

**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, February 4, 2025, and called to order at 6:03 p.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 (*via phone*)  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Bryan Radcliff  
Mark Vega  
Cari Allen Webster  
Abby Naylor  
Kharey Wisdom  
Residents

District Manager  
District Manager  
District Counsel  
Ecologist (*via phone*)  
O2B (*via phone*)

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

The Board reviewed resumes from Robert Nunez and Clifford Osborn for vacant seat # 3 and elected to Table this item to next month's meeting on March 4, 2025 at 11:00 am, in an effort to obtain more submissions.

**B. Consideration of Pickleball Court Access**

The Board reviewed the proposal #10864 in the amount of \$5,288.12 from *SWS Protection.com* for the installation of a key card reader at the pickleball courts but elected to Table this proposal indefinitely.

**C. Discussion on Pond Mitigation**

Ms. Naylor addressed the Board on the mitigation issue with Pond # 13. A conversation

February 4, 2025

BELMOND RESERVE CDD

ensued with the Board and residents.

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, Pond Mitigation to purchase credits and modify permit, was approved. 4-0

**D. Discussion of Amenity Parking**

The Board reviewed the current amenity parking situation. Mr. Wisdom, addressed the Board as well. Discussion ensued. The Board agreed to continue to monitor the situation and install additional signage.

**E. Discussion on Amenity Age Requirements**

The Board reviewed the current age requirements for access to the amenities without an adult. Ms. Webster, addressed the Board with regards to the on-going litigation on this topic with *EGIS*. The Board agreed to Continue this discussion to next month.

**F. General Matters of the District**

This item was not discussed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the January 7, 2025, Regular Meeting**

**B. Consideration of Operation and Maintenance December 2024**

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

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, 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**

**i. Field Inspections Report**

The Field Inspections Report was presented, a copy of which was included in the agenda package.

**UNDER SEPARATE COVER**

- The Board motioned to accept submissions from food truck vendors for amenity area events.

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, submissions from food truck vendors for events at the amenity area, were accepted. 4-0

February 4, 2025

BELMOND RESERVE CDD

- The Board motioned approval for a proposal from *Big Sun Fencing* for the repair of metal railings on Shining Willow Drive.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, proposal from *Big Sun Fencing* for the repair of metal railings on Shining Willow Drive, was approved. 4-0

## SIXTH ORDER OF BUSINESS

### Board of Supervisors' Requests and Comments

The following requests were presented:

- Mr. McPherson, requested follow up on the pond that was inspected by Ms. Stewart at the conclusion of our last meeting.
- Mr. Rabsatt, requested better communication with the HOA with regard to reports to the residents. Follow up on the roof damage at the clubhouse and all debris/trash/brush piles be picked up immediately by landscapers. And, that *Yellowstone* was not charge for the leaning tree listed on the field services report. He stated that this should have been covered under the original Hurricane Debris Clean Up proposal. Also, that Mr. Radcliff attempt to contact Code Enforcement for illegally dumped garbage/trash.

## SEVENTH ORDER OF BUSINESS

### Public Comments

- A resident requested Mr. Waag follow up on a concern that the grading at the dog park is contributing to flooding concerns at his residence which is adjacent to the park.

## EIGHTH ORDER OF BUSINESS

### Adjournment

There being no further business,

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 7:16 pm. 4-0

Signed by:

*Bryan Radcliff*

EB743164838B419

Bryan Radcliff  
District Manager

Signed by:

*Demetrious Britt*

7EE00E4D02BE4D8

Demetrious Britt  
Chairperson