

**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, February 3, 2026, and called to order at 11:09 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 Schroepel	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	Brandon Bowling	Director of District Services
15	Dave Towsley	Down to Earth Landscape
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 February 3, 2026, meeting agenda carried.

28

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

30 None

31

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

33 **A. Review of Backflow Prevention Assembly Test and Maintenance Report**

34 The Board reviewed Backflow Prevention Assembly Test/Maintenance Report and had no further  
35 questions.

36

**BELMOND RESERVE CDD**  
**February 3, 2026**

37 **FIFTH ORDER OF BUSINESS** **Staff Reports**

38 **A. Accounting Report**

39 **i. Review of December 2025 Financial Statements**

40 Discussion on ways to lower budget. Ms. Zanoni made recommendation to cancel March meeting  
41 for savings. The Board also requested Ms. Zanoni to look into cost saving measures for pool, aquatics  
42 and janitorial services.

43 **ii. Consideration of December 2025 Check Register**

44 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,  
45 motion to approve December 2025 Check Register carried.

47 **iii. Consideration of December 2025 O&M Report**

48 On MOTION by Mr. McPherson, seconded by Mr. Rabsatt, with all in favor,  
49 motion to approve December 2025 O&M Report carried.

51 **B. Aquatics Report**

52 Ms. Zanoni reviewed aquatics report with the Board. No further questions.

54 **C. Landscape Update**

55 **i. Consideration of DTE VDF- Pimp Relay Proposal #139102**

56 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
57 motion to approve DTE VFD- Pump Relay Proposal #139102 carried.

58  
59 Discussion ensued on protecting pumps with 6' fence. Ms. Zanoni to gather proposals. Discussion  
60 on replacing 3 oak trees with crape myrtle, proposal requested.

61 Ms. Zanoni approved proposal for the decoder replacement on 1/27. Ratification will be included in  
62 the April agenda.

64 **D. Field Inspection Report**

65 The Board reviewed Field Inspection Report. Discussion ensued about dead vegetation being  
66 addressed and debris removal by landscapers. The Board requested follow-up on identified items in 7 to  
67 10 days and a proposal for treating weeds behind playground and pickleball court. Discussion ensued  
68 on calcium buildup on sidewalk and need for a better solution, Ms. Fowler to research options. The  
69 Board asked for quote for changing existing street signs to a larger size and metal that say "Deed  
70 Restricted".

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71 **E. District Engineer**

72 Not Present. Ms. Zanoni discussed Storm Water Inspection and Recertification. The Board requested  
73 additional proposals.

74  
75 **F. District Counsel**

76 Not Present

77  
78 **G. District Manager**

79 **i. Discussion of amenity Management Hours and Job Descriptions**

80 Discussion on number of hours and ensuring coverage. Discussion ensued to approve the amenity  
81 managers' hours and days of the week. Monday and Friday 12pm-6pm with one flex day a week from  
82 12pm-6pm. Amenity Manager will be responsible for working one weekend day of the month.

83 **On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,**  
84 **motion to approve Amenity Managers days and hours a week carried.**

85  
86 **ii. Discussion of Clubhouse/Pool Rules and Regulations**

87 Discussion ensued and will be carried on at a later meeting.

88

89 **SIXTH ORDER OF BUSINESS** **Business Administration**

90 **A. Consideration of Minutes from the meeting held on January 6 2026**

91 **On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,**  
92 **motion to approve January 6 2026, Meeting Minutes carried.**

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94 **B. Consideration of Minutes from the workshop held on January 21 2026**

95 **On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,**  
96 **motion to approve January 21 2026, workshop minutes carried.**

97

98 **SEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

99 Mr. McPherson discussed the need to further consider the Pool Rental with the Clubhouse Rental.

100 Mr. Rabsatt discussed the need to paint the Clubhouse and Ms. Zanoni informed proposal was approved  
101 by the board; we were holding off until funds were available. Ms. Zanoni will be giving the vendor  
102 Greenlight to complete the work.

103

104

**BELMOND RESERVE CDD**  
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105 **EIGHTH ORDER OF BUSINESS** **Audience Comments**  
106 Resident discussion on appreciation for keeping CDD costs down but to keep a good balance with  
107 maintaining community. The Board commented that they consider everything in budget line by line.  
108

109 **NINTH ORDER OF BUSINESS** **Adjournment**

110 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the  
111 meeting was adjourned at 12:49 pm.  
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114 Signed by:  
115 *Sam Banoni*  
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116 Secretary / Assistant Secretary

Signed by:  
*Demetrius Britt*  
7EE00E4D02BE4D8...

Chairperson / Vice Chairperson