

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

March 24, 2021

BOARD OF SUPERVISORS

SPECIAL MEETING

AGENDA

Beaumont Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013

March 17, 2021

Board of Supervisors
Beaumont Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Special Meeting on March 24, 2021 at 1:00 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Ratification of Change Orders
 - Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 [Professional Services]
4. Consideration of Resolution 2021-07, Adopting a Policy Governing Commercial Signage; Accepting an Assignment of Rights; Addressing Operations and Maintenance Expenses; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2021-08, Acknowledging the Presentation of Certain Plats; Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating to True-Up for Debt Assessments; Providing for an Update to the District's Improvement Lien Book; and Providing for Severability and an Effective Date
6. Consideration of Restated Landscape and Irrigation Services Agreement
7. Consideration of Pest Control Proposals
8. Acceptance of Unaudited Financial Statements as of February 28, 2021
9. Consideration of February 23, 2021 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, PA*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*

- C. Field Operations Manager: *Evergreen Lifestyles Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 12, 2021 at 1:30 P.M.

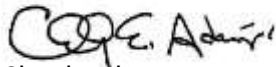
- QUORUM CHECK

Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Harvey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bradley Walker	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
 District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3

ADDENDUM / CHANGE ORDER NO. 4

Date of Issuance: _____ Effective Date: _____

Project: Professional Services	District: Beaumont Community Development District	District's Contract No.:
Contract: Contractor Agreement (assigned to the District on May 14, 2019)		Date of Contract: April 23, 2018
Contractor: Traffic & Mobility Consultants, LLC		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Additional Services as identified in the Proposal, dated February 18, 2021 - See Exhibit A attached hereto.**

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$46,500.00	Original Contract Times: - Working days _____ - Calendar days _____ Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase/Decrease from prior Change Orders: \$30,500.00	Increase/Decrease from previously approved Change Orders: No. _____ to No. _____ Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: \$77,000.00	Contract Times prior to this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase/Decrease of this Change Order: \$4,500.00	Increase/Decrease of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order: \$81,500.00	Contract Times with all approved Change Orders: Substantial completion (days or date): _____ Ready for final payment (days or date): _____

RECOMMENDED BY:
MORRIS ENGINEERING AND CONSULTING, LLC
DISTRICT ENGINEER

By: _____
 Title: DISTRICT ENGINEER
 Date: 2/23/21

ACCEPTED:
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

By: _____
 Title: CHAIRMAN
 Date: 2-24-2021

ACCEPTED:
TRAFFIC & MOBILITY CONSULTANTS, LLC

By: _____
 Title: Principal, MGR
 Date: 02/23/2021

EXHIBIT A



February 18, 2021

Client

Mr. Brad Walker
KLP Villages and Beaumont Commercial LLP's
14025 Riveredge Drive, Suite 175
Tampa, FL 33736
bwalker@kolter.com

Re: CR466A & Pinellas Place
Proposal № 2661-20, Addendum №. 1
City of Wildwood, Florida
Project № 18081

Dear Mr. Walker,

We are pleased to submit this addendum for Revision 1 Signalization Design Plans. The revisions are required to adjust pedestrian features on the northwest corner to accommodate for construction field adjustments and to adjust pedestrian features to the south side of the intersection to accommodate roadway slope in support of the above-referenced project located in the City of Wildwood, Florida. This addendum becomes a part of the original TMC Contract No 2661-20 dated November 13, 2020.

The fee for the additional Scope of Work is \$4,500.00.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING COMMERCIAL SIGNAGE; ACCEPTING AN ASSIGNMENT OF RIGHTS; ADDRESSING OPERATIONS AND MAINTENANCE EXPENSES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beaumont Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Sumter County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, acquire, operate and maintain public improvements, and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, as part of the District’s “Commercial Project,” as described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project) -and- (Commercial Project)*, dated September 12, 2018, as revised effective December 11, 2018, the District owns and operates certain monument signs upon which commercial property owners (“**Commercial Owners**”) within the District have the opportunity to place signage advertising their commercial businesses; and

WHEREAS, the District owns and operates such signs as part of the Commercial Project, and pursuant to certain “Signage Easements” established on the applicable plat known as *Beaumont Phase 1*, recorded in the public records of Sumter County, Florida at Plat Book 18, pages 13 et seq., and in Section 1.04 of the *Declaration of Easements, Covenants and Restrictions for Beaumont Commercial*, recorded in the public records of Sumter County, Florida at Instrument 201960048514, Book 3672, Pages 285 et seq., (as amended from time to time, “**Commercial Declaration**”); and

WHEREAS, the Commercial Owners pay for the cost of the construction, acquisition, and installation, of the monuments and related lighting and other improvements (together, “**Signage Monuments**”) through an annual debt service assessment, which secures the District’s *Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project)*; and

WHEREAS, the Commercial Owners will pay for the operations, maintenance, repair and replacement of the Signage Monuments through the District’s annual operations and maintenance budget and related assessments; and

WHEREAS, the District’s Board of Supervisors finds that it would be in the best interest of the District and the Commercial Owners to establish a policy for how Commercial Owners may place signage on the District’s Signage Monuments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT:

1. **ASSIGNMENT OF DEVELOPER’S RIGHT.** As set forth in **Exhibit B**, the District hereby accepts the assignment of those rights under the Commercial Declaration “to grant to certain Owners of

Parcels within the Commercial Property the right to place a sign panel on both sides of one or more of the CDD Signs,” and accordingly, will undertake the management of the Signage Monuments.

Commented [JE1]: Discuss legality of assignment under Declaration

2. **ADOPTION OF COMMERCIAL SIGNAGE POLICY.** The attached “Commercial Signage Policy” is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Commercial Signage Policy shall stay in full force and effect until such time as it is otherwise amended by the Board.

3. **OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS.** The District Manager is hereby directed on an annual basis to prepare a budget, and proposed assessment schedule, for the Board’s consideration and providing for funding for the operations, maintenance, repair and replacement of the Signage Monuments.

4. **SEVERABILITY.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

5. **EFFECTIVE DATE.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2021.

ATTEST:

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Commercial Signage Policy

Exhibit B: Assignment of Right

EXHIBIT A

COMMERCIAL SIGNAGE POLICY BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

1. **Purpose.** The Beaumont Community Development District (“**District**”) was created pursuant to the provisions of Chapter 190, *Florida Statutes* and to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. As part of the District’s “Commercial Project,” as described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project) -and- (Commercial Project)*, dated September 12, 2018, as revised effective December 11, 2018, the District owns and operates certain monument signs, and related lighting and other improvements (together, “**Signage Monuments**”), upon which commercial property owners (“**Commercial Owners**”) within the District desire to place signage panels (“**Signage Panels**”) advertising their commercial businesses. Further, the District owns and operates such Signage Monuments as part of the Commercial Project, and pursuant to certain “**Signage Easements**” established on the applicable plat known as *Beaumont Phase 1*, recorded in the public records of Sumter County, Florida at Plat Book 18, pages 13 et seq., and in Section 1.04 of the *Declaration of Easements, Covenants and Restrictions for Beaumont Commercial*, recorded in the public records of Sumter County, Florida at Instrument 201960048514, Book 3672, Pages 285 et seq., (as amended from time to time, “**Commercial Declaration**”). In connection with the Commercial Declaration, the District has been assigned the right to “grant to certain Owners of Parcels within the Commercial Property the right to place a sign panel on both sides of one or more of the CDD Signs . . .” The purpose of this Commercial Signage Policy is to establish a set of guidelines for the usage of the Signage Monuments. Signage not located within the District’s Signage Easements is not within the scope of this policy, and, as a point of clarification, this policy shall not apply to any signage located on Lot 248.
2. **Application.**
 - (a) A Commercial Owner desiring to install a Signage Panel on the Signage Monuments shall submit to the District’s Manager an application which shall set forth in writing a complete description of the proposed signage, including:
 - i. The name, address and telephone number of the persons applying to use the Signage Monuments; and
 - ii. Complete description of the proposed Signage Panel, including size, lettering, materials, etc.
 - iii. A brief explanation showing how the Signage Panel would be consistent with the “**Signage Plan**,” which is attached hereto as **Exhibit 1**.
 - (b) Each applicant shall obtain and attach to the application the written consent for the display of such Signage Panel of the person having the right to use, and having the possession of, the signage content.
 - (c) Applications shall be considered on a first-come, first-served basis and may be denied due to lack of availability of space for signage, among other reasons. The District shall

make reasonable efforts to fairly allocate space for all Commercial Owners to have access to space for Signage Panels on the Signage Monuments.

- (d) The District's Board shall approve or deny any such application, or may grant the District's Manager the authority to approve or deny any such application. Any such approval or denial shall be evidenced in writing to the applicant, and any approval may be subject to any such conditions as the District determines in its sole discretion.

3. Limited Public Forum Status; Prohibited Signage.

- (a) The District's provision of the Signage Monuments does not provide or create a general public forum for expression. Rather, as noted, the District's fundamental purpose behind allowing commercial signage is simply to allow Commercial Owners the ability to announce the presence of their businesses within the District.

- (b) In furtherance of that limited purpose, the District retains strict control over the nature of the proposed signage accepted, and finds that the following content is not consistent with the limited purpose of the signage program and thus shall be prohibited:

- i. Signage promoting obscene material, sexually-explicit material or illegal activities;
- ii. Signage promoting religious or political material;
- iii. Signage that is false or misleading;
- iv. Signage that contains any material that is an infringement of copyright, trademark or service mark, or is otherwise unlawful or illegal;
- v. Signage that promotes any activity or product that is illegal under federal, state, or local law;
- vi. Signage that contains any profane language, or that portrays images or descriptions of graphic violence;
- vii. Signage that is demeaning or disparaging toward an individual, group of individuals, entity, or entities; and/or
- viii. Signage that is harmful or disruptive to the District.

- 4. **No Endorsement.** The District's acceptance of signage from an applicant in no way constitutes an endorsement of the Commercial Owner, or the content or message of the signage.

- 5. **License.** With respect to any Commercial Owner ("**Licensee**") who is granted the right to install a Signage Panel, the District hereby grants to Licensee an exclusive license ("**License**") to access, install, maintain, repair and remove its Signage Panel on a Signage Monument, subject to any conditions set forth in the District's written approval letter. Any such License is subject to the following terms and conditions:

- A. All Signage Panels shall be accessed, installed, and maintained in full compliance with this policy, and applicable laws, regulations, and codes.
- B. Licensee shall be fully responsible for the installation and maintenance of its Signage Panels on the Signage Monument and any maintenance, damage,

removal, or other incidentals associated with the installation, maintenance, ongoing use, and/or removal of its Signage Panels.

- C. Licensee shall maintain any Signage Panels in a manner consistent with community standards.
 - D. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's exercise of its rights under the License. Licensee shall be responsible for returning the Signage Monuments, and any other affected property, to their original or better condition upon removal of licensed Signage Panels.
 - E. Licensee and its contractors and/or subcontractors shall use due care in installing, maintaining, repairing and replacing any Signage Panels and shall carry industry standard insurance, including worker's compensation insurance, employer's liability insurance, automobile liability insurance, and general commercial insurance in the amounts of at least \$1,000,000 each.
 - F. Any Commercial Owner who is granted the right to install a Signage Panel shall be responsible for all costs of installing, maintaining, repairing and replacing the Signage Panel.
6. **Operations & Maintenance of Signage Monuments.** The District Manager on an annual basis shall prepare a budget, and proposed assessment schedule, for the Board's consideration and providing for funding for the operations, maintenance, repair and replacement of the Signage Monuments. The Commercial Owners shall pay any and all such operations and maintenance assessments imposed upon their properties for the right to use the Signage Monuments, which benefit all Commercial Owners.
7. **Reservation of Rights.** The District reserves the right to suspend, modify or revoke this policy as the District's Board deems necessary in its sole discretion to comply with legal mandates, to accommodate the primary purpose of this policy, or otherwise to further serve the best interests of the District. Further, the District reserves the right at any time to revoke any License granted hereunder, and for any or no reason.

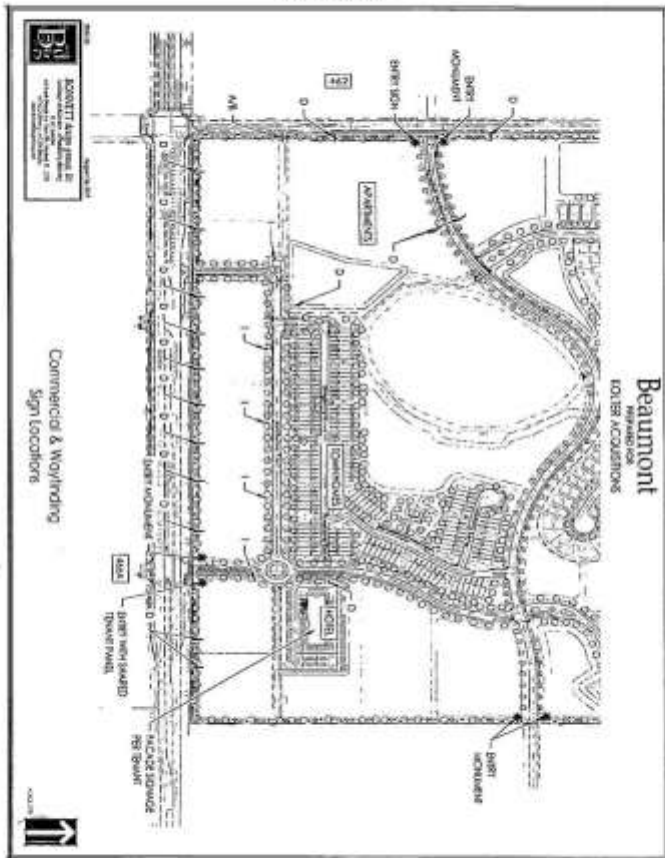
Commented [JE2]: How are we charging for this? Only those granted right to install signage panels pay or everyone pays?

Exhibit 1 – Signage Plan

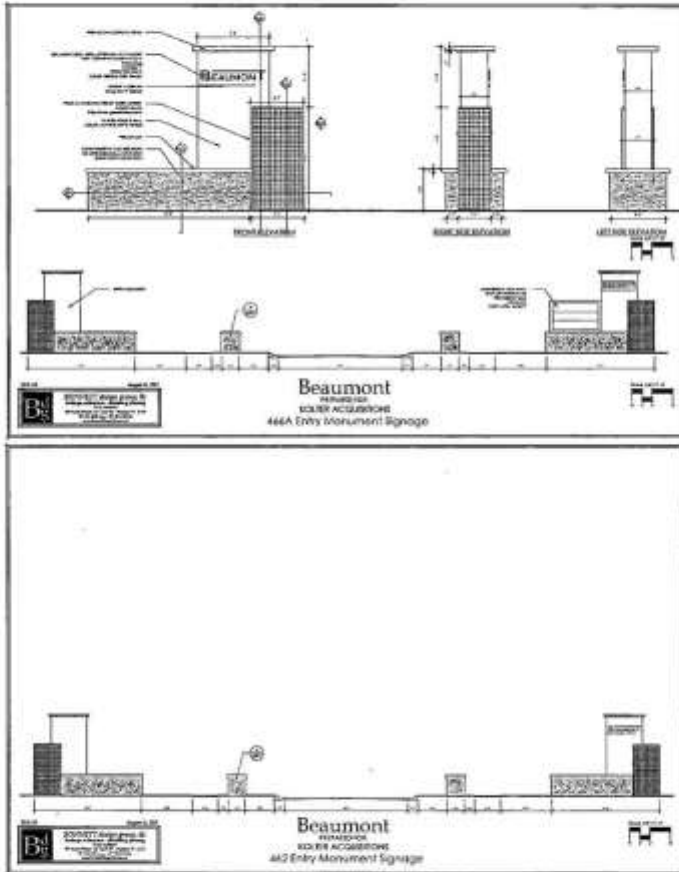
Inst. Number: 201960048514 Book: 3672 Page: 301 Page 17 of 22 Date: 12/17/2019 Time: 12:53 PM
Gloria Hayward Clerk of Courts, Sumter County, Florida

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 201960048514 Date: 12/17/2019 Time: 12:51PM
Page 17 of 22 B: 3672 P: 301 By: ML

**EXHIBIT D
SIGN PLANS**



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 201960048514 Date: 12/17/2019 Time: 12:51PM
Page 18 of 22 B: 3672 P: 302 By: HL



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 201960048514 Date: 12/17/2019 Time: 12:51PM
Page 19 of 22 B: 3672 P: 303 By: ML

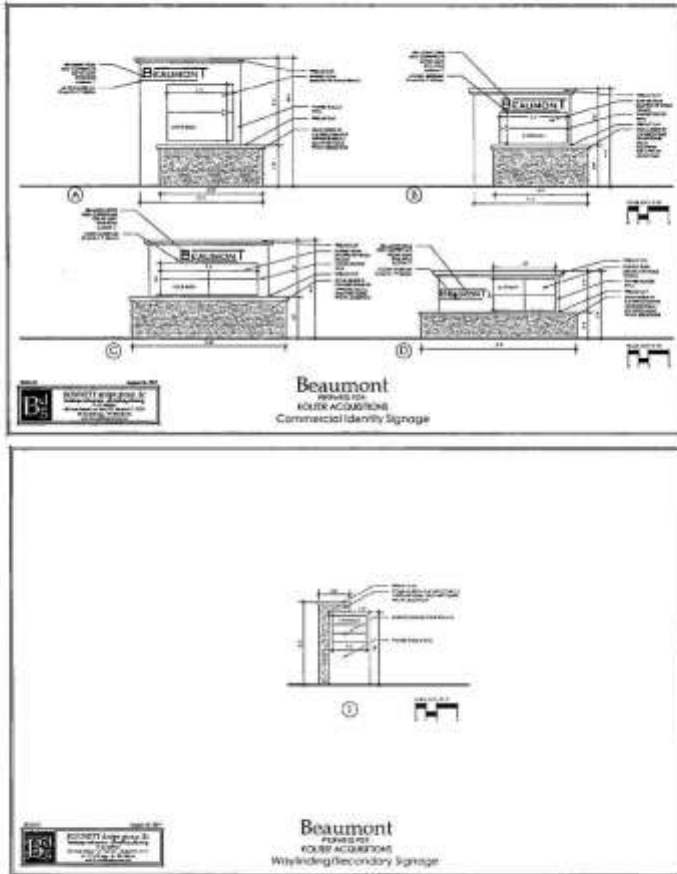


EXHIBIT B

ASSIGNMENT OF DEVELOPER'S RIGHT

Assignor: KLP Beaumont Commercial, LLC and KLP Villages, LLC
Assignee: Beaumont Community Development District

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, KLP Beaumont Commercial, LLC and KLP Villages, LLC (together, "**Assignor**") does hereby transfer, assign and convey unto the Beaumont Community Development District ("**District**" or "**Assignee**"), the Assignor's right under that certain *Declaration of Easements, Covenants and Restrictions for Beaumont Commercial*, recorded in the public records of Sumter County, Florida at Instrument 201960048514, Book 3672, Pages 285 et seq., (as amended from time to time, "**Commercial Declaration**"), to "grant to certain Owners of Parcels within the Commercial Property the right to place a sign panel on both sides of one or more of the CDD Signs . . .", and the District hereby accepts the assignment of such right.

Executed in multiple counterparts to be effective as of the ____ day of _____.

KLP BEAUMONT COMMERCIAL, LLC

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

KLP VILLAGES, LLC

By: _____
Printed Name: _____
Title: _____

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2021- 08

A RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ACKNOWLEDGING THE PRESENTATION OF CERTAIN PLATS; ACCEPTING A CERTIFICATE OF CONSULTING ENGINEER, AND A CERTIFICATE OF ASSESSMENT CONSULTANT RELATING TO TRUE-UP FOR DEBT ASSESSMENTS; PROVIDING FOR AN UPDATE TO THE DISTRICT’S IMPROVEMENT LIEN BOOK; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District was established by ordinance of the City Commission of the City of Wildwood, Florida for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, consistent with the District’s capital improvement plan, the District has constructed and/or acquired various systems, facilities and infrastructure; and

WHEREAS, in 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Commercial Bonds**”) for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District’s “**Commercial Project**,” which is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018; and

WHEREAS, in connection with the issuance of the 2019 Commercial Bonds, and pursuant to Resolutions 2018-25, 2019-01, and 2019-05, as amended by Resolution 2019-08, the District levied and imposed special assessments on the “**Commercial Assessment Area**” (as defined in the foregoing resolutions) to defray the costs of the Commercial Project; and

WHEREAS, Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the District to be presented to the District, and that the District Manager conduct true-up calculations at certain intervals of development in order to ensure that there are sufficient debt assessments (“**Commercial Debt Assessments**”) to secure repayment of the 2019 Commercial Bonds; and

WHEREAS, the plats entitled “Sundance Extension East” and “Sundance Extension West” recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A (together, “**Sundance Plats**”) were recently recorded and presented to the District Manager; and

WHEREAS, generally stated, and as described in the *Engineer’s Certificate regarding Sundance Plats* (“**Engineer’s Certificate**”), attached as **Exhibit A**, the Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, which include Lots 256, 257, 258 and 259, and Lots 247, 248 and 261 (together, “**Adjoining Lots**”);¹ and

¹ Note that Lots _____ are also adjoining lots, but are not included herein because the Commercial Debt Assessments have been prepaid on those lots.

WHEREAS, as noted in the Engineer's Certificate, the District Engineer has found that the Sundance Plats have not changed the development plan for the Adjoining Lots because (1) the additional roadway access was always planned to be part of the Adjoining Lots as private right-of-way, and it was only at the City of Wildwood's request that the Sundance Trail be re-platted as public right-of-way instead of part of the Adjoining Lots; (2) the public roadway access directly benefits the Adjoining Lots, just like the planned private right-of-way; and (3) the Adjoining Lots will continue to be developed with the same entitlements as before; and

WHEREAS, based on the Engineer's Certificate, the District's Assessment Consultant has prepared the attached certificate ("**Assessment Consultant's Certificate**") attached as **Exhibit B** determining that no true-up payment is due and that the Commercial Debt Assessments on the Adjoining Lots should stay the same because there is no material change to the development plan to the Adjoining Lots; and

WHEREAS, the owners of the Adjoining Lots have executed or will execute recordable consents, in the form attached hereto as **Exhibit C**, agreeing that the Sundance Plats do not affect the Commercial Debt Assessments imposed on the Adjoining Lots; and

WHEREAS, the District desires to acknowledge the presentation of the Sundance Plats, and to accept the Engineer's Certificate and Assessment Consultant's Certificate, and to update the District's improvement lien book accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT:

- 1. INCORPORATION OF RECITALS.** All of the above recitals are recognized as true and accurate and are expressly incorporated into this Resolution.
- 2. ACKNOWLEDGMENT OF PRESENTATION OF PLATS.** The presentation to the District of the Sundance Plats is hereby acknowledged.
- 3. ACCEPTANCE OF ENGINEER'S CERTIFICATE, ASSESSMENT CONSULTANT'S CERTIFICATE AND FORMS OF CONSENT; TRUE-UP DETERMINATION.** The District hereby accepts the Engineer's Certificate attached as **Exhibit A**, and the Assessment Consultant's Certificate attached as **Exhibit B**, and approves the form of consent for the owners of the Adjoining Lots attached as **Exhibit C**. Based on the forgoing, the Board hereby determines that the Commercial Debt Assessments levied on the Adjoining Lots are unchanged by the recording of the Sundance Plats.
- 4. AUTHORIZATION TO UPDATE IMPROVEMENT LIEN BOOK.** The District Manager shall update the District's improvement lien book to address the Sundance Plats and the determinations set forth herein.
- 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Beaumont Community Development District.

