

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

Present and constituting a quorum were:

Demetrious Britt	Chairman (via phone)
Will McPherson	Vice Chairman
Nicole Hughes	Assistant Secretary
Zebadiah Rabsatt	Assistant Secretary
Mark Schroepel	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Samantha Zaroni	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer (via phone)
Clay Wright	Field Service Manager

*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 and Roll Call**

Roll Call was completed.

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member brought up concern regarding street parking. Mr. Radcliff informed him that he would need to contact the county as the roads are owned by Hillsborough County.

**THIRD ORDER OF BUSINESS**

**Oath of Office**

Mr. Schroepel accepted the seat on the Board and read the oath on record. Mr. Schroepel accepted payment.

**FOURTH ORDER OF BUSINESS**

**Financial Report**

**A. Acceptance of the March 2025 Financials**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.

**B. Acceptance of the March 2025 Check Register and O&M Report**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Mr. Waag went into discussion regarding the pond erosion field report, flooding report, Illicit discharge report and resident concern from dog park flooding. Mr. Waag and a representative from CLS provided the Board with proposals to rectify the pond erosion. The Board has agreed to table the proposals until June in order for the District Manager to send out a letter as well as educational documents to each homeowner regarding the pond erosion issues.

**B. District Counsel**

Ms. Webster updated the board on ethics training and dates.

**C. District Manager**

Mr. Wright presented his field report to the Board and discussion ensued with Board members and Yellowstone regarding well pump repairs as well as repairs to controller B. Yellowstone announced that Rob Johnson would be taking over for Greg.

The board ratified three proposals from Yellowstone:

#545672 Well Inspection

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried.

#548492 Well Repairs

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried.

#542605 Controller B

ON MOTION by Ms. Hughes, seconded by Mr. Mcpherson, upon VOICE VOTE, the MOTION carried.

The Board requested the District Manager to begin the RFP process for a new landscape vendor.

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

Ms. Rivera gave updates on two rentals of the Clubhouse that violated the rental agreement. The Board agreed to withhold the deposit of the rentals.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of the Belmond Reserve FY2026 Proposed Budget**

**B. Consideration of Resolution 2025-04; Approving a Proposed Budget for FY2026 & Setting Public Hearing**