

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 11, 2021**

**BOARD OF SUPERVISORS**

**REGULAR 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**

October 4, 2021

Board of Supervisors  
Beaumont Community Development District

<b>ATTENDEES:</b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on October 11, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-01, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date
4. Consideration of Resolution 2022-02, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date
5. Acceptance of Unaudited Financial Statements as of August 31, 2021
6. Approval of August 9, 2021 Public Hearings and Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
    - Update: Status of Stormwater System Completion
  - C. Field Operations Manager: *Evergreen Lifestyles Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: January 10, 2022 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

- 8. Board Members' Comments/Requests
- 9. Public Comments
- 10. 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**  
**PARTICIPANT PASSCODE: 229 774 8903**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Beaumont Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

**WHEREAS**, the District previously designated a registered agent and a registered office location; and

**WHEREAS**, at this time, the District desires to designate a new registered agent and registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

1. **DESIGNATION OF REGISTERED AGENT.** Craig Wrathell is hereby designated as Registered Agent for the District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Economic Opportunity.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of October, 2021.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; 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 entirely within the City of Wildwood, Sumter County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops for the purpose of conducting District business; and

**WHEREAS**, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

**WHEREAS**, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

**WHEREAS**, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

**WHEREAS**, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

**WHEREAS**, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

**SECTION 1. RECITALS.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2. FINDINGS.** The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

**SECTION 3. WAIVER.** The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

**SECTION 4. REASONABLE NOTICE.**

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 11<sup>th</sup> day of October, 2021.

ATTEST:

