

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

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, December 3, 2024, at 11:00 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Demetrious Britt	Chairperson
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
Clay Wright	Field Services
Jahyra Rivera	Clubhouse Manager
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments On Agenda Items**

A resident commented on the Board changing the meeting times going forward in order to accommodate more attendance by more residents. The Board agreed to table this to the next meeting in order to have a full Board participation on the discussion.

**THIRD ORDER OF BUSINESS**

**Business Items/CONTINUED**

**B. Discussion of Drainage/Flooding Concerns & Drainage/Grading Issue**

Mr. Waag presented his report on a drainage issue occurring at Shining Willow Road, Orchid Ash and David Baker Road. The Board requested Mr. Waag present proposals for additional research on this for the next meeting.

**C. Discussion of Amenity Rules and Procedures**

The Board reviewed the recently adopted Rules and Procedures for the amenities. A conversation ensued between the Board and the residents, specifically regarding the age limits for use of the facilities. The Board requested management follow up with *EGIS* for their guidance and have this as a discussion item for the next meeting.

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**D. Consideration of Yellowstone Landscape Proposal**

The Board approved a proposal from *Yellowstone* for Hurricane Milton cleanup at a cost of \$16,000.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, *Yellowstone Landscape* proposal for Hurricane Milton cleanup in the amount of \$16,000, was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the November 05, 2024 Regular Meeting**
- B. Approval of Minutes of the November 05, 2024 Landowners Meeting**
- C. Consideration of Operation and Maintenance October 2024**
- D. Acceptance of the Financials and Approval of the Check Register for October 2024**

On MOTION by Mr. Britt seconded by Mr. Rabsatt, with all in favor, the Consent Agenda was approved. 5-0

**THIRD ORDER OF BUSINESS**

**Business Items/CONTINUED**

**A. Oaths of Office**

Mr. Radcliff, a certified Notary Public for the state of Florida, administered the Oath of Office to Nicole Hughes. Ms. Hughes accepted compensation.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
  - i. Field Inspections Report**

- Mr. Wright presented the Field Inspections report, a copy of which was included in the agenda package. Most items listed in the report will be addressed by the previously approved *Yellowstone* proposal.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

- Mr. Rabsatt, requested a map of current street lights within the District from *TECO*.
- Ms. Hughes, requested a map of all pocket parks for the residents to review.
- Mr. McPherson, requested the developer/builder signs currently located at the entrances be removed and follow up on designated emails for all Board members.

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**SEVENTH ORDER OF BUSINESS**

**Public Comments**

**Residents' requests consisted of:**

- Follow up on a repair to some playground equipment and on a downed stop sign at the entrance along with possible removal of a tree as well as a comment on trespassing at the amenities was discussed.
- The Board requested management obtain proposals for additional card readers for the pickleball court and both bathrooms.

**EIGHTH ORDER OF BUSINESS**

**Adjournment/Continuation**

There being no further business,

On MOTION by Mr. Britt seconded by Ms. Hughes, with all in favor,  
the meeting was adjourned at 11:55 am. 5-0

Signed by:



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Bryan Radcliff  
District Manager

Signed by:



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Demetrious Britt  
Chairperson