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, October 6, 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
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Mark Schroeppel	Assistant Secretary *(via Teams)*
Nicole Hughes	Assistant Secretary

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

Alba Sanchez	District Manager, Inframark
Mark Vega	Sr. District Manager, Inframark
Cari Webster	District Counsel, Straley Robin Vericker *(via Teams)*
Christy Fowler	Field Services, Inframark
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. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Approving Agenda**

> On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to approve the October 6, 2026, meeting agenda as presented carried. 5-0

THIRD ORDER OF BUSINESS **Public Comments**

A resident voiced concerns regarding the front entrance monuments.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2027-01; Designation of Officer

> On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to adopt Resolution 2027-01; Designation of Officer carried. 5-0

B. Ratification of FIA Egis Insurance Proposal

> On MOTION by Ms. Hughes, seconded by Mr. Britt, with all in favor, the motion to ratify the FIA Egis Insurance Proposal carried. 5-0

Mr. Vega reached out to Egis and requested a walkthrough of the District to coincide with the renewal of the contract.

C. Consideration of FY2026 Completed Goals and Objectives

This item was not addressed during the meeting.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on September 1, 2026

B. Discussion of Cash Flow

C. Review Financial Snapshot

D. Review of August 2026 Financial Statements

E. Review of August 2026 O&M Report

F. Acceptance of August 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 September 1, 2026, Meeting Minutes, Cash Flow, Financial Snapshot, August 2026 Financial Statements, August O&M Report, and August 2026 Check Register carried. 5-0

> On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor, the motion to approve the month-to-month Egis Insurance Premium Finance Agreement in the amount of $19,931.00, Down Payment of $1,674.20 carried. 5-0

F. District Manager

Ms. Sanchez had no further updates for the Board.

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

Mr. Rabsatt requested copies of all the spending resolutions on file.

The Board wishes to establish an advisory group for the Community Beautification projects and has appointed Ms. Hughes to be liaison between the advisory group and the Board.

Ms. Sanchez will work on acquiring proposals for the parking lot striping project and monument rendering and execution for the November 3, 2026, meeting. A TECO energy audit will be requested, and all spending resolutions will be forwarded to the Board for review before the next meeting.

EIGHTH ORDER OF BUSINESS **Public Comments**

The sign on the bulletin board states the area is open from dusk to 9 p.m. and it should match all the other posted signage which states from dusk to dawn. The onsite manager was asked to make the adjustments.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, the motion to adjourn the meeting at 1:06 p.m. carried. 5-0

Luba Sanchez

Secretary / Assistant Secretary

Chairperson / Vice Chairperson