

Belmond Reserve Community Development District

Board of Supervisors

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

Staff:

Samantha Zaroni, District Manager
Cari Allen Webster, District Counsel
Tyson Waag, District Engineer
Clay Wright, Field Service

Regular Meeting Agenda Tuesday, October 7, 2025 – 6:00 p.m.

The Regular Meetings of Belmond Reserve Community Development District will be held at the **Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579.**

[Join the meeting now](#)

Meeting ID: 222 755 103 749 5

Passcode: Kd9dj9BB

1. **Call to Order and Roll Call**
2. **Motion to Approve the Agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
5. **Staff Reports**
 - A. Aquatics Report
 - i. CSR 1 August 2025 Report Page 3
 - ii. CSR 2 August 2025 Report Page 7
 - iii. CSR 1 September 2025 Report Page 9
 - B. Field Inspection Report
 - i. August 2025 Report Page 13
 - ii. September 2025 Report Page 20
 - C. District Engineer
 - i. Consideration of CLS Pond D Addendum - Proposal #380 Page 27
 - ii. Consideration of Stantec Service Agreement Order #2025-1 Page 29
 - D. District Counsel
 - E. District Manager
 - i. Discussion of Clubhouse Agreement
 - ii. Discussion of Extending Lighting Times at the Pickleball Courts
6. **Business Items**
 - A. Consideration of Resolution 2026-01; Amendment to FY 2025 Budget Page 34
 - B. Consideration to Open a Valley National Operating and Money Market Account and Close the Truist Operating Account
 - C. Consideration of Mikes Signs Proposal #1733 Page 38
 - D. Consideration of Court Co Invoice #03.13.2025 Page 40
 - E. Consideration of Inframark Repair Proposal #057-003-1-25 Page 41
 - F. Ratification of Down to Earth Grounding Rod Installation Proposal #126480 Page 43
7. **Business Administration**
 - A. Consideration of Minutes from the Meeting Held on August 5, 2025 Page 44
 - B. Review of July 2025 & August 2025 Financial Statements Page 50
 - C. Consideration of July 2025 & August 2025 Check Register Page 71
 - D. Consideration of July 2025 & August 2025 O&M Report Page 74
8. **Supervisor Requests**
9. **Audience Comments – Three- (3) Minute Time Limit**
10. **Adjournment**

The next meeting is scheduled for Tuesday, November 4, 2025, at 6:00 p.m.