**BEAUMONT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2021**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 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
<b>ASSETS</b>										
Cash	\$ 9,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,181
Investments										
Revenue	-	-	-	155,612	138,600	5,488	-	-	-	299,700
Reserve	-	-	-	552,648	410,842	236,541	-	-	-	1,200,031
Prepayment	-	-	-	1,046	-	109,948	-	-	-	110,994
Construction	-	-	-	-	-	-	291,164	999	1	292,164
Cost of issuance	-	-	-	5,476	2,966	1,794	-	-	-	10,236
Undeposited funds	4,846	-	-	-	-	-	-	-	-	4,846
Due from Developer	29,366	-	-	-	-	-	-	8,739	108,138	146,243
Due from other	1,081	-	-	-	-	-	-	-	-	1,081
Due from general fund	-	-	30,765	-	-	-	-	-	-	30,765
Due from SRF - single family	17,709	-	-	-	-	-	-	-	-	17,709
Due from capital projects fund 2019A-1	-	-	-	-	-	-	8,739	-	-	8,739
Due from capital projects fund 2019A-2	-	-	-	-	-	-	108,138	-	-	108,138
Due from capital projects fund 2019	4,650	-	-	-	-	-	-	-	-	4,650
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	807	-	-	-	-	-	-	-	807
Total assets	<u>\$ 70,390</u>	<u>\$ 2,597</u>	<u>\$ 30,765</u>	<u>\$ 714,782</u>	<u>\$ 552,408</u>	<u>\$ 353,771</u>	<u>\$ 408,041</u>	<u>\$ 9,738</u>	<u>\$ 108,139</u>	<u>\$ 2,250,631</u>
<b>LIABILITIES</b>										
Liabilities:										
Accounts payable - onsite	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to general fund	-	17,709	-	-	-	-	-	4,650	-	22,359
Due to SRF - town home	30,765	-	-	-	-	-	-	-	-	30,765
Due to capital projects fund 2019	-	-	-	-	-	-	-	8,739	108,138	116,877
Contracts payable	-	-	-	-	-	-	-	999	-	999
Retainage payable	-	-	-	-	-	-	18,795	4,276	8,254	31,325
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>60,887</u>	<u>17,709</u>	<u>7,109</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>18,795</u>	<u>18,664</u>	<u>116,392</u>	<u>250,354</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Deferred receipts	29,366	-	-	-	-	-	-	8,739	108,138	146,243
Total deferred inflows of resources	<u>29,366</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,739</u>	<u>108,138</u>	<u>146,243</u>
<b>FUND BALANCES</b>										
Restricted for										
Debt service	-	-	-	713,471	542,921	353,771	-	-	-	1,610,163
Capital projects	-	-	-	-	-	-	389,246	-	-	389,246
Unassigned	(19,863)	(15,112)	23,656	-	-	-	-	(17,665)	(116,391)	(145,375)
Total fund balances	<u>(19,863)</u>	<u>(15,112)</u>	<u>23,656</u>	<u>713,471</u>	<u>542,921</u>	<u>353,771</u>	<u>389,246</u>	<u>(17,665)</u>	<u>(116,391)</u>	<u>1,854,034</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 70,390</u>	<u>\$ 2,597</u>	<u>\$ 30,765</u>	<u>\$ 714,782</u>	<u>\$ 552,408</u>	<u>\$ 353,771</u>	<u>\$ 408,041</u>	<u>\$ 9,738</u>	<u>\$ 108,139</u>	<u>\$ 2,250,631</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 92,301	\$ 81,757	113%
Landowner contribution	4,278	44,305	253,436	17%
Lot closing	5,310	101,021	-	N/A
Interest and miscellaneous	300	4,410	-	N/A
Total revenues	<u>9,888</u>	<u>242,037</u>	<u>335,193</u>	72%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	928	24,457	25,000	98%
Engineering	(4,650)	3,900	3,500	111%
Audit	-	3,100	3,100	100%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	917	1,000	92%
Trustee	-	10,500	10,500	100%
Telephone	17	183	200	92%
Postage	82	533	500	107%
Printing & binding	42	458	500	92%
Legal advertising	1,445	3,576	1,200	298%
Annual special district fee	-	175	175	100%
Insurance	-	6,961	5,500	127%
Contingencies/bank charges	23	514	500	103%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Tax collector	-	1,846	1,703	108%
Total professional & administrative	<u>1,970</u>	<u>102,035</u>	<u>103,043</u>	99%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	6,360	23,773	14,400	165%
Stormwater management				
Lake maintenance	825	9,075	10,000	91%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Pest control	1,791	1,871	-	N/A
Maintenance contract	-	597	3,000	20%
Electricity	425	5,428	24,000	23%
Repairs and maintenance	-	1,170	2,500	47%
Monuments and street signage				
Repairs and maintenance	-	-	2,000	0%
Electricity	-	664	1,250	53%
Landscape maint. entries/buffers				
Maintenance contract	9,646	90,697	100,000	91%
Plant replacement	-	8,515	7,500	114%
Irrigation repairs	7,171	19,030	15,000	127%
Roadway maintenance	-	520	5,000	10%
Total field operations	<u>26,218</u>	<u>161,340</u>	<u>232,150</u>	69%
Total expenditures	<u>28,188</u>	<u>263,375</u>	<u>335,193</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(18,300)	(21,338)	-	
Fund balances - beginning	(1,563)	1,475	17,983	
Fund balances - ending	<u>\$ (19,863)</u>	<u>\$ (19,863)</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 AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 28,221	\$ 25,969	109%
Landowner contribution	-	35,902	99,862	36%
Lot closing	-	21,267	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>85,390</u>	<u>126,331</u>	68%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Accounting	125	1,375	1,500	92%
Landscape maintenance	-	17,826	30,000	59%
Plant replacement	-	-	7,500	0%
Irrigation repairs	1,416	2,832	5,000	57%
Pool maintenance	960	9,760	12,000	81%
Gym equipment- PM	275	825	1,000	83%
Repairs and maintenance	-	1,746	7,500	23%
Electricity	762	12,633	6,000	211%
Gate electricity	622	4,700	-	N/A
Insurance	-	14,409	15,000	96%
Bank fees	-	-	500	0%
Phone/cable/internet	821	6,053	6,000	101%
Water/sewer/propane	361	2,875	12,000	24%
