

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

James Harvey
Greg Meath
Brad Walker

Chair
Vice Chair
Assistant Secretary

Also present were:

Chuck Adams
Jere Earlywine (via telephone)
Matt Morris
Joey Arroyo
Karen Haber

District Manager
District Counsel
District Engineer
Evergreen Lifestyle Management
Hopping, Green & Sams, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:03 p.m. Supervisors Walker, Harvey and Meath were present in person. Supervisors Simpson and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Change Orders

- **Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 [Professional Services]**

Mr. Adams presented the Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 for Professional Services, previously executed by Mr. Harvey.

On MOTION by Mr. Harvey and seconded by Mr. Meath with all in favor, the Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 for Professional Services, was ratified.

FOURTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2021-07. The plaza’s commercial sign marquee panels are the responsibility of the commercial property owners, in terms of repair and replacement. The District would own and maintain the marquee and receive assessments to support the cost of maintaining the marquee.

Mr. Earlywine stated the policy was in draft form, so approval would be in substantial form. Discussion ensued regarding review processes, construction and the quantity and locations of signs. Because the signs were not constructed yet, the commercial owners would be contacted to confirm their interest, in advance of construction.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2021-07, Adopting a Policy Governing Commercial Signage, in substantial form; Accepting an Assignment of Rights; Addressing Operations and Maintenance Expenses; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Earlywine presented Resolution 2021-08. Two new plats were recorded, with public roadway access to adjoining commercial lots; no true-up payment would be due, as there was no material change to the adjoining lots.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, 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, in substantial form, and authorizing the Chair to execute, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Restated Landscape and Irrigation Services Agreement

Mr. Earlywine discussed why the Restated Landscape and Irrigation Services Agreement was necessary. Several agreements had been signed and the scope of services was being revised to remove fertilization and pest control, clarify that monitoring and reporting were provided at no additional charge and add guaranteed replacement of certain irrigation components, at a cost of approximately \$240 per month.

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, authorizing Staff to prepare and negotiate the Restated Landscape and Irrigation Services Agreement, as described, in a not-to-exceed amount of \$9,000 per month for the landscape and irrigation services, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Pest Control Proposals

Mr. Arroyo presented the Complete Pest Control proposals. With the engagement of Complete Pest Control, based on the proposals presented, the palm tree injection program would be implemented and the annual cost savings would be \$2,000.

Mr. Arroyo stated the proposed costs were as follows:

Pest Control, Clubhouse: \$3,624

Pest Control, Common Areas and Townhomes Pool: \$14,220

Palm Tree Treatment, Clubhouse: \$7,160

Palm Tree Treatment, Common Areas: \$8,165

Tree Treatment, Center Island Oak: \$120

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the Complete Pest Management proposals, in the amounts set forth, and authorizing Staff to prepare and negotiate a Form of Agreement with Complete Pest Management, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2021

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. The financials were accepted.

NINTH ORDER OF BUSINESS

Consideration of February 23, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the February 23, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the February 23, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Hopping Green & Sams, PA***
There being no report, the next item followed.
- B. District Engineer: *Morris Engineering and Consulting, LLC***
There being no report, the next item followed.
- C. Field Operations Manager: *Evergreen Lifestyles Management***
There being no report, the next item followed.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 12, 2021 at 1:30 P.M.
 - QUORUM CHECK

The meeting scheduled for April 12, 2021, would likely be cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

<p>On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the meeting adjourned at 1:30 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair