

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, June 3, 2025, at 6:00 p.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Samantha Zanoni	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.

SECOND ORDER OF BUSINESS

Motion to Adopt the Agenda

Did not motion

THIRD ORDER OF BUSINESS

Audience Comments

Resident question asking if there were possible development plans on Rosepine Place.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of the Belmond Reserve FY2026 Proposed Budget

Mr. Radcliff presented the FY2026 proposed budget and made adjustments with the Board and resident feedback.

B. Consideration of Resolution 2025-04; Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried to approve the FY2026 proposed budget.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

District Engineer had no updates.

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Discussion ensued with District Counsel, District Engineer and Board Supervisors regarding improper drainage and erosion issues. Informational letter will be sent to all residents regarding the erosion issues in the community.

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes to approve CLS Proposals #334 and #335.

B. District Counsel

District Counsel reminded board that the Form 1 form needs to be submitted by 7/1 and Ethics training needs to be completed by the end of the year.

C. District Manager

No questions from board on aquatics report. Clay discussed field inspection report. Board had questions on mulch glue to keep the mulch in place. District management will seek proposal from new landscape vendor when they are onboarded. Management will also seek proposal(s) for annual pressure washing contract. District manager reminded board of next scheduled meeting.

On MOTION by Ms. Hughes, seconded by Mr. McPherson, the MOTION carried to allow Mr. Rabsatt access to the cameras at the Clubhouse.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-05; Re-Designating the Officers

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

B. Ratification of Invoice # 4137 Blue Life Pool Service for Pool Light

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

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes (*May 6, 2025, Regular Meeting*)

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

B. Acceptance of Financials (*April 2025*)

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

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C. Acceptance of the Check Registers (*April 2025*)

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

D. Acceptance of the Operations and Maintenance Report (*April 2025*)

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

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Discussion on Clubhouse agreement added to July agenda.
- Project board with current projects.

NINTH ORDER OF BUSINESS

Audience Comments

- Pickleball light timer extended to 10:00 p.m.
- Trespassing discussion
- Clubhouse rental deposit refund

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried and the meeting was adjourned at 8:07 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman