-0

30

31 **THIRD ORDER OF BUSINESS**

Audience Comments

32 The Board received comments from the audience regarding the front entry enhancement concerns
33 and the difference between HOA and CDD services and responsibilities.

34

35

BELMOND RESERVE CDD
May 5, 2026

36 **FOURTH ORDER OF BUSINESS** **Staff Reports**

37 **A. Aquatics Report**

38 The Board reviewed the aquatics report and would like confirmation of the aquatic vendor's onsite
39 schedule. The Board had no further questions.

40
41 **i. Consideration of First Choice Aquatic Weed Management Service Agreement**
42 **Proposal**

43 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
44 the motion to approve the First Choice Aquatic Weed Management Service
45 Agreement in the amount of \$1,087 per month carried. 5-0

46
47 **ii. Consideration of AWC, Inc. Service Agreement Proposal with Trash Pickup**

48 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the
49 motion to approve the AWC Service Agreement with Trash Pickup for the
50 additional amount of \$150 per month carried. 5-0

51
52 **B. Landscape**

53 Mr. Labenz, a representative with DTE, presented the landscape report. He advised the Board and
54 residents, due to the drought and water restrictions, now is not the best time for any landscape
55 enhancements. Mr. Labenz advised the Board that DTE will include dog waste station cleanup in their
56 landscape contract at no additional cost.

57 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the
58 motion to cancel the current dog waste station contract and have DTE service
59 going forward carried. 5-0

60
61 **C. Field Inspection Report**

62 Ms. Fowler reviewed the field inspection report with the Board and requested a sod barrier to prevent
63 mulch from getting on the sidewalks.

64 Discussion ensued regarding the front entry sign repairs.

65 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the
66 motion to set an NTE of \$2,000 for the entry sign repairs carried. 5-0

67
68

BELMOND RESERVE CDD
May 5, 2026

69 **D. District Engineer**

70 Mr. Waag provided the Board with an update on pond erosion regarding aquatic plants and no
71 mow zones.

72

73 **E. District Counsel**

74 Ms. Webster had no updates for the Board.

75

76 **F. District Manager**

77 **i. Number of Registered Voters (578)**

78 Ms. Zaroni reviewed with the Board the number of registered voters in the District.

79

80 **ii. Discussion of FIA Risk Management for District Volunteers**

81 Ms. Zaroni reviewed the volunteer insurance with the Board. The Board agreed to have this as a
82 budget line item on the fiscal year 2027 budget.

83

84 **FIFTH ORDER OF BUSINESS** **Business Items**

85 **A. Consideration of Resolution 2026-03; Approving FY2026-2027 Budget and Setting Public**
86 **Hearing**

87 **i. Exhibit A – FY2026-2027 Proposed Budget**

88 On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,
89 the motion to adopt Resolution 2026-03; Approving FY2026-2027 Proposed
90 Budget and Setting Public Hearing carried. 5-0

91

92 **B. Discussion of FY2026-2027 Proposed Budget**

93 Discussion ensued regarding the FY2026-2027 budget.

94

95 **SIXTH ORDER OF BUSINESS** **Business Administration**

96 **A. Consideration of Minutes from the Meeting Held on April 7, 2026**

97 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the
98 motion to approve April 7, 2026, Meeting Minutes carried. 5-0

99

BELMOND RESERVE CDD
May 5, 2026

100 **B. Acceptance of March 2026 Financial Statements**

101 The Board accepted the March 2026 Financial Statements as presented.

102

103 **C. Consideration of March 2026 Check Register**

104 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
105 the motion to approve the March 2026 Check Register carried. 5-0

106

107 **D. Consideration of March 2026 O&M Report**

108 On MOTION by Mr. Rabsatt, seconded by Mr. Britt, with all in favor, the
109 motion to approve the March 2026 O&M Report carried. 5-0

110

111 **SEVENTH ORDER OF BUSINESS**

Supervisor's Requests

112 Mr. Schroepel requested an updated photo from the District Engineer regarding District overview
113 shown on page 15 of the agenda package.

114 Ms. Hughes requested payments be made on time. The late payments are reflected on page 88 of the
115 agenda package.

116

117 **EIGHTH ORDER OF BUSINESS**

Audience Comments

118 A resident inquired what insurance is the deductible is for.

119

120 **NINTH ORDER OF BUSINESS**

Adjournment

121 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
122 the meeting was adjourned at 12:42 pm. 5-0

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Signed by:
Sam Banoni
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126

Signed by:
Demetrius Britt
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127

Secretary / Assistant Secretary

Chairperson / Vice Chairperson