

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

1 The workshop of the Board of Supervisors of Belmond Reserve Community Development District was
2 held on Tuesday, January 21, 2026, and called to order at 11:22 a.m. at 13004 Willow Grove Drive,
3 Riverview, Florida 33579.

4

5 Present and constituting a quorum were:

6	Demetrious Britt	Chairperson (via phone)
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Nicole Hughes	Assistant Secretary

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

12	Samantha Zanoni	District Manager
13	Residents and Members of the Public	

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

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

20 Ms. Zanoni called the workshop to order.

21

22 **SECOND ORDER OF BUSINESS** **Audience Comments**

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

24

25 **THIRD ORDER OF BUSINESS** **Discussion Items**

26 **A. Amenity Managers Job Description**

27 Discussion ensued regarding the amenity managers' job description, days to be worked and hours of
28 operation. The conversation will continue at the regular meeting scheduled for February 3, 2026, for
29 consideration.

30

31 **B. Amenity Center & Pool Rules and Regulations**

32 **i. Recreation Center Rules & Regulations**

33 **ii. Recreation Center Policies & Rates**

34

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January 21, 2026

35 Discussion ensued. The conversation will continue at the public hearing scheduled for February 3,
36 2026, for consideration.

37 **FOURTH ORDER OF BUSINESS** **Supervisor's Requests**

38 Mr. Rabsatt proposed the idea of a monthly newsletter being sent out by the HOA on behalf of the CDD
39 to allow more transparency with the community.

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41 **FIFTH ORDER OF BUSINESS** **Audience Comments**

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

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44 **SIXTH ORDER OF BUSINESS** **Adjournment**

45 There being no further business, the meeting was adjourned at 12:22 p.m.

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47 Signed by:
48 **SAMANTHA ZANONI**
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Signed by:
Demetrius Britt
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49 Secretary / Assistant Secretary

Chairperson / Vice Chairperson