

**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, April 1, 2025, and called to order at 6:15 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	Chairperson
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Samantha Ford	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Clay Wright	Field Services Manager
Danny Trowell	Yellowstone
Greg Schweitzer	Yellowstone
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

Motion to Adopt Agenda

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Audience Comments

There being none the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

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

i. Mereena F. Manackal

ii. Michael Moreno

iii. Robert Nunez

iv. Robert Nunez

v. Mark T. Schroepfel, EdD

The Board reviewed the five (5) resumes submitted for the open seat on the Board of Supervisors for Belmond Reserve. Mr. Radcliff announced that the Board had submitted their rankings individually via email. Mr. Radcliff also announced the applicant with the highest ranking among the four (4) existing Board members was Mark Schroepfel.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, the appointment of Mark Schroepel to the Board of Supervisors, as agreed was approved. 3-0

Mr. Schroepel was not present and will have his Oath of Office administered at the next scheduled meeting.

B. Consideration of Resolution 2025-02, Designating Officers

On MOTION by Mr. Rabsatt seconded by Ms. Hughes, with all in favor, Resolution 2025-02, Designating Officers with Demetrius Britt maintaining the position of Chairperson and Will McPherson maintaining the position of Vice Chairperson, as agreed was adopted. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports (CONTINUED)

C. District Engineer

Mr. Waag presented his District Engineer's report to the Board.

Pond Erosion - Mr. Waag reviewed pond erosion occurring on ponds D and E and advised the Board that he reviewed the areas of concern and will have a full report along with proposals to address the damage at the next scheduled meeting.

Resident Flooding Concern - Mr. Waag updated the Board on a resident's concern regarding flooding from the adjacent dog park. Mr. Waag reviewed the area and will have a full report at the next scheduled meeting.

FOURTH ORDER OF BUSINESS

Business Items (CONTINUED)

C. Landscape

i. Field Inspection Report

Mr. Wright presented his Field Inspections Report to the Board. Discussion ensued amongst representatives from *Yellowstone*, Mr. Wright and the Board.

ii. Aquatic Weed Control February 2025 Reports

The Board reviewed the Aquatics report for February 2025 and had no questions.

iii. Yellowstone Landscape Proposals

The Board reviewed landscape proposals from *Yellowstone*:

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, to have two (2) trees removed (minus the stump grinding) off Orchid Ash at a cost of \$821.94, was approved. 3-0

The Board decided to TABLE the proposal Debris/Tree Removal located on Hayes Clan Road and instructed Mr. Radcliff to contact Code Enforcement.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, for pine bark mulch to be installed in all common areas at a cost of \$8,219.40, was approved. 3-0

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, for removal of a dead tree off of Hayes Clan Road at a cost of \$2,100, was approved. 3-0

The Board declined a proposal for a new SOD installation at the entrance and playground and instructed *Yellowstone* to use SOD in this area.

D. Discussion of FY2026 First Draft Budget

The Board reviewed a first draft of the Fiscal Year 2026 proposed budget. Discussion ensued amongst the Board, residents and District Management. The Board also instructed Mr. Radcliff to present the final proposed budget after the discussed changes at the next meeting in May for approval.

E. Consideration of Addendum #1 to the Agreement with Naylor Environmental Solutions, LLC

F. Consideration of Wetland Credit Purchase Agreement with Alafia River Wetland Mitigation Bank, Inc.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, Addendum #1 to the Agreement with *Naylor Environmental Solutions* along with Wetland Purchase Agreement with *Alafia River Wetland Mitigation Bank, Inc.*, were approved. 3-0

G. Consideration of Revised Rules and Procedures

i. Recreational Facilities Rules & Regulations (Rev April 2025)

The Board reviewed the revised Rules and Procedures.

ii. Adult Consent and Waiver Form with Notary

iii. Consideration of Resolution 2025-03, Adopting Community Rules & Regulations

On MOTION by Ms. Hughes seconded by Mr. Britt, with all in favor, Resolution 2025-03, Adopting Community Rules & Procedures with the accompanying Adult Consent Waiver with Notary form, were adopted. 3-0

H. Amenity Security Camera Proposal

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, proposal for additional security cameras at a cost of \$1,878 designating Mr. Rabsatt to assist on the installation/location of the additional cameras, as agreed was approved. 3-0

I. Food Truck Agreement

On MOTION by Mr. Rabsatt seconded by Ms. Hughes, with all in favor, Food Truck Agreement with *All About Food Trucks*, was approved. 3-0

J. Consideration of Pressure Washing Proposal

K. Pressure Washing

The Board Tabled the proposal for pressure washing and instructed Mr. Radcliff to provide additional proposals for review at the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports (CONTINUED)

A. District Counsel

There being no report, the next item followed.

C. District Manager

Mr. Radcliff presented his report to the Board and provided updates on ATVs trespassing on CDD property, the status of the metal fence and pool shower repair and one-way directional signs that were installed at the round-a-bout. Mr. Radcliff also, announced to the Board that Ms. Samantha Ford will be assuming management duties for Belmont Reserve upon the conclusion of the July meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from March 4, 2025

B. Consideration of February 2025 Financials & Check Registration

C. Consideration of February 2025 O&M Report

On MOTION by Mr. Rabsatt seconded by Mr. Britt, with all in favor, the Business Administration/Consent Agenda, was approved. 3-0

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

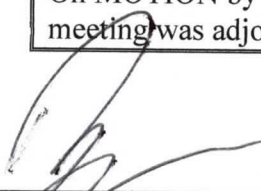
There being none, the next order of business followed.

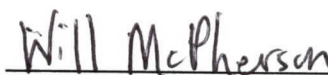

NINETH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 8:04 pm. 3-0


Bryan Radcliff
District Manager



Demetrius Britt
Chairperson