

Belmond Reserve Community Development District

Board of Supervisors

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

Staff:

Samantha Zanoni, District Manager
Cari Allen Webster, District Counsel
Tyson Waag, District Engineer
Jason Liggett, Field Services
Jonathan Sciotino, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda

Tuesday, January 6, 2026 – 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**.

[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***
- 4. Business Items**
 - A. Streetleaf Presentation for Outdoor Lighting..... Page 3
 - B. Resolution 2026-02; Removing and Designating New Treasurer Page 5
 - C. Consideration of Second Amendment to Clubhouse Management & Accounting Services Agreement Page 6
 - D. Ratification of Inframark Restroom Repair Proposal #1028 Page 8
 - E. Ratification of Inframark (21) Tree Stake Removal Proposal #1029 Page 9
- 5. Staff Reports**
 - A. Accounting Report
 - i. Review of October - November 2025 Financial Statements..... Page 10
 - ii. Consideration of October - November 2025 Check Register Page 28
 - iii. Consideration of October 2025 O&M Report Page 30
 - B. Aquatics Report November and December Page 77
 - C. Landscape
 - i. Consideration of DTE Mulch Proposal #132449..... Page 85
 - ii. Ratification of DTE Well Pump Proposal #130958..... Page 86
 - D. Field Inspection Report November & December Page 87
 - E. District Engineer
 - i. Consideration of CLS Pond D Addendum Proposal #0380..... Page 102
 - ii. Consideration of CLS Erosion Repair Proposal #0381 Page 103
 - iii. Consideration of CLS Erosion Repair Proposal #0382 Page 105
 - iv. Consideration of Erosion Repair at Lift Station..... Page 107
 - F. District Counsel
 - G. District Manager
 - i. Discussion of Pickleball Light Survey..... Page 109
 - ii. Discussion of Clubhouse Rules
- 6. Business Administration**
 - A. Consideration of November 4, 2025, Meeting Minutes..... Page 114
- 7. Supervisor Request**
- 8. Audience Comments – *Three (3) Minute Time Limit***
- 9. Adjournment**

The next meeting is scheduled for Tuesday, February 3, 2026, at 11:00 a.m.