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, July 7, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairperson *(via phone)*
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 Service, 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, motion to approve the July 7, 2026, meeting agenda carried. (5-0)

THIRD ORDER OF BUSINESS **Public Comments**

The Board received public comments regarding:

- District Budget vs Actuals Expenditures
- Volunteer insurance
- Onsite staff / Job duties of onsite staff
- Landscaping needs to increase the amount of mulch used

- Monuments and entryway landscaping conditions

FOURTH ORDER OF BUSINESS **Business Items**

A. Acceptance of Final Audit Report FY2025

> On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to accept the Final Audit Report FY2025 carried. (5-0)

B. Consideration of Line Striping of Tampa Bay Parking Lot Re-Stripe Proposal #1924

The Board tabled this proposal and requested additional proposals be provided.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on June 2, 2026

B. Acceptance of May 2026 Financial Statements

C. Consideration of May 2026 Check Register

D. Consideration of May 2026 O&M Report

E. Review of June 2026 Financial Snapshot

> On MOTION by Mr. McPherson, seconded by Mr. Rabsatt, with all in favor, motion to approve the consent agenda with the meeting minutes from June 2, 2026, May 2026 financial statements, May 2026 check register, May 2026 O&M report, and June 2026 financial snapshot carried. (5-0)

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Ms. Zanoni reviewed the Aquatics Report with the Board. She advised the Board and the audience that if any trash is seen in the pond areas, they should contact Management, who will then contact the vendor.

B. Landscape

Mr. Labenz introduced Mr. Delfino as the new account manager for the District and provided the Board with landscaping updates. The pumps are working well. The sod is stressed in the roundabouts but does not need to be replaced at this time. The District is currently in a fertilizer blackout period, with fertilization scheduled for July 29, 2026.

i. Consideration of DTE Cedarbrook Entrance Redesign Proposal #149342

This proposal was tabled.

ii. Consideration of DTE Exit Side of Cedarbrook Installation Proposal #149343

The proposal was tabled.

iii. Ratification of DTE Storm Response Agreement 2026

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to ratify DTE Storm Response Agreement 2026 carried. (5-0)

C. Field Inspection Report

Ms. Fowler reviewed the Field Inspection Report with the Board. Conversation ensued regarding inspection items.

D. District Engineer

District Engineer was not present; no updates were provided.

E. District Counsel

District Counsel was not present; no updates were provided.

F. District Manager

Ms. Zanoni presented the following proposals to the Board for consideration.

i. Consideration of Romaner Graphics Cedarbrook Monuments Proposal #1

This proposal was tabled.

ii. Consideration of Romaner Graphics Cedarbrook Monuments Proposal #2

This proposal was tabled.

iii. Consideration of Inframark Cedarbrook Monuments

This proposal was tabled.

iv. Consideration of Covepark Landscape LLC East/West Monument Plant Replacement Proposal

This proposal was tabled.

v. Consideration of Cushion Solutions Resling Pool Lounge Proposal

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, motion to approve the Cushion Solutions Resling Pool Lounge Proposal in the amount of $1,748.00 carried. (5-0)

vi. Consideration of Complete IT New Access Cards Proposal

On MOTION by Mr. Rabsatt, seconded by Mr. Schroeppel, with all in favor, motion to approve the Complete IT New Access Cards Proposal in the amount of $510.50 carried. (5-0)

Ms. Zanoni provided the Board with an update on the chair lift battery and announced the next meeting scheduled for August 4, 2026. This meeting will include the Public Hearing for FY2027 budget.

i. Discussion of Strongroom View-Only Access for Board Members

Ms. Zanoni discussed with the Board the availability of view-only access for Strongroom. All Board members requested the view-only access. Ms. Zanoni will contact the finance team to arrange for this to be set up.

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

The Board advised that the Clubhouse entry gate is slamming shut and requested that a discussion item be added to the September meeting agenda regarding pool and amenity rules.

EIGHTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 12:39 p.m.

Signed by:
Sam Zanoni
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Secretary / Assistant Secretary

Signed by:
Demetrius Britt
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Chairperson / Vice Chairperson