Introduced, considered favorably, and adopted this _____ day of _____, 2021.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

- EXHIBIT A:** Engineer's Certificate
- EXHIBIT B:** Assessment Consultant's Certificate
- EXHIBIT C:** Form of Consent for Owners of Adjoining Lots

ENGINEER'S CERTIFICATE

March 24, 2021

Board of Supervisors
Beaumont Community Development District

Re: Sundance Plats

Ladies and Gentlemen:

The undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. In 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Commercial Bonds**”) for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District’s “**Commercial Project**,” which is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018.
2. I have reviewed the plats entitled “Sundance Extension East” and “Sundance Extension West” recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A, respectively (together, “**Sundance Plats**”). The Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, which include Lots 256, 257, 258 and 259, and Lots 247, 248 and 261 (together, “**Adjoining Lots**”).²
3. It is my professional opinion that the Sundance Plats have not changed the development plan for the Adjoining Lots because:
 - a. the additional roadway access was always planned to be part of the Adjoining Lots as private right-of-way, and it was only at the City of Wildwood’s request that the Sundance Trail be re-platted as public right-of-way instead of part of the Adjoining Lots;
 - b. the public roadway access directly benefits the Adjoining Lots, just like the planned private right-of-way; and
 - c. the Adjoining Lots will continue to be developed with the same entitlements as before.
4. Accordingly, it is my opinion that, while a portion of the Adjoining Lots was converted to public right-of-way as a result of the Sundance Plats, the recording of the Sundance Plats has not had a material affect on the amount of property available for commercial use within the Adjoining Lots.

² Note that Lots _____ are also adjoining lots, but are not included herein because the Commercial Debt Assessments have been prepaid on those lots.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

MORRIS ENGINEERING AND CONSULTING, LLC

Matthew Morris, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 20___, by _____, P.E., District Engineer of the _____ Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

ASSESSMENT CONSULTANT'S CERTIFICATE

March 24, 2021

Board of Supervisors
Beaumont Community Development District

Re: Sundance Plats

Ladies and Gentlemen:

Wrathell, Hunt and Associates, LLC ("**District Manager**"), as District Manager of the Beaumont Community Development District ("**District**") and assessment methodology consultant to the District, hereby makes the following certifications to the District:

1. In 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) ("**2019 Commercial Bonds**") for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District's "**Commercial Project**," which is described in the *Revised Engineer's Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018.

2. I have also reviewed the plats entitled "Sundance Extension East" and "Sundance Extension West" recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A (together, "**Sundance Plats**"). The Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, which include Lots 256, 257, 258 and 259, and Lots 247, 248 and 261 (together, "**Adjoining Lots**").³ I have further reviewed that certain Engineer's Certificate dated on or about the same date as this certificate.

3. Based on my review, I have determined that no true-up is due at this time as a result of the Sundance Plats and in connection with the debt special assessments securing the 2019 Commercial Bonds ("**Commercial Debt Assessments**"), and, accordingly, the Commercial Debt Assessments levied on the Adjoining Lots are unchanged by the Sundance Plats. Further, there are sufficient Commercial Debt Assessments levied against the benefitted properties within what is known as "Assessment Area Two" (i.e., the commercial assessment area) and securing the 2019 Commercial Bonds to make all debt service payments required under the applicable indenture and other documents related to the 2019 Commercial Bonds. Nothing herein shall be construed to waive any right the District may have to make future true-up determinations.

[THIS SPACE INTENTIONALLY LEFT BLANK]

³ Note that Lots _____ are also adjoining lots, but are not included herein because the Commercial Debt Assessments have been prepaid on those lots.

IN WITNESS WHEREOF, the undersigned authorized representative of the District Manager has executed this certificate on behalf of the District Manager as of the date and year set forth above.

WRATHELL, HUNT & ASSOCIATES, LLC

By: _____

Name: _____

Title: _____

This instrument was prepared by:

HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**SUPPLEMENTAL DECLARATION OF CONSENT
(Commercial Project)**

_____, a _____, together with its successors and assigns (together, "**Landowner**"), represents that it is the owner of 100% of the developable land described in **Exhibit A** attached hereto and made a part hereof ("**Property**"), and further declares, acknowledges and agrees as follows:

1. A *Declaration of Consent (Commercial Project)* was previously recorded at Instrument #201960004935, Book 3524, Pages 290 et seq. in the Official Records of Sumter County, Florida, which was supplemented by that certain *Beaumont Community Development District Omnibus Amendment to Commercial Bond & Commercial Assessment Documents (2019 Commercial Project)*, recorded at Instrument #201960042127, Book 3649, Pages 516 et seq. in the Official Records of Sumter County, Florida (together, "**Original Declaration of Consent**").

2. As noted in the Original Declaration of Consent, the District has levied and imposed debt service special assessment liens ("**Assessments**") on the Property, which are legal, valid and binding first liens upon the Property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

2. The plats entitled "Sundance Extension East" and "Sundance Extension West" were recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A, respectively (together, "**Sundance Plats**"). The Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, which include Lots 256, 257, 258 and 259, and Lots 247, 248 and 261 (together, "**Adjoining Lots**").

2. The Landowner acknowledges and agrees that the Assessments imposed on the Property are currently in the remaining principal amount of \$_____, or \$_____ per year (not including early payment discounts and collection costs); that no true-up payment is due as a result of the recording of the Sundance Plats as set forth in Resolution 2021-____; and, accordingly, the Sundance Plats do not have any effect on the Assessments.

3. The Landowner hereby expressly acknowledges, represents and agrees that, except as set forth herein, the Original Declaration of Consent remains in full force and effect.

4. This supplemental declaration may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement and the signatures of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE LAND, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE LAND IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOR DECLARATION OF CONSENT]

To be effective as of the ____ day of _____, 2021.

WITNESS

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description of Property

Exhibit A

The property identified as Lot ____ on the plat entitled "Sundance Extension _____," as recorded in the public records of Sumter County, Florida at Instrument No. _____, Book _____, Page _____.

SUNDANCE EXTENSION EAST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I ACCORDING TO THE PLAN THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 13
SHEET 1 OF 2 SHEETS

DESCRIPTION: Lots 256, 257, 258, and 259, of BEAUMONT PHASE I, according to the plat thereof, as recorded in Plat Book 18, Pages 13 through 13Q, inclusive, of the Public Records of Sumter County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said BEAUMONT PHASE I, then thence along the Southerly boundary thereof, N.89°53'05"W, a distance of 425.69 feet to a point on the Eastern right-of-way of PENROSE PLACE; thence along said Eastern right-of-way the following (5) courses: 1) Northwesterly, 33.27 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.42°20'33"W, 25.36 feet); 2) Northwesterly, 24.71 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.32°13'57"W, 23.72 feet); 3) Northwesterly, 24.71 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.22°13'54"E, 23.72 feet); 4) Northwesterly, 148.28 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 133°15'38" (chord bearing N.00°00'00"E, 121.27 feet); 5) Northwesterly, 14.71 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.22°13'57"W, 13.72 feet); 6) Northwesterly, 24.71 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.22°13'57"W, 23.72 feet); 7) Northwesterly, 24.71 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.17°29'29"E, 28.32 feet); 8) N.32°15'37"W, a distance of 53.06 feet; 9) Northwesterly, 21.13 feet along the arc of a tangent curve to the left having a radius of 418.00 feet and a central angle of 07°24'54" (chord bearing N.27°41'07"E, 21.13 feet) to the Southwest corner of TRACT "D-4" of said BEAUMONT PHASE I; thence along the Southerly boundary of said TRACT "D-4", N.89°53'05"E, a distance of 513.99 feet to the Southwest corner thereof, said point also being on the Eastern boundary of said BEAUMONT PHASE I; thence along said Eastern boundary, S.00°05'26"W, a distance of 857.50 feet to the POINT OF BEGINNING.

Containing 12.453 acres, more or less.

NOTES

- 1) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 2) ALL DISTANCES SHOWN ARE IN FEET.
- 3) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (M), ALL OTHER LINES ARE RADIAL.
- 4) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 5) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 7) THE TITLE OPINION FOR THIS PLAN HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS
THIS CERTIFIES THAT THIS PLAN WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 17TH DAY OF FEBRUARY, 2021.

ATTEST:

Melanie Perry
MELANIE PERRY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAN WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 17TH DAY OF FEBRUARY, 2021.

Cassandra Smith
CASSANDRA SMITH
CITY CLERK

Ed Neely
ED NEELY
MAYOR

THIS CERTIFIES THAT THIS PLAN WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HERAS TO FORM AND LEGALITY ON THIS 22ND DAY OF FEBRUARY, 2021.

Ashley Hunt
PRINTED
CITY OF WILDWOOD, ATTORNEY

Melanie Perry
MELANIE PERRY
DEVELOPMENT SERVICES DIRECTOR

Tom Hall
TOM HALL
PUBLIC WORKS DIRECTOR

W. L. W.
WALEY-WORN & ASSOCIATES - GENERALIST, P.E.
CITY ENGINEER

CERTIFICATE OF CIRCUIT COURT:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON March 11, 2021, AT 11:31 A.M. FILE NUMBER 2021-0013249 PLAT BOOK 19 PAGE 13-13A

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA
Melissa K. Warrick
MELISSA K. WARRICK
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE
PURSUANT TO SECTION 177.08, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAN FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAN COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER. PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAN.

Ronald W. Herr
RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

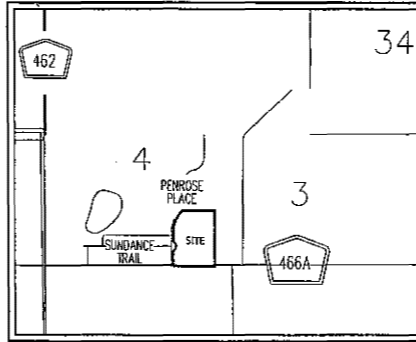
02/22/21
DATE

4907
REGISTRATION NO.

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THIS PLAN OF BEAUMONT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS SHOWN HEREON WERE PLACED ON THE 2nd DAY OF FEBRUARY, 2021; FURTHER CERTIFY THAT THIS PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

GEOPPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7789)
213 HOBBS STREET
TAMPA, FLORIDA 33618
David Alan Williams, Jr.
DAVID ALAN WILLIAMS, JR.
PROFESSIONAL LAND SURVEYOR NO. 159423

2/16/2021
DATE



CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 22ND DAY OF FEBRUARY, 2021.

LIBERTY BEAUMONT LLC

WITNESSES:
Nina Odeh
SIGNATURE
Nina Odeh
PRINT NAME

BY: *James P. Harvey*
JAMES P. HARVEY
AUTHORIZED SIGNATORY

WITNESSES:
Kira Henrickson
SIGNATURE
Kira Henrickson
PRINT NAME
Erika Brandenburg
ERIKA BRANDENBURG
PRINT NAME

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA) SS
COUNTY OF SUMTER)
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF LIBERTY BEAUMONT LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

Nina Odeh
NOTARY PUBLIC SIGNATURE
Nina Odeh
PRINT NAME
COMMISSION NO. 662919
COMMISSION EXPIRES 7/24/2027

CERTIFICATE OF ACCEPTANCE
STATE OF FLORIDA) SS
COUNTY OF SUMTER)
THE DEDICATIONS TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 196, FLORIDA STATUTES AND LOCATED IN SUMTER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 22ND DAY OF FEBRUARY, 2021.

ATTEST:
BY: *John P. Harvey*
JOHN P. HARVEY
ASSISTANT SECRETARY

BY: *James P. Harvey*
JAMES P. HARVEY, CHAIRMAN

NOTICE:
THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION AND GRANT OF EASEMENTS
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, KLP BEAUMONT COMMERCIAL LLC, KLP VILLAGES LLC, LIBERTY BEAUMONT LLC (THE OWNERS) HAVE CAUSED TO BE MADE THIS PLAT, SUNDANCE EXTENSION EAST, A REPLAT OF LAND HEREIN DESCRIBED AND FURTHER DEDICATED TRACT "A" TO THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT. THE UNDERSIGNED ALSO HEREBY GRANTS THE UTILITY EASEMENTS SHOWN ON THE PLAT TO THE CITY OF WILDWOOD AS NON-EXCLUSIVE EASEMENTS TO INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES. THE UNDERSIGNED DO ALSO HEREBY GRANT TO THE CITY OF WILDWOOD THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS ACROSS OVER AND ACROSS TRACT "A". THE UNDERSIGNED DO HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, EASEMENTS NOT SPECIFICALLY DEDICATED ABOVE TO THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA OR THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT.

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 17TH DAY OF FEBRUARY, 2021.

KLP BEAUMONT COMMERCIAL LLC
WITNESSES:
John P. Harvey
SIGNATURE
John P. Harvey
PRINT NAME
Matthew Alonso
MATTHEW ALONSO
SIGNATURE
Matthew Alonso
PRINT NAME

BY: *James P. Harvey*
JAMES P. HARVEY
AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA) SS
COUNTY OF SUMTER)
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF KLP BEAUMONT COMMERCIAL LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

James P. Harvey
NOTARY PUBLIC SIGNATURE
James P. Harvey
PRINT NAME
COMMISSION NO. 662919
COMMISSION EXPIRES 7/24/2027

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 17TH DAY OF FEBRUARY, 2021.

KLP VILLAGES LLC
WITNESSES:
John P. Harvey
SIGNATURE
John P. Harvey
PRINT NAME
Matthew Alonso
MATTHEW ALONSO
SIGNATURE
Matthew Alonso
PRINT NAME

BY: *James P. Harvey*
JAMES P. HARVEY
AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA) SS
COUNTY OF SUMTER)
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF KLP VILLAGES LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

James P. Harvey
NOTARY PUBLIC SIGNATURE
James P. Harvey
PRINT NAME
COMMISSION NO. 662919
COMMISSION EXPIRES 7/24/2027

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33618
www.geopointsurvey.com
Phone: (813) 248-8858
Fax: (813) 248-2266
Licensed Business Number LB 7788

SUNDANCE EXTENSION EAST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 13A
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, HAVING A GRID BEARING OF S 89°53'25" E. THE GRID BEARING AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°53'25" E	35.00'
L2	N 00°08'52" E	25.00'

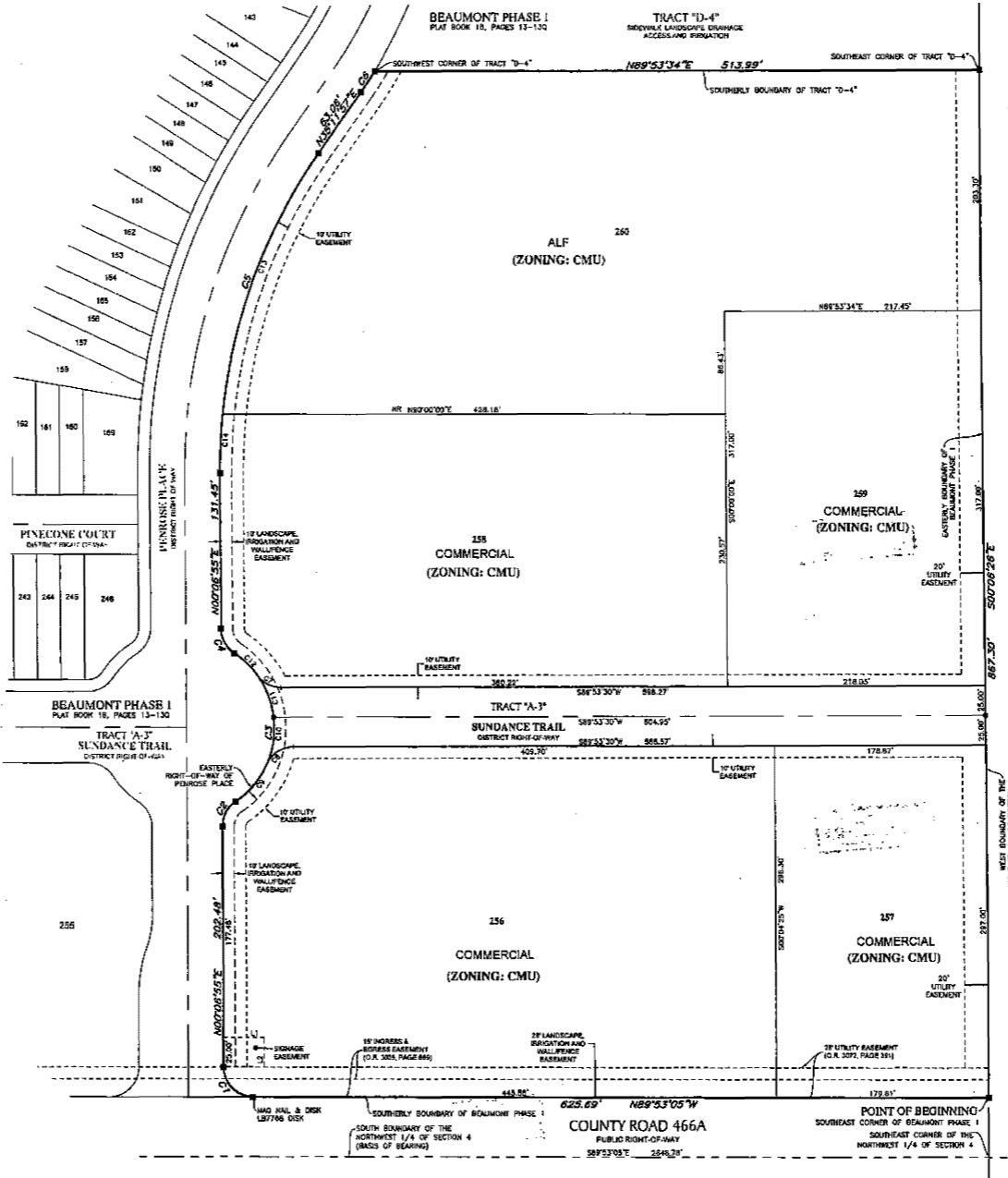
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.34'	N 44°33'08" W
C2	25.00'	90°37'52"	24.71'	23.72'	N 28°25'24" E
C3	75.00'	113°19'58"	148.23'	125.27'	N 00°06'25" E
C4	25.00'	56°37'52"	24.71'	22.72'	N 28°17'03" W
C5	470.00'	330°03'03"	287.87'	283.32'	N 17°39'24" E
C6	418.00'	2°54'34"	21.13'	21.12'	N 32°44'47" E
C7	25.00'	54°18'14"	23.49'	22.82'	S 42°37'23" E
C8	25.00'	45°32'07"	26.53'	27.01'	S 37°11'37" W
C9	75.00'	32°14'30"	42.20'	41.85'	N 40°37'38" E
C10	75.00'	31°02'21"	40.39'	40.09'	N 68°00'13" E
C11	75.00'	29°18'18"	38.24'	37.84'	N 51°08'01" W
C12	75.00'	27°42'48"	37.11'	36.97'	N 46°08'40" W
C13	470.00'	28°56'28"	277.81'	275.23'	S 22°42'14" W
C14	470.00'	8°03'37"	49.97'	49.92'	S 03°09'43" W

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 8' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 8' = 8.000', 0.01' = 1.500').

NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LETTERS WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.081 (S), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 ■ --- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB7785, Unless Otherwise Noted.
 ● --- Indicates (P.C.P.) Permanent Control Point LB7788
 NR --- Non-Roaded
 O.R. --- Official Records Book



TRAILWINDS VILLAGE
REPLAT ONE
PLAT BOOK 17, PAGES 44-44H

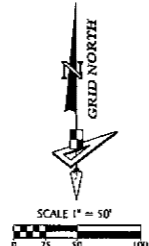
ZONING: CMU

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2186
Licensed Business Number LB 7768

SUNDANCE EXTENSION WEST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 14A
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, HAVING A GRID BEARING OF S 89° 53' 05" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA 83, HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A GPS NETWORK.

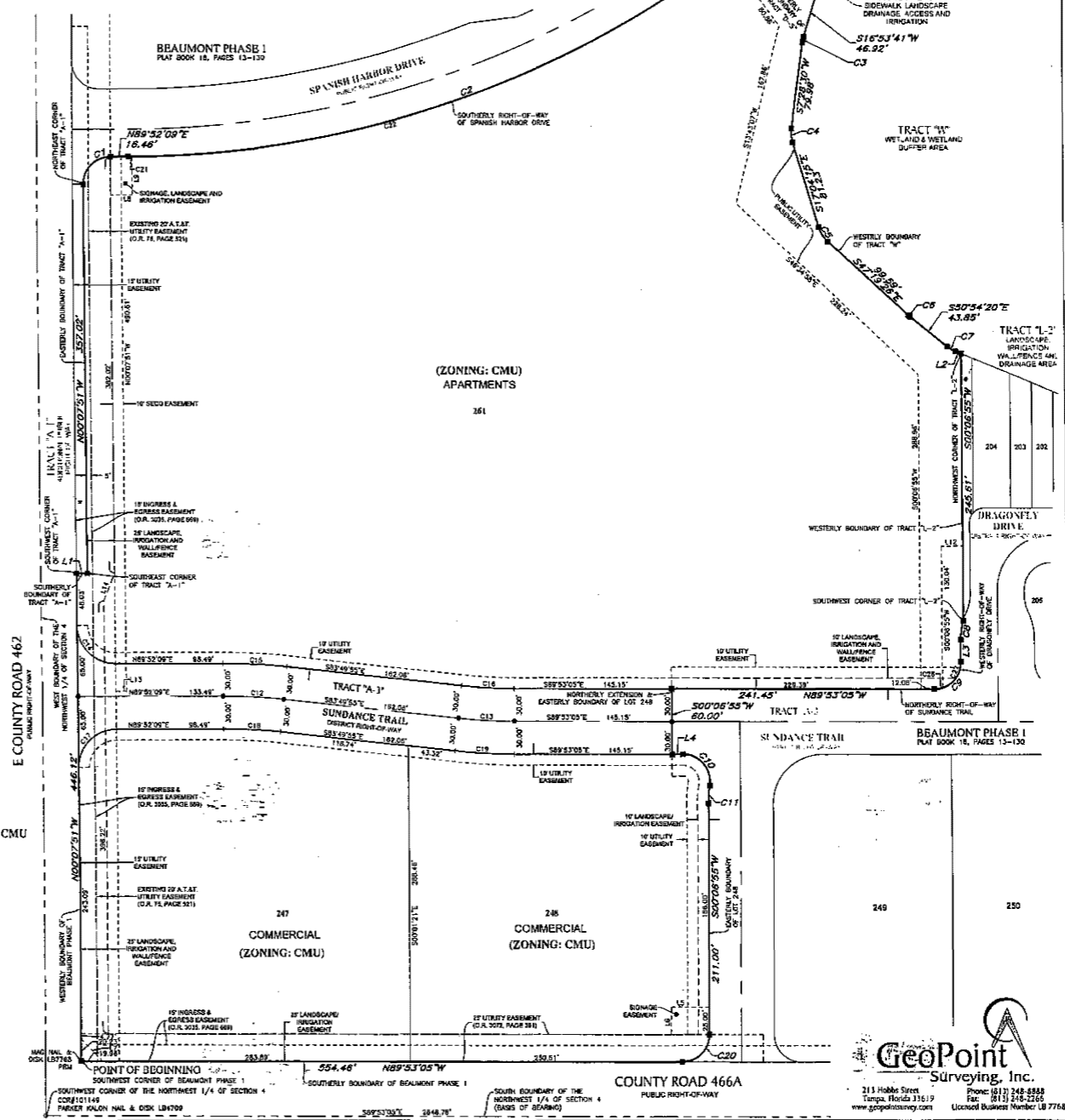
CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C1	25.00'	92°00'00"	33.27'	33.38'
C2	215.00'	39°49'00"	642.00'	629.20'
C3	30.00'	92°58'11"	4.53'	4.93'
C4	30.00'	142°32'48"	12.88'	15.75'
C5	30.00'	201°18'11"	15.84'	18.68'
C6	30.00'	234°54'18"	1.86'	1.87'
C7	30.00'	170°27'28"	8.93'	8.40'
C8	43.00'	160°10'27"	17.87'	17.81'
C9	28.00'	92°00'00"	39.27'	35.56'
C10	28.00'	88°51'00"	43.13'	31.98'
C11	125.00'	85°12'07"	18.22'	18.20'
C12	112.00'	81°12'38"	35.23'	35.25'
C13	148.00'	87°31'07"	51.56'	51.53'
C14	35.00'	90°00'00"	54.99'	49.60'
C15	242.00'	61°17'56"	30.50'	35.57'
C16	438.00'	47°03'10"	48.30'	48.30'
C17	38.00'	92°00'00"	54.99'	49.60'
C18	482.00'	61°17'56"	30.50'	35.56'
C19	116.00'	86°31'07"	34.72'	34.70'
C20	25.00'	92°00'00"	33.27'	33.38'
C21	923.00'	0°13'01"	3.50'	3.50'
C22	923.00'	363°14'43"	586.75'	579.75'
C23	923.00'	718°34'14"	5.00'	5.00'
C24	923.00'	218°03'37"	37.15'	37.14'
C25	23.00'	183°11'23"	8.08'	8.05'
C26	23.00'	71°28'45"	31.19'	29.21'
C27	23.00'	71°28'45"	31.19'	29.21'
C28	925.00'	0°24'28"	8.83'	8.83'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°53'05" E	10.00'
L2	S 87°57'46" E	8.83'
L3	S 02°09'55" W	20.00'
L4	S 89°53'05" W	10.00'
L5	N 89°53'05" W	35.00'
L6	N 02°09'55" E	25.00'
L7	N 44°37'48" W	28.48'
L8	N 89°52'09" E	20.99'
L9	S 00°20'52" E	35.00'
L10	N 51°00'35" E	35.83'
L11	S 39°39'25" E	40.23'
L12	N 89°53'05" W	19.92'
L13	S 89°52'09" W	10.00'
L14	N 21°40'14" E	26.93'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 3' UTILITY EASEMENT), ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 3' = 3.00) (IE: 7.8' = 7.80)

NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. 187788 SHALL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.061 (8), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 - - - - - Indicates (P.R.M.) Permanent Reference Monument - 4" DIA. Concrete Monument 187788, Unless Otherwise Noted.
 • Indicates (P.C.P.) Permanent Control Point 187788
 --- Non-Roaded
 --- Official Record Book



GeoPoint
Surveying, Inc.
 2115 Hobbs Street
Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2255
 www.geopointsurvey.com
 Licensed Business Number LB 7768

SUNDANCE EXTENSION WEST

BEING A REPEAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAN THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMNER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 14 SHEET 1 OF 2 SHEETS

DESCRIPTION: Lots 241, 242 and 243, of BEAUMONT PHASE I, according to the plat thereof, as recorded in Plat Book 18, Pages 13 through 13Q, inclusive, as shown by Surveyor's Affidavit Correcting Plat recorded in C.L.B. Book 2157, Page 28B, of the Public Records of Sumner County, Florida, and being more particularly described as follows:

BEING the Southwest corner of said BEAUMONT PHASE I, on the corner along the Westerly boundary thereof, 0.00793191", a distance of 446.12 feet to the Southwest corner of TRACT "A"; BEING BEAUMONT PHASE I, thence along the Southerly boundary of said TRACT "A", 144.373207", a distance of 237.02 feet to the Northeast corner thereof; and then southerly along the boundary of BEAUMONT PHASE I, thence along the Southerly boundary of said TRACT "A" and thence along the Southerly boundary of said BEAUMONT PHASE I, thence along the Southerly boundary of said BEAUMONT PHASE I, thence along the Southerly boundary of said BEAUMONT PHASE I, thence along the Southerly boundary of said BEAUMONT PHASE I...

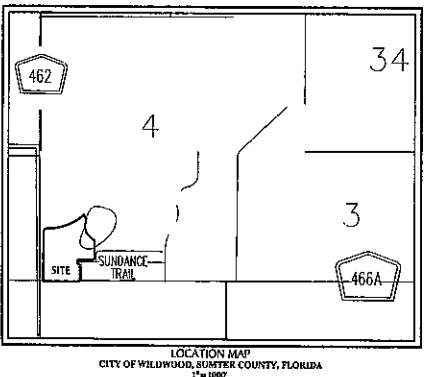
- NOTES
1) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY...
2) ALL DISTANCES SHOWN ARE IN FEET.
3) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (N)R, ALL OTHER LINES ARE RADIAL.
4) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
5) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
6) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
7) THE TITLE OPINION FOR THIS PLAN HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS
THIS CERTIFIES THAT THIS PLAN WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMNER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 26th DAY OF February 2021.

ATTEST:
Melanie D. Peavy
PROJECT REVIEW COMMITTEE COORDINATOR
Cassandra Smith, City Clerk
Ashley Hunt, City Attorney
Melanie D. Peavy, Development Services Director

CERTIFICATE OF CIRCUIT COURT:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND HAS BEEN FILED FOR RECORD ON 2/26/21 AT 11:58 A.M. FILE NUMBER 2021-000392-PLAT BOOK 18, PAGE 14-11A

CLERK OF THE COURT IN AND FOR SUMNER COUNTY, FLORIDA: Melissa K. Noveck
REVIEWING SURVEYOR'S CERTIFICATE: Ronald W. Here, 4907, 2/17/21
CERTIFICATE OF SURVEYOR: David Alan Williams, Jr., 2/17/21
Professional Land Surveyor No. 18493



CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 18th DAY OF February 2021.
WITNESSES: SERVED BY VILLAGES, LLC

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMNER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 17th DAY OF February 2021, BY CHRISTOPHER KRITIS AS THE AUTHORIZED SIGNATORY...

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 18th DAY OF February 2021.
WITNESSES: CASTO BEAUMONT 462, LLC

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMNER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 18th DAY OF February 2021, BY J. BRITT HUTCHENS AS THE AUTHORIZED SIGNATORY...

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 18th DAY OF February 2021.
WITNESSES: CASTO NET LEASE PROPERTIES, LLC

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMNER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 18th DAY OF February 2021, BY J. BRITT HUTCHENS AS THE AUTHORIZED SIGNATORY...

DEDICATION AND GRANT OF EASEMENTS
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED KLP BEAUMONT, KLP VILLAGES LLC, SERVED BY VILLAGES LLC, CASTO BEAUMONT 462, LLC (THE OWNERS) HAVE CAUSED TO BE MADE THIS PLAN, SUNDANCE EXTENSION WEST, A REPEAT OF LAND HEREIN DESCRIBED AND FURTHER DEDICATED TRACT "A" TO THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT. THE UNDERSIGNED ALSO HEREBY GRANTS THE UTILITY EASEMENTS SHOWN ON THE PLAN TO THE CITY OF WILDWOOD AS NON-EXCLUSIVE EASEMENTS TO INSTALL, CONTRACT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES...

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 18th DAY OF February 2021.
WITNESSES: KLP BEAUMONT COMMERCIAL LLC

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMNER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 18th DAY OF February 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF KLP BEAUMONT COMMERCIAL LLC...

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 18th DAY OF February 2021.
WITNESSES: KLP VILLAGES LLC

CERTIFICATE OF ACCEPTANCE
STATE OF FLORIDA
COUNTY OF SUMNER
THE DEDICATIONS TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SUMNER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 28th DAY OF February 2021.
ATTEST: BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Sumner County, Florida

JOINER & CONSENT TO DEDICATION
THE UNDERSIGNED CERTIFIES THAT D.R. HORTON, INC. IS THE HOLDER OF A MORTGAGE LIEN OR OTHER ENCUMBRANCE UPON THIS LAND SHOWN ON THIS PLAN AND THE UNDERSIGNED HEREBY DENIES AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED HEREIN...

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THE FOREGOING JOINER AND CONSENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF (3) PHYSICAL PRESENCE OF D.R. HORTON, INC., A OLLAWARE CORPORATION, ON BEHALF OF THE CORPORATION, HEREBY IS PERSONALLY RECEIVED BY ME ON 02/23/21

NOTICE:
THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUNDANCE EXTENSION WEST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 SHEET 2 OF 2 SHEETS PAGE 14A



BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, HAYNES & GRID BEARING OF 8.8°32'05"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

