MINUTES OF MEETING
BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, June 2, 2026, and called to order at 11:04 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairperson
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Mark Schroeppel	Assistant Secretary *(via phone)*
Nicole Hughes	Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
Christina Fowler	Field Services, Inframark
Chris Labenz	Landscape, DTE
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS Approving Agenda

> On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to approve the June 2, 2026, meeting agenda carried. (5-0)

THIRD ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Romaner Graphics Office Interior Painting Proposal

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to approve the Romaner Graphics Office Interior Painting Proposal in the amount of $2,100 carried. (5-0)

B. Consideration of American GroundPro Playground Mulch Proposal #6220

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to approve the American GroundPro Playground Mulch Proposal #6220 in the amount of $3,621.15 carried. (5-0)

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on May 5, 2026

B. Acceptance of April 2026 Financial Statements

C. Consideration of April 2026 Check Register

D. Consideration of April 2026 O&M Report

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, the motion to approve the consent agenda, including the meeting minutes from May 5, 2026, April 2026 financial statements, April 2026 check register, and April 2026 O&M report, carried. (5-0)

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

The Board reviewed the aquatics report and had no questions.

B. Landscape

Mr. Labenz, with Down to Earth, provided the Board with landscape updates and advised that there was a broken pipe near the pump. Once the area dries up, they will have a better understanding of what repairs are needed.

Down to Earth will have entry landscape enhancement proposals for the July 7, 2026, meeting.

C. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and recommended commercial-grade mats under the swings once the mulch is applied.

D. District Engineer

The District Engineer was not present.

E. District Counsel

The District Counsel was not present.

i. Review of District Counsel's Audit Response Letter FY2025

Ms. Zanoni reviewed the Audit Response Letter FY2025 with the Board. There were no questions.

F. District Manager

Ms. Zanoni provided the following updates:

- Spectrum does not have the option for guest Wi-Fi. We will need to reach out to SWS for hotspots.

The Board requested to look at other internet providers.

- Resident pool installation seeking approval from the Board to use easement/CDD property for the large equipment needed for the installation.

The Board granted the resident at 12673 Hayes Clan approval to use the easement/CDD property for the large equipment needed during their pool installation.

- Entry monuments - Staff was not able to locate the same tile to replace the damaged one on the monument. Ms. Zanoni will reach out to other vendors for decorative options.

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to set an NTE amount of $10,000 for monument upgrades carried. (5-0)

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, the motion to appoint Ms. Hughes as liaison for monument communication carried. (5-0)

The Board requested legal advice on how to proceed with the Yellowstone invoice from June 2026.

Ms. Zanoni announced the next meeting scheduled for July 7, 2026.

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

The Board had the following requests for Staff.

- Parking lot striping and crosswalk painting
- Amenity rules sign
- Repair District sign off Rhodine Drive
- Newsletter blast
- Ticketing system for CDD issues within the community

EIGHTH ORDER OF BUSINESS **Public Comments**

The audience commented on the following topics.

- Sign near Triple Creek to separate Cedarbrook from Triple Creek community
- HOA using clubhouse for meetings
- Information signs to engage residents

NINTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Sam Zanoni
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Secretary / Assistant Secretary

Signed by:
Demetrius Britt
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Chairperson / Vice Chairperson