

**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, January 6, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive,
3 Riverview, Florida 33579.

4

5 Present and constituting a quorum were:

6	Will McPherson	Vice Chairperson
7	Zebadiah Rabsatt	Assistant Secretary
8	Mark Schroepfel	Assistant Secretary (<i>via phone</i>)
9	Nicole Hughes	Assistant Secretary

10

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

12	Samantha Zanoni	District Manager
13	Cari Allen Webster	District Counsel (<i>via phone</i>)
14	Tyson Waag	District Engineer (<i>via phone</i>)
15	Connor	Streetleaf
16	Residents and Members of the Public	

17

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

21

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

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

24

25 **SECOND ORDER OF BUSINESS** **Approving Agenda**

26 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,
27 motion to approve the December 2, 2026, meeting agenda carried.

28

29 **THIRD ORDER OF BUSINESS** **Audience Comments**

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

31

32 **FOURTH ORDER OF BUSINESS** **Business Items**

33 **A. Consideration of Streetleaf Presentation for Outdoor Lighting**

34 Connor with Streetleaf presented the outdoor solar lighting option to the Board as a cost saving
35 measure for the District. Discussion ensued between the Board and Connor.

36

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37 **B. Consideration of Resolution 2026-02; Removing and Designating New Treasure**

38 On MOTION by Mr. Schroepfel, seconded by Ms. Hughes, with all in favor,
39 motion to approve Resolution 2026-02; Removing and Designating New
40 Treasurer carried.

41
42 **C. Consideration of Second Amendment to Clubhouse Management & Accounting Services**
43 **Agreement**

44 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
45 motion to approve the Second Amendment to Clubhouse Management &
46 Accounting Services Agreement carried.

47
48 **D. Ratification of Inframark Restroom Repair Proposal #1028**

49 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,
50 motion to ratify the Inframark Restroom Repair Proposal #1028 carried.

51
52 **E. Ratification of Inframark (21) Tree Stake Removal Proposal #1029**

53 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,
54 motion to ratify the Inframark (21) Tree Stake Removal Proposal #1029
55 carried.

56
57 **FIFTH ORDER OF BUSINESS** **Staff Reports**

58 **A. Accounting Report**
59 **i. Review of October – November 2025 Financial Statements**

60 Ms. Zanoni reviewed the October – November 2025 Financial Statements with the Board, there were
61 no questions.

62
63 **ii. Consideration of October – November 2025 Check Register**

64 On MOTION by Mr. Mcpherson, seconded by Mr. Rabsatt, with all in favor,
65 motion to accept the October – November 2025 Check Register carried.

66
67 **iii. Consideration of October – November 2025 O&M Report**

68 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,
69 motion to accept the October – November 2025 O&M Report carried.

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74 **B. Aquatics Report**

75 Ms. Zaroni reviewed the aquatics report with the Board. Mr. Rabsatt asked if there was any potential
76 threat to the ponds due to the drought. Mr. Waag stated the low water level is normal and there is no
77 potential threat of additional damage due to the drought.

78

79 **C. Landscape Update**

80 Down to Earth provided a landscape update and discussion ensued.

81

82 **i. Consideration of DTE Mulch Proposal #132449**

83 This proposal was tabled.

84

85 **ii. Ratification of DTE Well Pump Proposal #130958**

86

On MOTION by Mr. Schroepfel, seconded by Mr. Rabsatt, with all in favor, 87 motion to ratify the DTE Well Pump Proposal #130958 carried.

88

89 **D. Field Inspection Report**

90 Ms. Zaroni presented the field inspection report to the Board, and discussion ensued. It was
91 determined that Item #2 on the November report belongs to Triple Creek.

92 The Board requested proposals for 4-5 trash cans to be placed throughout the community to help
93 with trash being thrown on the ground.

94

95 **E. District Engineer**

96 Mr. Waag provided the Board with erosion control and pond bank maintenance options that would
97 be cost effective for the District, rather than repair options. The Board requested outside evaluations and
98 long-term solutions.

99

100 **i. Consideration of CLS Pond Addendum Proposal #0380**

101 This proposal was tabled.

102

103 **ii. Consideration of CLS Erosion Repair Proposal #0381**

104 This proposal was tabled.

105

106

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107 **iii. Consideration of CLS Erosion Repair Proposal #0382**
108 This proposal was tabled.

109
110 **iv. Consideration of Erosion Repair at Lift Station**
111 This proposal was tabled.

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113 **F. District Counsel**
114 There being none, the next order of business followed.

115
116 **G. District Manager**
117 Ms. Zanoni announced that the next meeting is scheduled to be held on February 3, 2026, at 11:00
118 a.m. Then Board requested a workshop be scheduled for January 21, 2026, at 11:00 a.m. to discuss
119 amenity manager job duties, as well as the clubhouse & pool rules and regulations.

120
121 **i. Discussion of Pickleball Light Survey**
122 Discussion ensued regarding the pickleball light survey

123 Ms. Hughes made a MOTION to extend the pickleball court hours of
124 operation to 9:30 p.m.
125 Mr. McPherson seconded the motion.

126
127 Discussion ensued.

128
129 Upon VOICE VOTE, approval was given, (by a margin of 3-1) with Ms.
130 Hughes, Mr. McPerson, and Mr. Schroepel in favor, and Mr. Rabsatt
131 opposed. Pickleball court hours will be extended to 9:30 p.m.

132
133 **ii. Discussion of Clubhouse Rules**
134 Tabled and will be discussed at the January 21, 2026, workshop.

135
136 **SIXTH ORDER OF BUSINESS** **Business Administration**

137 **A. Consideration of Minutes from the Meeting Held on November 4, 2025**

138 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
139 motion to approve November 4, 2025, Meeting Minutes carried.

140
141

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142 **SEVENTH ORDER OF BUSINESS** **Supervisor’s Requests**

143 The Board requested staff to look into the following items.

- 144 • Insurance for volunteers
- 145 • Dumpster rental charges
- 146 • Newsletter

147

148 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

149 The audience commented on the following items.

- 150 • Pickleball hours
- 151 • Security
- 152 • Safety -Hillsborough County Sheriff’s Office
- 153 • Sunshine Law

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155 **NINTH ORDER OF BUSINESS** **Adjournment**

156 On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,
157 the meeting was adjourned at 1:06 pm.

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160 Signed by:
SAMANTHA ZANONI
A2E0A541E9E8494...

Signed by:
Demetrius Britt
7EE00E4D02BE4D8...

162 Secretary / Assistant Secretary

Chairperson / Vice Chairperson