# 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, October 7, 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:

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| Demetrious Britt | Chairperson *(via phone)* |
| Will McPherson | Vice Chairperson |
| Zebadiah Rabsatt | Assistant Secretary |
| Mark Schroeppel | Assistant Secretary |
| Nicole Hughes | Assistant Secretary |

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

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| Samantha Zanoni | District Manager |
| Cari Allen Webster | District Counsel |
| Jason Liggett | Field Services |
| Nathan Neidlinger | Field Services |
| Brent Franklin | Landscaping, DTE |

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**

Ms. Zanoni called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Approving Agenda**

> On MOTION by Mr. McPherson seconded by Ms. Hughes, with all in favor, motion to approve the October 7, 2025, meeting agenda, carried.

**THIRD ORDER OF BUSINESS** **Audience Comments**

The audience present was advised to hold all comments related to the agenda until the end of the meeting.

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. Aquatics Report**

The Board reviewed the aquatics reports and had no comments or questions.

- **i. CSR1 August 2025 Report**
- **ii. CSR2 August 2025 Report**
- **iii. CSR1 September 2025 Report**

**UNDER OTHER COVER**

**Landscaping**

Mr. Franklin presented the landscaping updates to the Board and advised the Board that the pressure tank near the entrance off Rhodine Road needs to be replaced. The pump and motor will need to be pulled for further diagnostics.

Mr. Franklin provided landscaping proposals to the Board for consideration.

**i. Consideration of DTE Lift Station Well Repair Proposal #130214**

> On MOTION by Mr. Schroeppel, seconded by Mr. McPherson, with all in favor, motion to approve DTE Lift Station Well Repair Proposal #130214, carried.

**ii. Consideration of DTE Dog Park Brush Removal Proposal #129718**

Proposal not approved by the Board.

**iii. Consideration of DTE Orchard Pocket Park Oak Tree Replacement Proposal #129721**

Proposal not approved by the Board.

**iv. Consideration of DTE Cleanup Mowing Behind 13045 David Baker Proposal #129723**

> On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve DTE Cleanup Mowing Behind 13045 David Baker Proposal #129723, not to be completed until December 2025 or January 2026, carried.

**v. Consideration of DTE Cleanup Mowing Behind 12112 Orchid Ash Proposal #129725**

> On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve DTE Cleanup Mowing Behind 12112 Orchid Ash Proposal #129725, not to be completed until December 2025 or January 2026, carried.

No further questions from the Board regarding landscaping.

**B. Field Inspection Report**

Mr. Liggett provided the Board with updates on the Field Inspection Report. The Board had no questions or comments regarding the reports.

**i. August 2025 Report**
**ii. September 2025 Report**

**C. District Engineer**
**i. Consideration of CLS Pond D Addendum – Proposal #380**
The Board tabled this item until the November meeting.

**ii. Consideration of Stantec Service Agreement Order #2025-1**
Ms. Zanoni advised that the district engineer is waiving the additional service agreement.

**D. District Counsel**
Ms. Webster provided the Board with updates regarding ethics training.

**E. District Manager**
Discussion ensued regarding the meeting schedule and reducing the meetings to every other month. The Board has decided to table this discussion.

**i. Discussion of Clubhouse Agreement**
The Board tabled this discussion.

**ii. Discussion of Extending Lighting Times at the Pickleball Courts**
Discussion ensued regarding the pickleball lights being extended to 10 p.m. The Board requested Ms. Zanoni to reach out to the HOA for assistance in getting a community vote regarding the extended time frame.

**FIFTH ORDER OF BUSINESS Business Items**
**A. Consideration of Resolution 2026-01; Amendment to Fiscal Year 2025 Budget**

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| On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, motion to approve Resolution 2026-01; Amendment to Fiscal Year 2025 Budget, carried. |

**B. Consideration to Open a Valley National Operating and Money Market Account and Close the Truist Operating Account**

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| On MOTION by Ms. Hughes, seconded by Mr. Schroeppel, with all in favor, motion to approve Opening a Valley National Operating and Money Market Account and Close the Truist Operating Account, carried. |

**C. Consideration of Mikes Signs Proposal #1733**

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| On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve Mikes Signs Proposal #1733, carried. |

**D. Consideration of Court Co Invoice #03.13.2025**

The Board tabled this proposal.

**E. Consideration of Inframark Repair Proposal #057-003-1-25**

> On MOTION by Ms. Hughes seconded by Mr. Schroeppel, with all in favor, motion to approve Inframark Repair Proposal #057-003-1-25, carried to have the sink in the women's restroom repair. All other items are tabled.

**F. Ratification of DTE Grounding Rod Installation Proposal #126480**

> On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve the Ratification of DTE Grounding Rod Installation Proposal #126480, carried.

**SIXTH ORDER OF BUSINESS Business Administration**

**A. Consideration of Minutes from the Meeting Held on August 5, 2025**

> On MOTION by Mr. Schroeppel, seconded by Mr. McPherson, with all in favor, motion to approve August 5, 2025 Meeting Minutes, carried.

**B. Review of July 2025 & August 2025 Financial Statements**

> On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve the July 2025 & August 2025 Financial Statements, carried.

**C. Consideration of July 2025 & August 2025 Check Register**

> On MOTION by Mr. Schroeppel, seconded by Mr. McPherson, with all in favor, motion to approve the July 2025 & August 2025 Check Register, carried.

**D. Consideration of July 2025 & August 2025 O&M Report**

> On MOTION by Mr. Mcpherson, seconded by Mr. Schroeppel, with all in favor, motion to approve the July 2025 & August 2025 O&M Report, carried.

**SEVENTH ORDER OF BUSINESS Supervisor's Requests**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS Audience Comments**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS Adjournment**

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| On MOTION by Ms. Hughes seconded by Mr. Schroeppel, with all in favor, motion to adjourn the October 7, 2025, at 7:51 p.m., carried. |

Signed by:
SAMANTHA ZANONI
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District Manager

Signed by:
Demetrius Britt
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Chairperson/ Vice Chairperson