

**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, September 1, 2026, and called to order at 11:02 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

|                  |                                          |
|------------------|------------------------------------------|
| Demetrious Britt | Chairperson ( <i>via phone</i> )         |
| Will McPherson   | Vice Chairperson                         |
| Zebadiah Rabsatt | Assistant Secretary                      |
| Mark Schroepel   | Assistant Secretary ( <i>via phone</i> ) |
| Nicole Hughes    | Assistant Secretary                      |

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

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Samantha Zaroni                     | District Manager, Inframark     |
| Greg Pippen                         | Representative, DTE Landscaping |
| 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 Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to approve the September 1, 2026, agenda carried. 5-0 |
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**THIRD ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Grau & Associates Audit Engagement Letter**

On MOTION by Ms. Hughes, seconded by Mr. Rabstatt, with all in favor, the motion to approve the Grau & Associates Audit Engagement Letter carried. 5-0

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Minutes from the Meeting Held on August 4, 2026**

**B. Review of July 2026 Financial Statements**

**C. Consideration of July 2026 Check Register**

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, the motion to approve the Consent Agenda containing the August 4, 2026, Meeting Minutes, July 2026 Financial Statements and the July 2026 Check Register carried. 5-0

The Board requested Staff solicit bids for District Management services and District Engineer services.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Ms. Zandoni reviewed the aquatics report with the Board and there were no questions.

**B. Landscape**

Mr. Pippen with DTE provided landscaping updates to the Board and answered their questions. The Board requested Mr. Pippen provide a proposal for pond erosion and an update on the landscape renderings for the Rhodine entry.

**C. Field Inspection Report**

Ms. Zandoni reviewed the field inspection report with the Board. Discussion ensued and Mr. Pippen confirmed that all items in the report have been addressed.

**D. District Engineer**

The District Engineer was not present and had no updates for the Board. The Board requested that the District Engineer evaluate the drainage issues on David Barker Road.

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**E. District Counsel**

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

**F. District Manager**

Ms. Zaroni announced the next scheduled meeting for October 6, 2026, at 11:00 a.m. and asked for the Board's direction on the no trespassing sign at the Rhodine entrance.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

The Board requested updates on the following items.

- The net around the pickleball court
- Update on Yellowstone payment from Ms. Webster
- Camera upgrade

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

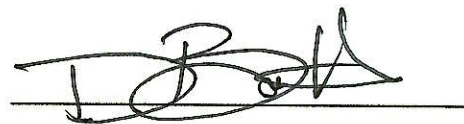
A resident requested an update on the clubhouse painting.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Hughes, seconded by Mr. Rabstatt, with all in favor, the motion to adjourn the meeting at 11:47 a.m. carried. 5-0

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson