

**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, January 7, 2025, and called to order at 11:02 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
Will McPherson
Zebadiah Rabsatt
Nicole Hughes

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary (*via phone*)

Also present were:

Bryan Radcliff
Cari Allen Webster
Tyson Waag
Clay Wright
Jahyra Rivera
Greg Schweitzer
Danny Trowell
Residents

District Manager
District Counsel
District Engineer
Field Services
Clubhouse Manager
Yellowstone
Yellowstone

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

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Board Supervisor Resignation – Kimberly Garcia

On MOTION by Mr. Britt seconded by Ms. Hughes, with all in favor, the resignation of Kimberly Garcia from the Board of Supervisors of Belmond Reserve CDD was accepted. 4-0

B. Discussion on Drainage/Flooding Inspection

Mr. Waag presented his drainage/flooding inspection report to the Board. He also advised the Board that the proposal for additional stormwater inspections should be tabled until the rainy season arrives. Discussion ensued. Mr. Waag also reviewed a recent pond mitigation issue that has

arisen on Pond 13 with *SWFWMD* and agreed also to attend the next meeting along with the District Ecologist to review the situation and suggested resolution.

C. Discussion of Amenity Rules & Procedures

Mr. Radcliff and Ms. Webster, reviewed with the Board suggestions from legal and *EGIS* regarding the suggested minimum age to use the amenities without supervision. The Board agreed to table this discussion until a survey can be sent to the residents in order to gather their opinion on the matter.

D. Consideration of Additional Amenity Key Cards Reader Proposal

The Board reviewed a proposal for installing new key card readers at both bathrooms and pickleball court entrance. The Board also requested a new proposal be obtained with just the cost for a card reader at the pickleball court.

E. Discussion of Amenity Parking

Mr. Radcliff and Ms. Webster reviewed the existing easement agreement for parking at the amenity center which is shared with the daycare. A conversation ensued between the Board, residents and staff, afterwards the Board requested that the owner of the daycare along with any on-site managers attend the next scheduled meeting to discuss the situation and determine a solution.

F. Consideration of Designated Email Accounts for Board Members

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, a proposal for District emails along with monthly maintenance, as discussed, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the December 03, 2024, Regular Meeting

B. Consideration of Operation and Maintenance November 2024

C. Acceptance of the Financials and Approval of the Check Register for November 2024

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

Mr. Radcliff updated the Board on the following items:

- Seat 3 open status on the Board of Supervisors.
- Status of fence repair and tree removed which was a line-of-sight issue.
- Sales signs removed and pickleball court nets being installed in roughly one month.

i. Field Inspections Report

Mr. Wright presented his field services report to the Board, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- Mr. Rabsatt discussed tree staking with *Yellowstone*.

SEVENTH ORDER OF BUSINESS

Public Comments

- A resident commented on fence ownership within the community and, on a resident that is breeding chickens on CDD property. Discussion ensued.


EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Rabsatt seconded by Mr. Britt, with all in favor, the meeting was adjourned at 12:20 pm. 4-0


Bryan Radcliff
District Manager


Demetrious Britt
Chairperson