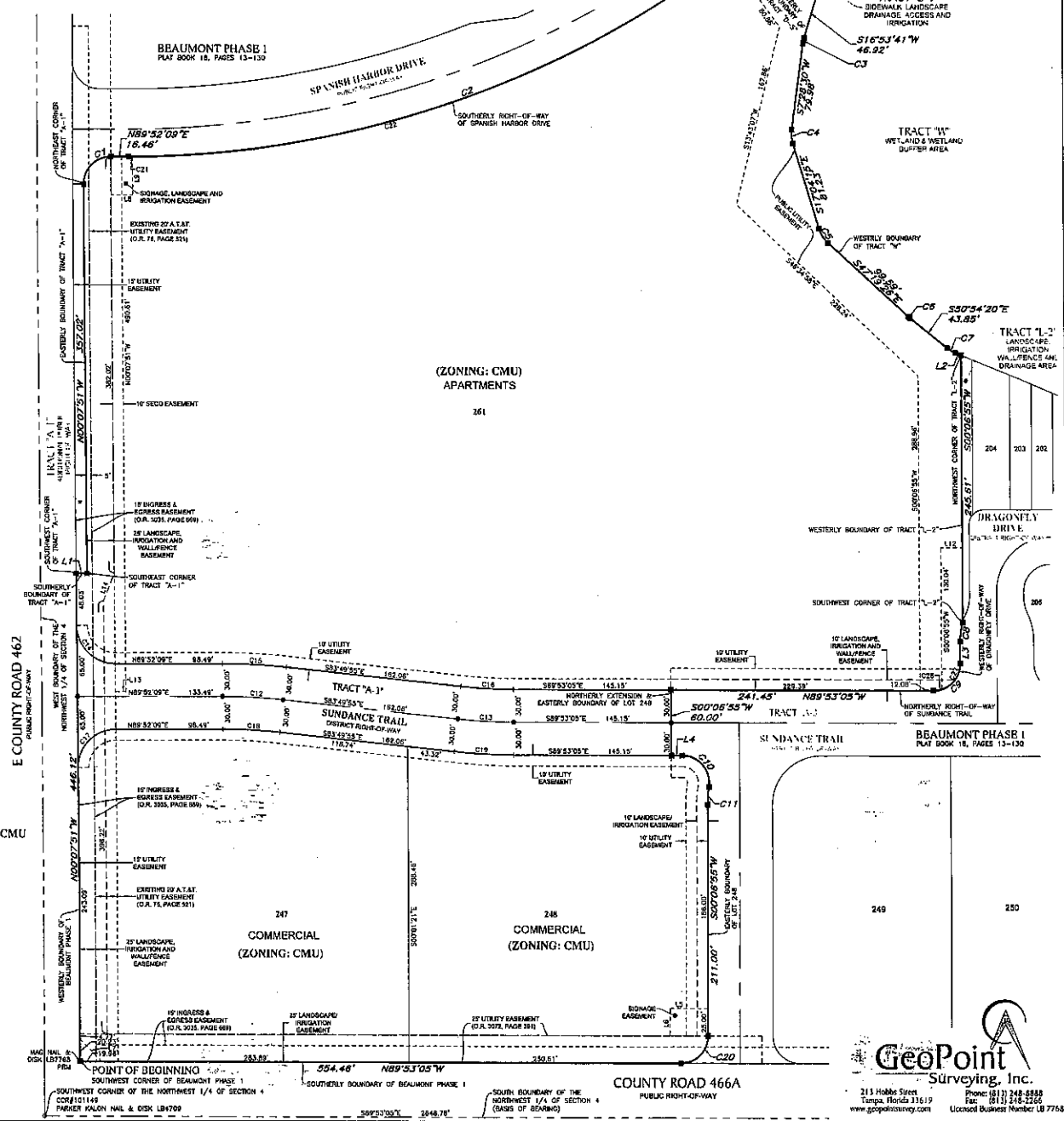
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	80°00'00"	39.27'	35.36'	N 44°52'00" E
C2	928.00'	39°45'00"	642.00'	828.00'	N 69°59'00" E
C3	30.00'	228°11'	4.93'	4.93'	S 12°11'06" W
C4	30.00'	24°32'48"	12.69'	12.79'	S 04°47'52" E
C5	30.00'	30°18'11"	15.84'	15.68'	S 32°11'51" E
C6	30.00'	334°54'	1.86'	1.87'	S 49°08'23" E
C7	30.00'	170°278"	8.93'	8.90'	S 59°28'03" E
C8	83.00'	160°107"	17.87'	17.81'	S 02°06'38" W
C9	23.00'	90°00'00"	39.27'	35.36'	S 45°08'25" W
C10	25.00'	98°51'00"	43.13'	37.98'	S 42°27'58" E
C11	128.00'	85°1'00"	16.22'	16.20'	S 04°32'24" W
C12	512.00'	81°2'58"	56.29'	56.26'	N 82°58'53" W
C13	488.00'	80°2'10"	51.55'	51.53'	S 82°51'39" E
C14	35.00'	90°00'00"	34.98'	48.50'	S 43°07'31" E
C15	542.00'	81°7'56"	35.58'	35.52'	S 82°58'53" E
C16	488.00'	80°31'00"	48.30'	48.30'	S 82°51'39" E
C17	35.00'	90°00'00"	34.98'	48.50'	S 43°07'31" E
C18	488.00'	81°7'56"	35.58'	35.52'	N 82°58'53" W
C19	518.00'	80°2'10"	54.72'	54.70'	N 80°51'39" W
C20	25.00'	90°00'00"	39.27'	35.36'	S 45°08'25" W
C21	925.00'	0°13'01"	3.90'	3.90'	N 89°43'30" E
C22	925.00'	363°1'43"	586.73'	579.79'	N 71°23'16" E
C23	925.00'	0°10'34"	5.00'	5.00'	N 52°33'30" E
C24	925.00'	2°18'03"	37.15'	37.14'	N 51°18'11" E
C25	23.00'	183°1'25"	8.08'	8.05'	N 80°51'37" E
C26	23.00'	71°28'49"	31.19'	29.21'	N 39°51'17" E
C27	23.00'	0°24'38"	6.83'	6.83'	N 52°39'05" E

NO.	BEARING	LENGTH
L1	N 89°52'09" E	10.00'
L2	S 87°57'46" E	5.53'
L3	S 00°06'55" W	20.00'
L4	S 89°53'05" W	10.00'
L5	N 89°53'05" W	35.00'
L6	N 00°08'55" E	25.00'
L7	N 44°37'48" W	28.48'
L8	N 89°52'09" E	20.09'
L9	S 00°20'32" E	35.00'
L10	N 51°00'35" E	35.83'
L11	S 38°59'25" E	40.27'
L12	N 89°53'05" W	19.92'
L13	S 89°52'09" W	10.00'
L14	N 21°40'14" E	26.53'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 3' UTILITY EASEMENT) ARE ASSIGNED TO BE THE DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 3" = 0.00') (IE: 7.5" = 7.50')

NOTE: A 1/2 INCH DIAMETER IRON PIPES WITH CAP NO. 187788 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.081 (B), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 ■ --- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument L87788, Unless Otherwise Noted.
 ● --- Indicates (P.C.P.) Permanent Control Point L87788
 NR --- Non-Record
 O.R. --- Official Record Book



GeoPoint
 Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 278-2266
 Licensed Business Number LB 27768

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

From: Joey Arroyo [jarroyo@evergreen-lm.com]
Sent: Tuesday, March 16, 2021 6:51 AM
To: Daphne Gillyard
Subject: Fwd: Beaumont proposals
Attachments: Outlook-qmgrvna2.png; ATT00001.htm; Beaumont CDD-Arborjet-Clubhouse .pdf; ATT00002.htm; Beaumont CDD-Arborjet-Commons.pdf; ATT00003.htm; Beaumont-Center Island Oak-Mauget injection.pdf; ATT00004.htm; Beaumont CDD-Common Lawn.xlsx; ATT00005.htm; Beaumont CDD-Clubhouse Lawn.xlsx; ATT00006.htm

Joey Arroyo, LCAM
Area Manager- Portfolio
Evergreen Lifestyles Management
2100 S. Hiawasse Road
Orlando, Florida 32835
[877-221-6919](tel:877-221-6919) Customer Care
[904-502-1298](tel:904-502-1298) Direct

Visit us at <http://www.evergreen-lm.com>

Begin forwarded message:

From: cap.caponi completepestfl.com <cap.caponi@completepestfl.com>
Date: February 10, 2021 at 11:21:31 PM AST
To: Joey Arroyo <jarroyo@evergreen-lm.com>
Subject: Beaumont proposals

Joey,

I believe I have these proposed correctly but if not, I can bill it when approved correctly. If you have any questions, please feel free to reach out to me.

Sincerely,

BYW, the Townhome landscape only has St Augustine around the pool area. I would recommend a Topchoice application program for the buildings to prevent and eliminate any fire ant issues. Chemical turf maintenance is really a long-term waste of the HOA budget. As the weekly maintenance occurs, it will prevent the turf from reseeding and shorten the term of the Bahia turf. Eventually it will all become grassy weeds, i.e. Bermuda and crabgrass. I will provide a proposal based on your desire but wanted to discuss this first.

***Elso"Cap"Caponi
President-CPO #5274
Office-407.657.1847***

Mobile-407.969.7445
Cap.caponi@completepestfl.com

COMPLETE
PEST
MANAGEMENT
LANDSCAPE • INDOOR • TERMITE
(407) 657-1874

Pest Control & Fertilization • Lawn and Ornamental Specialists

P O Box 1267

Goldenrod, FL 32733

www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDD - Clubhouse
Name

7768 Penrose Place Wildwood, FL 34785
Address

c/o Evergreen Lifestyles Msmt - Joey Arroyo
Phone

LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arborjet Palm Program - OTC-Imid - Palmjet Fert
Sylvester Palms - 17ea - 3 applications - 2 w/ OTC, Fert
@ \$2380 - 1 w/ Imid, Fert @ \$1275.

Ribbon Palms - 15ea - 3 applications @ \$315 each
3 applications - March, May, Sept 2021

Current Charges: \$7160⁰⁰

Past Due Charges: 0

Total Due: _____

Signature _____

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874

Pest Control & Fertilization • Lawn and Ornamental Specialists
P O Box 1267
Goldenrod, FL 32733
www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDO-Commons
Name

7768 Penrose Place Wildwood, FL 34785
Address

% Evergreen Lifesyles Mgmt- Jey Arayo
Phone

- LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arbor Jet Palm Program - OTC, Inid - Palmjet Fert

Sylvester Palms - 2300 - 3 applications - 2 w/ OTC, Fert

@ \$3220 - 1 application Inid, Fert @ \$1725

3 applications - March, May & Sept 2021

Current Charges: \$ 8165⁰⁰

Past Due Charges: _____

Total Due: _____

Signature

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874



Pest Control & Fertilization • Lawn and Ornamental Specialists
P O Box 1267
Goldenrod, FL 32733
www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDO - Commons - Center Island Specimen Oak
Name

7768 Penrose Place Wildwood, FL 34785
Address

90 Evergreen Lifestyles Mgmt - Joey Arroyo
Phone

LAWN INDOOR ONE SHOT

SERVICES RENDERED

Mauget Stemix Injection - Specimen Oak in Center Island - Annual Fertilization

March treatment - to be billed upon completion
Current Charges: \$120.00

Past Due Charges: _____

Total Due: _____

Signature

METHOD OF PAYMENT CREDIT CARD CHECK BILL



Client: Beaumont CDD-Commons
 C/O Evergreen Lifestyles Management
 Address: 7768 Penrose Place
 City: Wildwood Zip: 34785

Billing Address: _____
 City: _____
 State: _____ Zip: _____
 Atten: _____

Service Agreement

Date: _____

Phone: 407-765-9921

Email: jarroyo@evergreen-lm.com

Service Programs

Lawn: Applications to be provided for the control of Lawn damaging insects such as Chinch bugs, Sod webworms, Mole crickets etc. Turf diseases such as Brown Patch, Dollar spot, Take All root rot, etc are treated as required. Weed control applications for Broadleaf weeds and Sedge weeds are also included. Grassy weeds (i.e Crabgrass, Wild Bermuda, Alexander grass, etc.) are not selectively treatable in St Augustine or Bahia. Fertilization of turf will be performed with a minimum of two dry granular applications and liquid supplements will be provided as required. Additional treatments will be provided at no charge if required.

St. Aug

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
\$ 1,242.00		\$ 1,242.00		\$ 1,242.00		\$ 1,242.00		\$ 1,242.00		\$ 1,242.00		\$ 7,452.00

Shrub & Trees Applications to be provided for the control damaging insects and treatable diseases such as Spider mites, Thrips, Aphids, scale insects, catapillers, Cycosperia, Rizoctonia, Diplodia, Rust, Downy mildew, etc. Fertilization of the plant material will be performed a minimum of twice annually with supplemental applications as required. Liquid fertilization will be included with each liquid treatment Fertilization is applied throughout the plant beds. Trees under 16' are included with this program.

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
	\$ 1,128.00		\$ 1,128.00		\$ 1,128.00		\$ 1,128.00		\$ 1,128.00		\$ 1,128.00	\$ 6,768.00

Inside/ Perimeter Pest: Applications to be provided for the control of all crawling pests such as roaches, ants, fleas etc. White footed Ants, Carpenter ants, Termites, Bed Bugs and Rodents are excluded from this program but can be treated for an additional fee. After initial application, exterior only treatments are provided quarterly. Additional interior treatment can be requested by client after the initial service which would be provided at no additional fees.

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
	\$	\$		\$	\$		\$	\$		\$	\$	

Specialized Applications

<input type="checkbox"/> Topchoice: 1 year Fire Ant Guarantee	\$	<input type="checkbox"/> Palm Drench	\$
<input type="checkbox"/> Soil Ph Adjustments	\$	<input type="checkbox"/> Palm Fertilization	\$
<input type="checkbox"/> Soil Aeration	\$	<input checked="" type="checkbox"/> Arbor Jet Injections	See attached
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$

Comments: **Services are to be billed as rendered**

Call Ahead: _____ Gate Code: _____

TERMS: This agreement is for a 12 month period and will automatically renew annually. The agreement may be terminated by either party with a 30 day written notice. Grassy weed applications in St Augustine and Bahia are no longer allowed by State law. Non selective applications can be made to eliminate these weeds but the replacement of the treated areas are the responsibility of the client. In the event of a collection of this account for non payment, client agrees to pay all fees associated with the collection of the accounts (i.e. Attorneys fees, collection cost and court fees). These fees are in addition to the unpaid balances for applications performed. Pool screens areas are not treatable with fertilization due to the potential of severe staining of deck or pool. Fruit bearing and annual planting are excluded from this program. Palms and other trees under 16" in height are included with the shrub program.

