

**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, April 7, 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	Demetrius Britt	Chairperson ( <i>via teams</i> )
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Mark Schroepel	Assistant Secretary ( <i>via teams</i> )
10	Nicole Hughes	Assistant Secretary

11

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

13	Samantha Zanoni	District Manager, Inframark
14	Cari Allen Webster	District Counsel, SRV ( <i>via teams</i> )
15	Tyson Waag	District Engineer, Stantec ( <i>via teams</i> )
16	Christina Fowler	Field Services, Inframark
17	Dave Towsley	Landscaping, DTE
18	Residents and Members of the Public	

19

20 *This is not a certified or verbatim transcript but rather represents the context and summary of the*  
21 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*  
22 *any related costs for an audio copy.*  
23

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

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

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27 **SECOND ORDER OF BUSINESS** **Approving Agenda**

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On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor, 29 motion to approve the April 7, 2026, meeting agenda carried.
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31 **THIRD ORDER OF BUSINESS** **Audience Comments**

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

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**BELMOND RESERVE CDD**  
**April 7, 2026**

37 **FOURTH ORDER OF BUSINESS** **Business Items**

38 **A. Consideration of Resolution 2026-03; 2026 General Election**

39 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,  
40 motion to adopt Resolution 2026-03; 2026 General Election carried.

41

42 **B. Consideration of Resolution 2026-04; Landowners Election**

43 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
44 motion to adopt Resolution 2026-04; Landowners Election carried.

45

46 **C. Ratification of Second Amendment Inframark Management Agreement**

47 On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor,  
48 motion to ratify Second Amendment Inframark Management Agreement in  
49 the amount of \$28,658.00 annually carried.

50

51 **FIFTH ORDER OF BUSINESS** **Staff Reports**

52 **A. Accounting Report**

53 **i. Review of January 2026 – February 2026 Financial Statements**

54 Ms. Zanoni reviewed the financial statements with the Board and advised that they used  
55 approximately 34% of their budget through February 2026. The District is currently in a good financial  
56 position.

57

58 **ii. Consideration of January 2026 – February 2026 Check Register**

59 On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,  
60 motion to accept the January 2026 - February 2026 Check Register carried.

61

62 **iii. Consideration of January 2026 – February 2026 O&M Report**

63 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
64 motion to accept the January 2026 - February 2026 O&M Report carried.

65

66 **B. Aquatics Report**

67 Ms. Zanoni reviewed the aquatics report with the Board.

68 The Board discussed concerns regarding trash in the ponds and corrective actions currently  
69 underway. The Board requested that the Aquatics vendor be present at the May 2026 meeting.

70

71 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
72 motion to set an NTE in the amount of \$1,500.00 for the pond trash clean up  
73 project carried.

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74 **C. Landscape Update**

75 Mr. Towsley and Nick Padgett, with DTE provided updates on landscaping projects to the Board.

76 In the week of April 6, 2026 the following projects were completed:

- 77 • Full-service landscaping maintenance across the community
- 78 • Cut back of cold-damaged plants to encourage new regrowth
- 79 • Weed control in landscape beds and hardscape areas was applied
- 80 • Irrigation clocks adjusted to comply with water restrictions (12:00am – 4:00am and 8:00pm
- 81 -12:00am)

82

83 Pending projects include the trash removal proposal awaiting Board approval and a site walk

84 scheduled with Mr. McPherson and Ms. Fowler to discuss the front entrance re-landscaping.

85

86 **i. Ratification of DTE Tree Staking and Drip Repair Proposal #140359**

87 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,

88 motion to ratify the DTE Tree Staking and Drip Repair Proposal #140359 in

89 the amount of \$445.00 carried.

90

91 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,

92 motion to authorize DTE to complete the repairs within a NTE of \$500.00

93 carried.

