

**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, March 4, 2025, at 6:00 p.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Samantha Ford	District Manager
Cari Allen Webster	District Counsel
Clay Wright	Field Service Manager
Jahyra Rivera	Clubhouse Manager
Greg Schweitzer	Yellowstone
Danny Trowell	Yellowstone
Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order at 6:02 p.m.

Mr. Radcliff called the roll and indicated a quorum was present for the meeting.

**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 agreed to Table the consideration of resident resumes for the open vacancy in Seat 3 to the next meeting in April.

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

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, with all in favor, 4-0, was approved to set the minimum age requirement for attendance at the amenities without an adult at 14 years of age.

**C. Consideration of Food Truck Service**

On MOTION by Mr. Britt, seconded by Ms. Hughes, upon VOICE VOTE, with all in favor, 4-0, to approve a proposal from All About Food Trucks for food truck service for the District.

**D. Consideration of #522390 Yellowstone Landscape Proposal**

On MOTION by Mr. McPhearson, seconded by Mr. Britt, upon VOICE VOTE, with all in favor, 4-0, the Board reviewed proposal #522390 from Yellowstone for repairs/replacement to the pump/well on Shining Willow. The Board approved not to exceed the amount of \$15,000. District management will obtain a second proposal in addition to designating Mr. Rabsatt the ability to approve outside a meeting.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes (*February 4, 2025, Regular Meeting*)
- B. Consideration of Operation and Maintenance Invoices (*January 2025*)
- C. Acceptance of Financials and Approval of Check Register (*January 2025*)

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next order of business followed.

**B. District Engineer**

There being nothing to report, the next order of business followed.

**C. District Manager**

There being nothing to report, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Mr. Rabsatt requested proposals for pressure washing with special attention to the front fences at the entrance.

Mr. Rabsatt requested proposals for alternative ground coverings for the playground.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

A resident requested follow up on overgrown common areas near her fence.

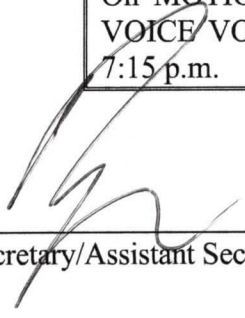

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McPhearson, seconded by Mr. Rabsatt, upon  
VOICE/VOTE, with all in favor, 4-0, the meeting was adjourned at  
7:15 p.m.

  
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Secretary/Assistant Secretary  
\_\_\_\_\_  
Chairman/Vice Chairman