Payments for services are to be rendered upon receipt of treatment by CC auto pay or by annual prepay. Annual prepay discount of 10% for yearly prepayments are provided.

CC# _____ Exp _____ AutoPay Authorization _____

Total Annual Prepayment \$ _____ Total Annual Agreement Service Costs \$ **14220.00**

Authorized Signature _____ Date _____ Elsa Cap Caponi 2/10/2021
 Complete Representative Date

Complete Pest Management, LLC

PO Box 1267 Goldenrod, FL 32733 Office-(407) 657-1874

Cap.Caponi@completepestfl.com



Client: Beaumont CDD-Clubhouse
 C/O Evergreen Lifestyles Management
 Address: 7768 Penrose Place
 City: Wildwood Zip: 34785
 Phone: 407-765-9921

Billing Address: _____
 City: _____
 State: _____ Zip: _____
 Atten: _____
 Email: jarroyo@evergreen-lm.com

Service Agreement
 Date: _____

Service Programs

Lawn: Applications to be provided for the control of Lawn damaging insects such as Chinch bugs, Sod webworms, Mole crickets etc. Turf diseases such as Brown Patch, Dollar spot, Take All root rot, etc are treated as required. Weed control applications for Broadleaf weeds and Sedge weeds are also included. Grassy weeds (i.e Crabgrass, Wild Bermuda, Alexander grass, etc.) are not selectively treatable in St Augustine or Bahia. Fertilization of turf will be performed with a minimum of two dry granular applications and liquid supplements will be provided as required. Additional treatments will be provided at no charge if required.

St. Aug

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
\$ 256.00		\$ 256.00		\$ 256.00		\$ 256.00		\$ 256.00		\$ 256.00		\$ 1,536.00

Shrub & Trees Applications to be provided for the control damaging insects and treatable diseases such as Spider mites, Thrips, Aphids, scale insects, catapillers, Cycosperia, Rizoctonia, Diplodia, Rust, Downy mildew, etc. Fertilization of the plant material will be performed a minimum of twice annually with supplemental applications as required. Liquid fertilization will be included with each liquid treatment Fertilization is applied throughout the plant beds. Trees under 16' are included with this program.

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
	\$ 348.00		\$ 348.00		\$ 348.00		\$ 348.00		\$ 348.00		\$ 348.00	\$ 2,088.00

Inside/Perimeter Pest: Applications to be provided for the control of all crawling pests such as roaches, ants, fleas etc. White footed Ants, Carpenter ants, Termites, Bed Bugs and Rodents are excluded from this program but can be treated for an additional fee. After initial application, exterior only treatments are provided quarterly. Additional interior treatment can be requested by client after the initial service which would be provided at no additional fees.

Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
	\$	\$		\$	\$		\$	\$		\$	\$	

Specialized Applications

<input type="checkbox"/> Topchoice: 1 year Fire Ant Guarantee	\$	<input type="checkbox"/> Palm Drench	\$
<input type="checkbox"/> Soil Ph Adjustments	\$	<input type="checkbox"/> Palm Fertilization	\$
<input type="checkbox"/> Soil Aeration	\$	<input checked="" type="checkbox"/> Arbor Jet Injections	See attached
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$

Comments: **Services are to be billed as rendered**

Call Ahead: _____ Gate Code: _____

TERMS: This agreement is for a 12 month period and will automatically renew annually. The agreement may be terminated by either party with a 30 written notice. Grassy weed applications in St Augustine and Bahia are no longer allowed by State law. Non selective applications can be made to eliminate these weeds but the replacement of the treated areas are the responsibility of the client. In the event of a collection of this account for non payment, client agrees to pay all fees associated with the collection of the accounts (i.e. Attorneys fees, collection cost and court fees). These fees are in addition to the unpaid balances for applications performed. Pool screens areas are not treatable with fertilization due to the potential of severe staining of deck or pool. Fruit bearing and annual planting are excluded from this program. Palms and other trees under 16" in height are included with the shrub program.

Payments for services are to rendered upon receipt of treatment by CC auto pay or by annual prepay. Annual prepay discount of 10% for yearly prepayments are provided.

CC# _____ Exp _____ AutoPay Authorization _____

Total Annual Prepayment \$ _____ Total Annual Agreement Service Costs \$ **3624.00**

Authorized Signature _____ Date _____ Elsa Cap Caponi 2/10/2021
 Complete Representative Date

Complete Pest Management, LLC

PO Box 1267 Goldenrod, FL 32733 Office-(407) 657-1874
 Cap.Caponi@completepestfl.com

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 53,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,043
Investments										
Revenue	-	-	-	122,807	129,687	24,486	-	-	-	276,980
Reserve	-	-	-	552,648	410,842	236,541	-	-	-	1,200,031
Prepayment	-	-	-	2,476	-	693,770	-	-	-	696,246
Construction	-	-	-	-	-	-	596,032	19,095	52,456	667,583
Cost of issuance	-	-	-	5,475	2,966	1,794	-	-	-	10,235
Interest	-	-	-	1	1	-	-	-	-	2
Undeposited funds	763	-	-	-	-	-	-	-	-	763
Due from Developer	-	-	-	-	-	-	-	33,369	-	33,369
Due from other	1,176	-	-	-	-	-	17	-	-	1,193
Due from general fund	-	-	30,207	-	-	-	1,349	827	-	32,383
Due from SRF - single family	6,857	-	-	-	-	-	-	-	-	6,857
Utility deposit	3,557	200	-	-	-	-	-	-	-	3,757
Prepaid expense	-	795	-	-	-	-	-	-	-	795
Total assets	<u>\$ 65,396</u>	<u>\$ 995</u>	<u>\$ 30,207</u>	<u>\$ 683,407</u>	<u>\$ 543,496</u>	<u>\$ 956,591</u>	<u>\$ 597,398</u>	<u>\$ 53,291</u>	<u>\$ 52,456</u>	<u>\$ 2,983,237</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 5,771	\$ 1,970	\$ 377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,118
Due to Developer	-	-	-	1,310	9,487	-	-	-	-	10,797
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to general fund	-	6,857	-	-	-	-	-	-	-	6,857
Due to SRF - town home	30,207	-	-	-	-	-	-	-	-	30,207
Due to capital projects fund 2019	1,349	-	-	-	-	-	-	-	-	1,349
Due to capital projects fund 2019A-1	827	-	-	-	-	-	-	-	-	827
Contracts payable	-	-	-	-	-	-	-	-	10,474	10,474
Retainage payable	-	-	-	-	-	-	77,648	58,682	135,881	272,211
Developer advance	4,784	-	-	-	-	-	-	-	-	4,784
Total liabilities	<u>42,938</u>	<u>8,827</u>	<u>7,486</u>	<u>1,310</u>	<u>9,487</u>	<u>-</u>	<u>77,648</u>	<u>58,682</u>	<u>146,355</u>	<u>352,733</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	-	-	-	-	-	-	-	33,369	-	33,369
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33,369</u>	<u>-</u>	<u>33,369</u>
FUND BALANCES										
Restricted for										
Debt service	-	-	-	682,097	534,009	956,591	-	-	-	2,172,697
Capital projects	-	-	-	-	-	-	519,750	-	-	519,750
Unassigned	22,458	(7,832)	22,721	-	-	-	-	(38,760)	(93,899)	(95,312)
Total fund balances	<u>22,458</u>	<u>(7,832)</u>	<u>22,721</u>	<u>682,097</u>	<u>534,009</u>	<u>956,591</u>	<u>519,750</u>	<u>(38,760)</u>	<u>(93,899)</u>	<u>2,597,135</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 65,396</u>	<u>\$ 995</u>	<u>\$ 30,207</u>	<u>\$ 683,407</u>	<u>\$ 543,496</u>	<u>\$ 956,591</u>	<u>\$ 597,398</u>	<u>\$ 53,291</u>	<u>\$ 52,456</u>	<u>\$ 2,983,237</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 73,680	\$ 81,757	90%
Landowner contribution	-	43,868	253,436	17%
Lot closing	-	17,703	-	N/A
Interest and miscellaneous	763	858	-	N/A
Total revenues	<u>763</u>	<u>136,109</u>	<u>335,193</u>	41%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	1,326	9,392	25,000	38%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	10,500	10,500	10,500	100%
Telephone	16	83	200	42%
Postage	14	101	500	20%
Printing & binding	42	208	500	42%
Legal advertising	966	1,620	1,200	135%
Annual special district fee	-	175	175	100%
Insurance	-	6,961	5,500	127%
Contingencies/bank charges	6	94	500	19%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	-	1,474	1,703	87%
Total professional & administrative	<u>16,953</u>	<u>51,235</u>	<u>103,043</u>	50%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations (shared)				
Management	3,441	7,041	14,400	49%
Stormwater management				
Lake maintenance	825	4,125	10,000	41%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance Contract	-	597	3,000	20%
Electricity	261	1,758	24,000	7%
Repairs and maintenance	1,170	1,170	2,500	47%
Monuments and street signage				
Repairs and maintenance	-	-	2,000	0%
Electricity	477	692	1,250	55%
Landscape maint. entries/buffers				
Maintenance contract	8,176	43,230	100,000	43%
Plant replacement	-	2,515	7,500	34%
Irrigation repairs	2,147	2,243	15,000	15%
Roadway maintenance	520	520	5,000	10%
Total field operations	<u>17,017</u>	<u>63,891</u>	<u>232,150</u>	28%
Total expenditures	<u>33,970</u>	<u>115,126</u>	<u>335,193</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(33,207)	20,983	-	
Fund balances - beginning	55,665	1,475	17,983	
Fund balances - ending	<u>\$ 22,458</u>	<u>\$ 22,458</u>	<u>\$ 17,983</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 22,530	\$ 25,969	87%
Landowner contribution	-	-	99,862	0%
Lot closing	-	9,708	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>32,238</u>	<u>126,331</u>	26%
EXPENDITURES				
Single Family Program				
Accounting	125	625	1,500	42%
Landscape maintenance	2,142	10,710	30,000	36%
Plant replacement	-	-	7,500	0%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	800	4,000	12,000	33%
Gym equipment- PM	275	275	1,000	28%
Repairs and maintenance	-	1,132	7,500	15%
Electricity	4,861	7,785	6,000	130%
Gate electricity	763	1,877	-	N/A
Insurance	-	14,409	15,000	96%
Bank fees	-	-	500	0%
Phone/cable/internet	757	2,243	6,000	37%
Water/sewer/propane	715	1,773	12,000	15%
Janitorial	3,906	13,392	9,000	149%
Security monitoring/gates	-	-	3,840	0%
Gate repairs and maintenance	-	330	3,500	9%
Security amenity center	795	2,783	-	N/A
Pest control	200	470	1,200	39%
Permits/licenses	-	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	757	2,316	2,500	93%
Contingencies	-	495	-	N/A
Total single family program	<u>16,096</u>	<u>64,890</u>	<u>125,790</u>	52%
Other fees & charges				
Tax collector	-	451	541	83%
Total other fees & charges	<u>-</u>	<u>451</u>	<u>541</u>	83%
Total expenditures	<u>16,096</u>	<u>65,341</u>	<u>126,331</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(16,096)	(33,103)	-	
Fund balances - beginning	8,264	25,271	6,590	
Fund balances - ending	<u>\$ (7,832)</u>	<u>\$ (7,832)</u>	<u>\$ 6,590</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 16,975	\$ 17,499	97%
Landowner contribution	-	-	40,266	0%
Lot closing	-	2,570	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>19,545</u>	<u>58,265</u>	34%
EXPENDITURES				
Town Home Program				
Accounting	62	312	750	42%
Landscape maintenance	243	1,215	18,000	7%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	550	1,815	9,000	20%
Repairs and maintenance	-	-	3,000	0%
Electricity	-	-	4,000	0%
Insurance	-	-	7,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	491	-	N/A
Water/sewer	-	-	2,000	0%
Janitorial	1,157	2,136	3,000	71%
Security amenity center	-	-	2,500	0%
Pest control	110	245	900	27%
Permits/licenses	-	250	500	50%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>2,122</u>	<u>6,464</u>	<u>57,900</u>	11%
Other fees & charges				
Tax collector	-	339	365	93%
Total other fees & charges	<u>-</u>	<u>339</u>	<u>365</u>	93%
Total expenditures	<u>2,122</u>	<u>6,803</u>	<u>58,265</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	(2,122)	12,742	-	
Fund balances - beginning	24,843	9,979	5,300	
Fund balances - ending	<u>\$ 22,721</u>	<u>\$ 22,721</u>	<u>\$ 5,300</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 84,734	\$ 91,705	92%
Assessment levy: off-roll	-	-	333,825	0%
Lot closing	-	6,358	-	N/A
Interest	5	27	-	N/A
Total revenues	<u>5</u>	<u>91,119</u>	<u>425,530</u>	21%
EXPENDITURES				
Debt service				
Interest	-	211,809	423,619	50%
Total debt service	<u>-</u>	<u>211,809</u>	<u>423,619</u>	50%
Other fees & charges				
Tax collector	-	1,695	1,911	89%
Total other fees and charges	<u>-</u>	<u>1,695</u>	<u>1,911</u>	89%
Total expenditures	<u>-</u>	<u>213,504</u>	<u>425,530</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	5	(122,385)	-	
Fund balances - beginning	<u>682,092</u>	<u>804,482</u>	<u>803,979</u>	
Fund balances - ending	<u><u>\$ 682,097</u></u>	<u><u>\$ 682,097</u></u>	<u><u>\$ 803,979</u></u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	-	85,473	94,848	90%
Assessment levy: off-roll	\$ -	\$ -	\$ 317,877	0%
Lot closing	-	35,003	-	N/A
Interest	4	21	-	N/A
Total revenues	<u>4</u>	<u>120,497</u>	<u>412,725</u>	29%
EXPENDITURES				
Debt service				
Principal	-	90,000	90,000	100%
Interest	-	159,569	317,225	50%
Total debt service	<u>-</u>	<u>249,569</u>	<u>407,225</u>	61%
Other fees & charges				
Tax collector	-	1,709	1,976	N/A
Total other fees and charges	<u>-</u>	<u>1,709</u>	<u>1,976</u>	N/A
Total expenditures	<u>-</u>	<u>251,278</u>	<u>409,201</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	4	(130,781)	3,524	
Fund balances - beginning	<u>534,005</u>	<u>664,790</u>	<u>675,765</u>	
Fund balances - ending	<u>\$ 534,009</u>	<u>\$ 534,009</u>	<u>\$ 679,289</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 171,563	0%
Assessment prepayments	161,001	559,879	-	N/A
Lot closing	4,798	12,835	-	N/A
Interest	8	29	-	N/A
Total revenues	<u>165,807</u>	<u>572,743</u>	<u>171,563</u>	334%
EXPENDITURES				
Debt service				
Principal prepayment	-	300,000	295,000	102%
Interest	-	94,078	179,859	52%
Total debt service	<u>-</u>	<u>394,078</u>	<u>474,859</u>	83%
Excess/(deficiency) of revenues over/(under) expenditures	165,807	178,665	(303,296)	
Fund balances - beginning	790,784	777,926	662,874	
Fund balances - ending	<u>\$ 956,591</u>	<u>\$ 956,591</u>	<u>\$ 359,578</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 7	\$ 43
Total revenues	<u>7</u>	<u>43</u>
EXPENDITURES		
Capital outlay	<u>6,113</u>	<u>430,019</u>
Total expenditures	<u>6,113</u>	<u>430,019</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,106)	(429,976)
Fund balances - beginning	<u>525,856</u>	<u>949,726</u>
Fund balances - ending	<u><u>\$ 519,750</u></u>	<u><u>\$ 519,750</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 451,072
Interest	1	2
Total revenues	<u>1</u>	<u>451,074</u>
EXPENDITURES		
Capital outlay	<u>477</u>	<u>512,369</u>
Total expenditures	<u>477</u>	<u>512,369</u>
Excess/(deficiency) of revenues over/(under) expenditures	(476)	(61,295)
Fund balances - beginning	<u>(38,284)</u>	<u>22,535</u>
Fund balances - ending	<u>\$ (38,760)</u>	<u>\$ (38,760)</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 1	\$ 5
Total revenues	<u>1</u>	<u>5</u>
EXPENDITURES		
Capital outlay	<u>19,340</u>	<u>19,340</u>
Total expenditures	<u>19,340</u>	<u>19,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	(19,339)	(19,335)
Fund balances - beginning	<u>(74,560)</u>	<u>(74,564)</u>
Fund balances - ending	<u><u>\$ (93,899)</u></u>	<u><u>\$ (93,899)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held Multiple Public Hearings and a Regular Meeting on February 23, 2021 at 11:00 a.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

