

**MINUTES OF MEETING  
BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District  
2 was held on Tuesday, November 4, 2025, and called to order at 6:00 p.m. at the Offices of Inframark  
3 located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4

5 Present and constituting a quorum were:

6	Demetrious Britt	Chairperson
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Mark Schroepel	Assistant Secretary
10	Nicole Hughes	Assistant Secretary

11

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

13	Samantha Zanoni	District Manager
14	Cari Allen Webster	District Counsel
15	Nathan Neidlinger	Field Services
16	Chris Labenz	Landscaping, DTE
17	Residents and Members of the Public	

18

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

22

23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

25

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

27	On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,
28	motion to approve the November 4, 2025, meeting agenda carried.

29

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

31 There being none, the next order of business followed.

32

33 **FOURTH ORDER OF BUSINESS** **Business Items**

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

**BELMOND RESERVE CDD**

**November 4, 2025**

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

38

39 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

40 **A. Aquatics Report**

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

43

44 **B. Landscape Update**

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

48

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

50 Proposal tabled.

51

52 **C. Field Inspection Report**

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

55

56 **D. District Engineer**

57 Mr. Waag and Jermey, with CLS, presented updates on the pond erosion issues to the Board.  
58 Discussion ensued.

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

62

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

64 Proposal tabled.

65

**BELMOND RESERVE CDD**

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66                   **E. District Counsel**

67                   There being none, the next order of business followed.

68

69                   **F. District Manager**

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

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

74

75                   **i. Discussion of Meeting Times**

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

79

80                   **SIXTH ORDER OF BUSINESS**

**Business Administration**

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

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

84

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

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

87

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

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

91

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

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

95

96                   **SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**BELMOND RESERVE CDD**

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98 The Board had questions regarding the invoices for District Counsel and District Engineer.

99 The Board had questions regarding the dog park latch replacement.

100

101 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

104

105 **NINTH ORDER OF BUSINESS** **Adjournment**

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

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109

110 Signed by:

**SAMANTHA ZANONI**

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112 District Manager

Signed by:

**Demetrius Britt**

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Chairperson/ Vice Chairperson