

Belmond Reserve Community Development District

Board of Supervisors:

Demetrious Britt, Chairman
Will McPhearson, Vice Chairman
Nicole Hughes, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Vacant, Supervisor

Staff:

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda Tuesday, April 1, 2025 – 6:00 p.m.

The Regular Meeting of Belmond Reserve Community Development District will be held **at 13004 Willow Grove Drive Riverview, FL 33579.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 254 337 001 858

Call in (audio only): +1 (646) 838-1601

Password: xC93RK3E

Phone Conference ID: 437 826 58#

1. Call to Order and Roll Call

2. Motion to adopt the agenda

3. Audience Comments – Three – (3) Minute Time Limit

4. Staff Reports

A. Landscape

i. Field Inspection Report.....Page 5

ii. Aquatic Weed Control February 2025 Reports.....Page 18

B. District Engineer

i. Pressure Washing.....Page 24

C. District Counsel

D. District Manager

5. Business Items

A. Consideration of Resident Resume for Open Vacancy Seat #3

i. Mereena F. Manackal Resume.....Page 28

ii. Michael Moreno Resume.....Page 32

iii. Robert Nunez Resume.....Page 35

iv. Clifford R. Osborn Resume.....Page 40

v. Mark T. Schroepfel, EdD Resume.....Page 41

District Office:

Pan Am Circle Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 13004 Willow Grove Drive, Riverview, FL 33579
Participate remotely: Microsoft Teams [Join the meeting now](#)
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B. Consideration of Resolution 2025-02; Designating Officers.....Page 44

C. Discussion of FY2026 First Draft Budget

D. Consideration of Addendum to the OSW 13 Mitigation Agreement.....Page 47

E. Consideration of Revised Rules and Procedures

i. Recreational Facilities Rules & Regulations (Rev April 2025).....Page 52

ii. Adult Consent and Waiver Form with Notary.....Page 71

iii. Consideration of Resolution 2025-02; Adopting Community Rules & Regulations...Page 75

F. Amenity Security Camera Proposal.....Page 78

G. Landscape Proposals.....Page 80

H. Consideration of Pressure Washing Proposal.....Page 86

I. Food Truck Agreement.....Page 88

6. Business Administration

A. Consideration of Regular Meeting Minutes from March 4, 2025.....Page 93

B. Consideration of February 2025 Financials & Check Registration.....Page 97

C. Consideration of February 2025 O&M Report.....Page 113

7. Supervisor Requests

8. Audience Comments - Three – (3) Minute Time Limit

9. Adjournment

The next meeting is scheduled for Tuesday, May 6, 2025, at 6:00 p.m.