

# 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  
Nathan Neidlinger, Field Services  
Jonathan Sciotino, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Regular Meeting Agenda Tuesday, December 2, 2025 – 11:00 a.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.**

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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***
4. **Business Items**
  - A. Streetleaf Presentation for Outdoor Lighting.....Page 3
5. **Staff Reports**
  - A. Accounting Report
    - i. Review of October 2025 Financial Statements .....Page 5
    - ii. Consideration of October 2025 Check Register.....Page 14
    - iii. Consideration of October 2025 O&M Report .....Page 15
  - B. Aquatics Report .....Page 62
  - C. Landscape
    - i. Consideration of DTE Mulch Proposal #132449 .....Page 66
    - ii. Ratification of DTE Well Pump Proposal #130958.....Page 67
  - D. Field Inspection Report.....Page 68
  - E. District Engineer
    - i. Consideration of CLS Pond D Addendum Proposal #0380 .....Page 75
    - ii. Consideration of CLS Erosion Repair Proposal #0381 .....Page 76
    - iii. Consideration of CLS Erosion Repair Proposal #0382.....Page 78
    - iv. Consideration of Erosion Repair at Lift Station.....Page 80
  - F. District Counsel
  - G. District Manager
    - i. Consideration of Second Amendment to Clubhouse Management & Accounting Services Agreement .....Page 82
    - ii. Discussion of Pickleball Light Survey .....Page 84
    - iii. Discussion of Clubhouse Rules
6. **Business Administration**
  - A. Consideration of November 4, 2025, Meeting Minutes .....Page 89
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

*The next meeting is scheduled for Tuesday, January 6, 2026, at 11:00 a.m..*