

# 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  
Christina Fowler, Field Services  
Jonathan Sciotino, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Regular Meeting Agenda

Tuesday, February 3, 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. Review of Backflow Prevention Assembly Test and Maintenance Report....Page 3
5. **Staff Reports**
  - A. Accounting Report
    - i. Review of December 2025 Financial Statements.....Page 4
    - ii. Consideration of December 2025 Check Register .....Page 16
    - iii. Consideration of December 2025 O&M Report .....Page 18
  - B. Aquatics Report .....Page 122
  - C. Landscape
    - i. Consideration of DTE VFD – Pump Relay Proposal #139102.....Page 130
  - D. Field Inspection Report.....Page 131
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
    - i. Discussion of Amenity Management Hours and Job Descriptions
    - ii. Discussion of Clubhouse/Pool Rules and Regulations
6. **Business Administration**
  - A. Consideration of January 6, 2026, Meeting Minutes.....Page 149
  - B. Consideration of January 21, 2026, Workshop Minutes.....Page 152
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

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