

**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, August 4, 2026, and called to order at 11:01 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 <i>(via phone)</i>
Mark Schroepfel	Assistant Secretary
Nicole Hughes	Assistant Secretary <i>(via phone)</i>

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

Samantha Zaroni	District Manager, Inframark
Christy Fowler	Field Services, Inframark
Chris Labenz	Representative, DTE
Deltino Agustin	Representative, 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. Zaroni called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Approving Agenda**

On MOTION by Mr. Britt, seconded by Mr. Schroepfel, with all in favor, the motion to approve the August 4, 2026, agenda carried. 5-0

THIRD ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

BELMOND RESERVE CDD
August 4, 2026

FOURTH ORDER OF BUSINESS

Public Hearing on FY2027 Budget

A. Open Public Hearing

On MOTION by Mr. Schroepfel, seconded by Mr. Britt, with all in favor, the motion to open the Public Hearing on FY2027 Budget carried. 5-0

B. Consideration of Resolution 2026-06; Adopting FY2027 Budget

On MOTION by Mr. Schroepfel, seconded by Mr. Britt, with all in favor, the motion to adopt Resolution 2026-06; Adopting FY2027 Budget carried. 5-0

C. Close Public Hearing

On MOTION by Mr. McPherson, seconded by Mr. Schroepfel, with all in favor, the motion to close the Public Hearing on FY2027 Budget carried. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing

On MOTION by Mr. Britt, seconded by Mr. Schroepfel, with all in favor, the motion to open the Public Hearing on Levying O&M Assessments carried. 5-0

B. Consideration of Resolution 2026-07; Levying O&M Assessments

On MOTION by Mr. Britt, seconded by Mr. Schroepfel, with all in favor, the motion to adopt Resolution 2026-07; Levying O&M Assessments carried. 5-0

C. Close Public Hearing

On MOTION by Mr. Britt, seconded by Mr. Schroepfel, with all in favor, the motion to close Public Hearing on Levying O&M Assessments carried. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-08; Setting FY2027 Goals and Objectives

On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, the motion to adopt Resolution 2026-08; Setting FY2027 Goals and Objectives carried. 5-0

BELMOND RESERVE CDD
August 4, 2026

B. Consideration of Resolution 2026-09; Setting FY2027 Meeting Schedule

On MOTION by Mr. Britt, seconded by Mr. Schroepfel, with all in favor, the motion to adopt Resolution 2026-09; Setting FY2027 Meeting Schedule carried. 5-0

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting Held on July 7, 2026

B. Review of June 2026 Financial Statements

C. Consideration of June 2026 Check Register

On MOTION by Mr. McPherson, seconded by Mr. Schroepfel, with all in favor, the motion to approve the Consent Agenda containing July 7, 2026, Meeting Minutes, June 2026 Financial Statements and June 2026 Check Register carried. 5-0

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Ms. Zaroni reviewed the aquatics report with the Board and discussion ensued. The Board requested that Ms. Zaroni provide proposals for a new aquatic vendor.

B. Landscape

Mr. Agustin with DTE provided the Board with updates on landscaping and irrigation in the community. Discussion ensued between Ms. Fowler, Mr. Agustin and the Board.

C. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and Mr. Agustin. Discussion ensued regarding landscaping concerns that need to be addressed.

D. District Engineer

The District Engineer was not present and had no updates for the Board.

E. District Counsel

The District Counsel was not present and had no updates for the Board.

BELMOND RESERVE CDD
August 4, 2026

F. District Manager

Ms. Zanoni provided the Board with updates on the following items.

- Monument repairs
- Entry landscaping
- Lounge chairs
- Pickleball court net repairs

Ms. Zanoni announced the next scheduled meeting for September 1, 2026, at 11:00 a.m.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McPherson, seconded by Mr. Schroepfel, with all in favor, the motion to adjourn the meeting at 12:10 p.m. carried. 5-0

Signed by:

Bryan Radcliff

EB7431648388419...

Secretary / Assistant Secretary

Signed by:

Demetrius Britt

7EE00E4D062DE406...

Chairperson / Vice Chairperson