

Belmond Reserve Community Development District

Board of Supervisors:

Demetrious Britt, Chairman
Will McPherson, Vice Chairman
Nicole Hughes, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Mark Schroepel, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Samantha Zaroni, District Manager
Cari Allen Webster, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda Tuesday, June 3, 2025 – 6:00 p.m.

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

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

Meeting ID: 223 186 422 120 5

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

Passcode: Kx7tY3Cx

Phone Conference ID: 496 753 013#

1. Call to Order and Roll Call

2. Motion to Adopt the Agenda

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

4. Business Items

A. Consideration of the Belmond Reserve FY2026 Proposed Budget.....Page 5

B. Consideration of Resolution 2025-04; Approving Proposed FY2026 Budget and Setting
Public Hearing.....Page 29

C. RFP for Landscape Services

1. Landscape Proposal Breakdown.....Page 55

2. Down to Earth Landscape Service Proposal.....Page 57

3. Pine Lake Landscape Service Proposal.....Page 79

4. Sunrise Landscape Service Proposal.....Page 136

5. Fieldstone Landscape Service Proposal.....Page 154

5. Staff Reports

A. District Counsel

1. Letter to Community Regarding Improper Drainage and Erosion Issues.....Page 205

2. Pond Maintenance and Gutter System Guidance.....Page 206

District Office:

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

Meeting Location:

In person: 13004 Willow Grove Drive, Riverview, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
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B. District Engineer	
C. District Manager	
1. Aquatic Weed Control, Inc.	Page 210
2. Field Inspection Report.	Page 214
6. Business Items	
A. Consideration of Resolution 2025-05; Re-Designating the Officers.	Page 222
B. Ratification of Invoice #4137 Blue Life Pool Service for Pool Light.	Page 224
7. Business Administration	
A. Approval of Meeting Minutes (<i>May 6, 2025 Regular Meeting Minutes</i>).	Page 226
B. Acceptance of Financials (<i>April 2025</i>).	Page 230
C. Acceptance of the Check Registers (<i>April 2025</i>).	Page 242
D. Acceptance of the Operations and Maintenance Report (<i>April 2025</i>).	Page 245
8. Supervisor Requests	
9. Audience Comments – <i>Three – (3) Minute Time Limit</i>	
10. Adjournment	

The next meeting is scheduled for Tuesday, July 1, 2025, at 6:00 p.m.