

**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, August 5, 2025, and called to order at 6:01 p.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive, Riverview Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairperson
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary
Mark Schroepel	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Bryan Radcliff	District Manager
Samantha Zaroni	District Manager
Cari Allen Webster	District Counsel
Clay Wright	Field Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order at 6:01 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS

Adopting Agenda

No motion taken to adopt the agenda.

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BELMOND RESERVE CDD

THIRD ORDER OF BUSINESS

Audience Comments

Resident 1 commented that Down to Earth is doing a great job at taking over landscaping duties and are onsite several times a week.

FOURTH ORDER OF BUSINESS

Business Items

Public Hearing on Fiscal Year 2026 Budget

On MOTION by Mr. Rabsatt seconded by Mr. Schroepfel, with all in favor, motion to open public hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Budget

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, motion to approve Resolution 2025-06; Adopting Fiscal Year 2026 Budget, carried.

Public Hearing on Levying O&M Assessments Fiscal Year 2026

Consideration of Resolution 2025-07; Levying O&M Assessments Fiscal Year 2026

On MOTION by Mr. Schroepfel seconded by Mr. Britt, with all in favor, motion to approve Resolution 2025-07; Levying O&M Assessments Fiscal Year 2026, carried.

On MOTION by Mr. Rabsatt seconded by Mr. Schroepfel, with all in favor, motion to close public hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

Consideration of Resolution 2025-08; Setting the Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Britt seconded by Mr. Schroepfel, with all in favor, motion to approve Resolution 2025-08; Setting Fiscal Year 2026 Meeting Schedule with the Proposed Budget Meeting on May 5, 2026 and the Final Budget Meeting on August 4, 2026, carried.

Consideration of Resolution 2025-09; Adopting Fiscal Year 2026 Goals and Objectives

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On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, motion to approve Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives, carried.

Consideration of Belmond Reserve Usage Agreement with Bullfrog Creek CDD and Bullfrog Creek HOA

Ms. Zanoni provided the Board with a correct usage agreement for Bullfrog Creek HOA.

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, motion approve the Belmond Reserve Usage Agreement with Bullfrog Creek CDD and Bullfrog Creek HOA, carried.

FIFTH ORDER OF BUSINESS

Staff Reports

Aquatics Report

Ms. Zanoni reviewed the aquatics report; the Board had no questions or comments.

Field Inspection Report

Mr. Wright presented his report to the Board and provided the Board with updates on both wells. Mr. Wright advised that the well by the pickleball court has been replaced and the well by the lift station is still not working properly. Ms. Zanoni and Mr. Wright are working with the Down to Earth team to correct this issue.

Under Other Cover – Down to Earth Proposal #125060

Mr. Wright discussed Down to Earth proposal #125060 with the Board regarding re-sodding, adding annuals and the overgrowth on David Baker Road. The Board tabled this proposal until the well issues are resolved.

Ms. Zanoni and Mr. Wright will contact Down to Earth and discuss if they will honor taking care of the overgrowth on David Baker Road at no cost to the District.

District Engineer

There being none, the next order of business followed.

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BELMOND RESERVE CDD

District Counsel

Discussion ensued with the resident at 13043 Willow Grove Drive regarding drainage issues from the dog park. Ms. Stewart has previously inspected the issues and determined that the district's property is draining properly.

The resident at 13043 Willow Grove Drive requested the CDD remove several bushes on the south side of the dog park to allow the company he hired to install additional drainage to his property better access for their equipment.

The Board approved his request.

On MOTION by Mr. Schroepel seconded by Ms. Hughes, with all in favor, motion approve the removal of the bushes on the south side of the dog park with NTE of \$500, carried.

District Manager

Ms. Zaroni provided the Board with updates on the project board and reminded the Board of the next meeting scheduled for September 2, 2025.

Consideration of Southwest Wiring Solutions, Inc. Wi-Fi Upgrade Proposal #11956

Tabled until later date.

Consideration of GSP Riverview FL - Reserve Study Proposal

Tabled until later date.

Consideration of Custom Reserve - Reserve Study Proposal

Tabled until later date.

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Ratification of Down to Earth Proposal #124087 & 124086

On MOTION by Mr. Rabsatt seconded by Ms. Hughes, with all in favor, motion to approve Ratification of Down to Earth Proposal # 124087 & 124086, carried.

Discussion of Clubhouse Agreement

Tabled until September meeting.

SIXTH ORDER OF BUSINESS

Consent Agenda

Consideration of Minutes of July 1, 2025, Regular Meeting

Consideration of June 2025 Financial Statements & Check Register

Acceptance of June 2025 O&M Report

On MOTION by Mr. McPherson seconded by Mr. Britt, with all in favor, motion to approve Consent Agenda, carried.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rabsatt requested more involvement with the HOA. Ms. Zaroni will start sending CDD meeting recaps to the HOA to distribute to the residents.

Mr. Rabsatt requested the average cost of electric per month on and asked Ms. Zaroni to inquire about an energy audit.

Ms. Hughes requested the residents be informed who to contact regarding sidewalk damage and street light outages as these are county maintained.

EIGHTH ORDER OF BUSINESS

Public Comments

Resident voiced concerns regarding ATV trespassing on and damaging CDD property.

Ms. Zaroni will be inquiring after “No Trespassing” signs and will request Hillsborough County Sheriff’s Office patrol the neighborhood when they have a deputy in the area. Ms. Zaroni will also reach out to Hillsborough County Sheriff’s Office regarding a deputy attending future CDD meetings to discuss good safety practices.

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Ms. Zanoni reminded residents to continue to report all the trespassers' incidence to the Hillsborough County Sheriff's Office as well as to her.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Rabsatt seconded by Mr. McPherson, with all in favor, the meeting was adjourned at 7:52 pm.

Signed by:

SAMANTHA ZANONI

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District Manager

Signed by:



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Chairperson / Vice Chairperson