

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
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 ReportPage 3
- 5. Staff Reports**
 - A. Accounting Report
 - i. Review of December 2025 Financial Statements.....Page 4
 - ii. Consideration of December 2025 Check RegisterPage 16
 - iii. Consideration of December 2025 O&M ReportPage 18
 - B. Aquatics ReportPage 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 MinutesPage 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..