

**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, November 4, 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:

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

Also present, either in person or via Teams Communication, were:

Samantha Zanoni	District Manager
Cari Allen Webster	District Counsel
Nathan Neidlinger	Field Services
Chris Labenz	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 Ms. Hughes, seconded by Mr. McPherson, with all in favor, motion to approve the November 4, 2025, meeting agenda carried.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Grau & Associates FY2025 Audit Engagement Letter**

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On MOTION by Mr. Schroepfel, seconded by Mr. Britt, with all in favor, motion to approve the Grau & Associates FY2025 Audit Engagement Letter carried.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

The Board reviewed the Aquatics Report and asked if the algae had been treated. Ms. Zandoni stated she would follow up with the aquatic vendor and report back to the Board.

**B. Landscape Update**

Mr. Labenz with DTE presented the landscape update to the Board. The Board requested routine items be taken care of on a regular basis and stated this should not be an issue on the field inspection report.

**i. Consideration of DTE Tree Stake Removal Proposal #130851**

Proposal tabled.

**C. Field Inspection Report**

Mr. Neidlinger discussed with the Board concerns regarding the inspection report. The Board decided not to review the report in-depth.

**D. District Engineer**

Mr. Waag and Jerney, with CLS, presented updates on the pond erosion issues to the Board.

Discussion ensued.

The Board decided to table all pond erosion proposals and asked Ms. Zandoni to look into who completed the original grading on the ponds to see if there is any legal recourse. The Board also requested that Mr. Waag provide a proposal on the cost to inspect the remaining ponds for erosion.

**i. Consideration of CLS Pond D Addendum – Proposal #380**

Proposal tabled.

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**E. District Counsel**

There being none, the next order of business followed.

**F. District Manager**

Ms. Zanoni discussed the cost saving measures for the District, one being the reduction of hours for the Clubhouse manager. The Board decided to table this discussion until the December meeting.

Discussion ensued regarding the alligator policy. The Board decided that if there is no threat there will be no request to have the alligator removed.

**i. Discussion of Meeting Times**

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, motion to approve changing the meeting time from 6pm to 11am starting on December 2, 2025, carried.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes from the Meeting Held on October 7, 2025**

On MOTION by Mr. Britt, seconded by Mr. Schroepel, with all in favor, motion to approve October 7, 2025 Meeting Minutes, carried.

**B. Review of September 2025 Financial Statements**

The Board reviewed the September 2025 Financial Statements and had no questions.

**C. Consideration of September 2025 Check Register**

On MOTION by Mr. Rabsatt, seconded by Mr. Britt, with all in favor, motion to approve the September 2025 Check Register carried.

**D. Consideration of September 2025 O&M Report**

On MOTION by Mr. Britt, seconded by Mr. Schroepel, with all in favor, motion to approve the September 2025 O&M Report, carried.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

The Board requested Ms. Zanoni provide options for solar lighting.

The Board had questions regarding the dog park latch replacement.

## Audience Comments

The audience commented on the weeds and dirt in the dog park area, the sprinkler hours seeming to run at odd times, and the Clubhouse manager.

## Adjournment

On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, the meeting was adjourned at 7:40 pm.

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