

**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, July 1, 2025, and called to order at 6:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Will McPherson
Zebadiah Rabsatt
Nicole Hughes
Mark Schroepfel

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Bryan Radcliff
Samantha Zaroni
Cari Allen Webster
Clay Wright

District Manager
District Manager
District Counsel
Field Inspector

Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Zaroni called the meeting to order at 6:00 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS

Adoption of Agenda

On MOTION by Ms. Hughes seconded by Mr. Schroepfel, with all in favor, motion to adopt the July 1, 2025, meeting agenda, carried.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Webster addressed the Board and audience in attendance, reminding them of meeting procedures.

Mr. Maffeo addressed the Board and management team regarding his concerns about receiving a letter from the CDD about violating pool rules and procedures.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Clubhouse Agreement

Tabled until the August meeting.

B. Consideration of Landscape Maintenance Agreement

1. Down to Earth Maintenance Services Agreement

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to accept Down to Earth Maintenance Services Agreement, carried.

C. Inframark Clubhouse Maintenance Proposal

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve the painting and the deadbolt, the curtain rod is not approved, carried.

D. Pressure Washing Proposal

1. Tactical Pressure Washing & Paver Sealing Proposal

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve Tactical Pressure Washing & Paver Sealing Proposal with the addition of two more sidewalk locations, carried.

E. SWS Proposals

1. Proposal #11935 Two New Dome Cameras

Tabled until the August meeting.

2. Proposal #11936 Card Reader for Pickleball Court & Restrooms

Tabled indefinitely.

F. Waste Removal Proposals

The Board decided not to approve either proposal. The Board request pricing be obtained from Waste Management, FCC and Republic Services for once a week pick up rather than twice a week pick up. Ms. Hughes was delegated to lead this project with the management team.

1. FCC Proposal Waste Removal Proposal

Proposal not approved by the Board.

2. Republic Services Waste Removal Proposal

Proposal not approved by the Board.

G. Acceptance of FY2024 Audit

On MOTION by Mr. Schroepfel seconded by Mr. Rabsatt, with all in favor, motion to accept the FY2024 Audit, carried.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next order of business followed.

B. District Engineer

There being no report, the next order of business followed.

C. District Manager

Ms. Zandoni provided the Board with updates regarding the project board and announced the next meeting date of August 5, 2025.

1. Aquatic Weed Control, Inc. Report

No questions from the Board regarding the aquatic report

2. Field Inspection Report

Mr. Wright presented his report to the Board and informed the Board that both pumps appear to be malfunctioning. Mr. Wright is working with DTE to obtain proposals.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Meeting Minutes of June 3, 2025, Regular Meeting

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, motion to approve the June 3, 2025, Regular Meeting Minutes, carried.

B. Approval of May 2025 Financial Statements

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, motion to approve the May 2025 Financial Statements, carried.

C. Approval of May 2025 Check Register

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, motion to approve the May 2025 Check Register, carried.

D. Consideration of May 2025 O&M Report

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, motion to approve the May 2025 O&M Report, carried.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rabsatt requested access to the cameras after hours for review to establish if they are positioned correctly and in good working order.

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to grant after-hours access of the cameras to Mr. Rabsatt for review, carried.

EIGHTH ORDER OF BUSINESS

Audience Comments

Ms. Maffeo advised that there is a fence at the end of Sage Hollow Ave. that was destroyed in the last hurricane. She inquired as to whether this fencing was part of the Belmond CDD or Triple Creek CDD. Upon further review, it was determined that this fence was part of the Triple Creek Community.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Hughes seconded by Mr. Schroepfel, with all in favor, motion to adjourn meeting at 7:20 p.m., carried.

Signed by:

SAMANTHA ZANONI

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District Manager

Signed by:



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Chairperson/ Vice Chairperson