94

95 **D. Field Inspection Report**

96 Ms. Fowler reviewed the February 2026 and March 2026 field inspection reports with the Board.

97 Discussion ensued regarding ongoing projects.

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99 **i. Consideration of Inframark Interior Painting Proposal# 136**

100 Not approved by the Board. The Board requested additional proposals.

101

102 **ii. Consideration of Mikes Sign Proposal**

103 **a. Option #1 Crosswind Ranch Sign with 3 Post Options**

104 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,

105 motion to approve Mikes Sign Proposal Option #1 sign B in the amount of

106 \$525.00 each for 2 signs/posts carried.

107

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108 **b. Option #2 Generic Sign with 3 Post Options**  
109 Not approved by the Board.

110  
111 **Under Separate Cover**  
112 The following items were presented to the Board.

113  
114 **iii. Consideration of Inframark A/C Cleaning Proposal #245**  
115 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,  
116 motion to approve the Inframark A/C Cleaning Proposal #245 in the amount  
117 of \$200.00 carried.

118  
119 **iv. Consideration of Inframark Removal/Disposal of Debris from Hays Clan Drive to**  
120 **Pond OSW 13 Proposal #258**  
121 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
122 motion to approve the Inframark Removal/Disposal of Debris from Hays Clan  
123 Drive to Pond OSW 13 Proposal #258 in the amount of \$725.00 carried.

124  
125 **v. Consideration of Inframark ADA Lift Inspection Proposal #260**  
126 On MOTION by Ms. Hughes, seconded by Mr. Schroepfel, with all in favor,  
127 motion to approve the Inframark ADA Lift Inspection Proposal #260 in the  
128 amount of \$225.00 carried.

129  
130 **vi. Consideration of Inframark Fence Installation Proposal #261**  
131 Proposal tabled. The Board requested additional proposals for the fencing around the pump station.

132  
133 **vii. Consideration of Inframark Decorative Post Proposal #262**  
134 Not approved by the Board.

135  
136 **viii. Consideration of Inframark Pressure Washing Proposal #265**  
137 On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor,  
138 motion to approve the Inframark Pressure Washing Proposal #265 in the  
139 amount of \$1,350.00 carried.

140  
141 **E. District Engineer**  
142 Mr. Waag reviewed the materials included in the meeting agenda package and requested to set up a  
143 test pond (pond E) that has the no-mow zone and aquatic plants to help reduce pond erosion. Mr. Waag

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144 advised that this would be a more cost-effective approach for the District. The Board requested a case  
145 study to prove this theory as well as local ponds that have implemented this approach so they can inspect  
146 the results.

147

- 148 **i. Review of Illicit Discharge Presentation**
- 149 **ii. Review of Resident Educational Information**
- 150 **iii. Review of SWFMD Stormwater System Information**

151

152 **F. District Counsel**  
153 Ms. Webster currently has no updates for the Board.

154

155 **G. District Manager**  
156 Ms. Zaroni announced the next meeting scheduled for May 5, 2026, and advised the Board that this  
157 would be for the proposed budget. The Board appointed Mr. Rabsatt to speak with Ms. Zaroni before  
158 the budget meeting.

159 Ms. Zaroni provided an update on the pool, aquatics and janitorial contracts and stated she hopes to  
160 present them at the May 5, 2026, meeting.

161

162 **SIXTH ORDER OF BUSINESS** **Business Administration**  
163 **A. Consideration of Minutes from the Meeting Held on February 3, 2026**

164 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
165 motion to approve February 3, 2026, Meeting Minutes carried.

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

168 The Board requested that Ms. Zaroni look into the dumpster rental and determine if the District needed  
169 the dumpster to be emptied weekly. Ms. Zaroni will have the Amenity Manager monitor the use of the  
170 dumpster and report back to the Board.

171

172 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

173 Residents had questions regarding the clubhouse rental, access to the clubhouse and grout cleaning in  
174 the clubhouse.

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176 **NINTH ORDER OF BUSINESS** **Adjournment**

**BELMOND RESERVE CDD**

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On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 12:49 pm.

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Secretary / Assistant Secretary

Signed by:  
  
\_\_\_\_\_  
Chairperson / Vice Chairperson