James Harvey	Chair
Greg Meath	Vice Chair
Troy Simpson	Assistant Secretary
Brad Walker (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Jere Earlywine	District Counsel
Matt Morris	District Engineer
Joey Arroyo	Evergreen Lifestyle Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:03 a.m. Supervisors Harvey, Meath and Simpson were present in person. Supervisor Walker was attending via telephone. Supervisor Smith was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Change Orders

A. Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor]

Mr. Wrathell presented the Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor], previously executed by Mr. Harvey.

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76

On MOTION by Mr. Harvey and seconded by Mr. Meath with all in favor, the Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor], was ratified.

B. Hardscape 2, Inc. Change Order No. 6 [Beaumont Townhome Amenity]

Mr. Wrathell presented the Hardscape 2, Inc., Change Order No. 6 [Beaumont Townhome Amenity], previously executed by Mr. Harvey.

On MOTION by Mr. Harvey and seconded by Mr. Simpson with all in favor, the Hardscape 2, Inc. Change Order No. 6 [Beaumont Townhome Amenity], was ratified.

FOURTH ORDER OF BUSINESS

**Ratification of Agreement(s)/
Contract(s)/Proposal**

There were no items.

FIFTH ORDER OF BUSINESS

**Public Hearing on Amenity and
Operational Rules, Including Amenity
Usage Rate Rule, Beaumont Clubhouse
Rules & Policies, and Disciplinary &
Enforcement Rule**

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2021-05, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date

Mr. Arroyo stated one townhome owner expressed interest in joining the facilities and made a payment, which was forwarded to Management. Prior to receiving their key fobs, every resident must sign the document and receive a copy before they leave. The same process would be applied to the townhome owners. Asked how often the key fobs are renewed, Mr. Arroyo replied annually. Discussion ensued regarding the amenity center, key fobs, nonresident

77 fees, reservation rates for clubhouse rentals, daily guest passes and towing illegally parked
78 vehicles.

79

80 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**
81 **Public Hearing was opened.**

82

83

84 No members of the public spoke.

85

86 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**
87 **Public Hearing was closed.**

88

89

90 Mr. Wrathell presented Resolution 2021-05.

91

92 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution**
93 **2021-05, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and**
94 **Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date,**
95 **was adopted.**

96

97

98 **SIXTH ORDER OF BUSINESS**

**Public Hearing on Rule Relating to
99 Overnight Parking and Parking
100 Enforcement**

101

102 **A. Affidavits of Publication**

- 103 • **Notice of Rule Development**

- 104 • **Notice of Rulemaking**

105 The affidavits of publication were included for informational purposes.

106 **B. Consideration of Resolution 2021-06, Adopting Policies Relating to Overnight Parking**
107 **and Parking Enforcement; and Providing for Severability and an Effective Date**

108 Mr. Earlywine suggested installing signage in the community to be compliant with the
109 Statutes governing parking and parking enforcement and stated Mr. Arroyo would facilitate the
110 contract with the towing company.

111

112 **On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, the**
113 **Public Hearing was opened.**

114

115 No members of the public spoke.

116

117 **On MOTION by Mr. Simpson and seconded by Mr. Harvey, with all in favor, the**
118 **Public Hearing was closed.**

119

120

121 Mr. Wrathell presented Resolution 2021-06.

122

123 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor,**
124 **2021-06, Adopting Policies Relating to Overnight Parking and Parking**
125 **Enforcement; and Providing for Severability and an Effective Date, was**
126 **adopted.**

127

128

129 **SEVENTH ORDER OF BUSINESS**

**Consideration of Stormwater Drainage and
Retention Easement Agreement**

130

131

132 Mr. Earlywine presented the Stormwater Drainage and Retention Easement Agreement.

133 The Agreement states that BLD Group LLC, the apartment builder, would construct a
134 stormwater pond for the benefit of the District and two commercial owners and convey it to
135 the District for operation and maintenance (O&M).

136

137 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the**
138 **Stormwater Drainage and Retention Easement Agreement and authorizing the**
139 **Chair to execute, was approved.**

140

141

142 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2021**

143

144

145 Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2021.

146

147 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the**
148 **Unaudited Financial Statements as of January 31, 2021, were accepted.**

149

150

151 **NINTH ORDER OF BUSINESS**

Consideration of Minutes

152

153 **A. November 3, 2020 Landowners' Meeting**

154 **B. November 9, 2020 Special Meeting Minutes**

155 Mr. Wrathell presented the Meeting Minutes listed above.

156

157 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the**
158 **November 3, 2020 Landowners' Meeting and November 9, 2020 Special**
159 **Meeting Minutes, as presented, were approved.**

160

161

162 **TENTH ORDER OF BUSINESS**

Staff Reports

163

164 **A. District Counsel: *Hopping Green & Sams, PA***

165 There being no report, the next item followed.

166 **B. District Engineer: *Morris Engineering and Consulting, LLC***

167 Regarding certification of Phase 2, Mr. Morris stated the as-builts and documentation
168 were being finalized and would be transmitted to the City within the next few weeks.

169 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 170 • **NEXT MEETING DATE: March 23, 2021 at 11:00 A.M.**

- 171 ○ **QUORUM CHECK**

172 The next meeting will be held on March 23, 2021, unless cancelled.

173

174 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

175

176 A Board Member expressed their opinion that the landscapers were not doing a good
177 job, the sidewalks, circuit roads and common areas look unkept and should be tidied and a
178 painter for the townhouses spilled a container of paint in the right-of-way (ROW). Mr. Arroyo
179 would investigate and resolve the issues.

180

181 **TWELFTH ORDER OF BUSINESS**

Public Comments

182

183 There were no public comments.

184

185 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

186

187 There being nothing further to discuss, the meeting adjourned.

188

189 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the**
190 **meeting adjourned at 11:26 a.m.**

191
192
193
194
195
196
197

Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

10D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE****LOCATION***7764 Penrose Place, Wildwood, Florida, 34785*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2020 CANCELED	Regular Meeting	11:00 AM
CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 2144145		
November 3, 2020	Landowners' Meeting	11:00 AM
November 9, 2020	Special Meeting	1:00 PM
January 26, 2021 CANCELED	Regular Meeting	11:00 AM
February 23, 2021	Regular Meeting	11:00 AM
March 24, 2021	Special Meeting	1:00 PM
April 12, 2021	Regular Meeting	1:30 PM
May 10, 2021	Regular Meeting	1:30 PM
June 14, 2021	Regular Meeting	1:30 PM
July 12, 2021	Regular Meeting	1:30 PM
August 9, 2021	Public Hearing & Regular Meeting	1:30 PM
September 13, 2021	Regular Meeting	1:30 PM