Janitorial	4,743	35,712	9,000	397%
Security monitoring/gates	-	-	3,840	0%
Gate repairs and maintenance	-	1,355	3,500	39%
Security amenity center	-	9,332	-	N/A
Pest control	130	885	1,200	74%
Permits/licenses	-	550	750	73%
Holiday decorating	-	-	1,000	0%
Supplies	-	3,315	2,500	133%
Contingencies	120	615	-	N/A
Total single family program	<u>10,335</u>	<u>126,798</u>	<u>125,790</u>	101%
<b>Other fees &amp; charges</b>				
Tax collector	-	565	541	104%
Total other fees & charges	<u>-</u>	<u>565</u>	<u>541</u>	104%
Total expenditures	<u>10,335</u>	<u>127,363</u>	<u>126,331</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	(10,335)	(41,973)	-	
Fund balances - beginning	(4,777)	26,861	6,590	
Fund balances - ending	<u>\$ (15,112)</u>	<u>\$ (15,112)</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 AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 21,263	\$ 17,499	122%
Landowner contribution	-	-	40,266	0%
Lot closing	5,997	15,421	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>5,997</u>	<u>36,684</u>	<u>58,265</u>	63%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	688	750	92%
Landscape maintenance	-	2,093	18,000	12%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	196	392	2,500	16%
Pool maintenance	710	6,075	9,000	68%
Repairs and maintenance	-	506	3,000	17%
Electricity	349	4,052	4,000	101%
Insurance	-	-	7,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	138	1,317	-	N/A
Water/sewer	-	927	2,000	46%
Janitorial	623	8,010	3,000	267%
Security amenity center	49	257	2,500	10%
Pest control	-	310	900	34%
Permits/licenses	-	525	500	105%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>2,128</u>	<u>25,152</u>	<u>57,900</u>	43%
<b>Other fees &amp; charges</b>				
Tax collector	-	426	365	117%
Total other fees & charges	<u>-</u>	<u>426</u>	<u>365</u>	117%
Total expenditures	<u>2,128</u>	<u>25,578</u>	<u>58,265</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	3,869	11,106	-	
Fund balances - beginning	<u>19,787</u>	<u>12,550</u>	<u>5,300</u>	
Fund balances - ending	<u>\$ 23,656</u>	<u>\$ 23,656</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 AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 106,141	\$ 91,705	116%
Assessment levy: off-roll	-	161,043	333,825	48%
Assessment prepayments	-	2,498,549	-	N/A
Lot closing	-	108,759	-	N/A
Interest	26	83	-	N/A
Total revenues	<u>26</u>	<u>2,874,575</u>	<u>425,530</u>	676%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal prepayment	2,500,000	2,500,000	-	N/A
Interest	39,843	463,463	423,619	109%
Cost of issuance	-	-	-	N/A
Total debt service	<u>2,539,843</u>	<u>2,963,463</u>	<u>423,619</u>	700%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,123	1,911	111%
Total other fees and charges	<u>-</u>	<u>2,123</u>	<u>1,911</u>	111%
Total expenditures	<u>2,539,843</u>	<u>2,965,586</u>	<u>425,530</u>	697%
Excess/(deficiency) of revenues over/(under) expenditures	(2,539,817)	(91,011)	-	
Fund balances - beginning	3,253,288	804,482	803,979	
Fund balances - ending	<u>\$ 713,471</u>	<u>\$ 713,471</u>	<u>\$ 803,979</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 AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 107,058	\$ 94,848	113%
Assessment levy: off-roll	-	93,839	317,877	30%
Lot closing	6,445	86,553	-	N/A
Interest	3	47	-	N/A
Total revenues	<u>6,448</u>	<u>287,497</u>	<u>412,725</u>	70%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	317,225	317,225	100%
Total debt service	<u>-</u>	<u>407,225</u>	<u>407,225</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,141	1,976	108%
Total other fees and charges	<u>-</u>	<u>2,141</u>	<u>1,976</u>	108%
Total expenditures	<u>-</u>	<u>409,366</u>	<u>409,201</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6,448	(121,869)	3,524	
Fund balances - beginning	<u>536,473</u>	<u>664,790</u>	<u>675,765</u>	
Fund balances - ending	<u>\$ 542,921</u>	<u>\$ 542,921</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 AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 48,315	\$ 171,563	28%
Assessment prepayments	46,415	996,123	-	N/A
Lot closing	1,305	88,661	-	N/A
Interest	4	66	-	N/A
Total revenues	<u>47,724</u>	<u>1,133,165</u>	<u>171,563</u>	660%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal prepayment	185,000	1,375,000	295,000	466%
Interest	2,602	182,320	179,859	101%
Total debt service	<u>187,602</u>	<u>1,557,320</u>	<u>474,859</u>	328%
Excess/(deficiency) of revenues over/(under) expenditures	(139,878)	(424,155)	(303,296)	
Fund balances - beginning	493,649	777,926	662,874	
Fund balances - ending	<u>\$ 353,771</u>	<u>\$ 353,771</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 AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 3	\$ 69
Total revenues	<u>3</u>	<u>69</u>
<b>EXPENDITURES</b>		
Capital outlay	-	560,549
Total expenditures	<u>-</u>	<u>560,549</u>
Excess/(deficiency) of revenues over/(under) expenditures	3	(560,480)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	116,877	-
Total other financing sources/(uses)	<u>116,877</u>	<u>-</u>
Net change in fund balances	116,880	(560,480)
Fund balances - beginning	272,366	949,726
Fund balances - ending	<u>\$ 389,246</u>	<u>\$ 389,246</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 AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 999	\$ 904,980
Interest	-	4
Total revenues	999	904,984
<b>EXPENDITURES</b>		
Capital outlay	4,650	967,676
Total expenditures	4,650	967,676
Excess/(deficiency) of revenues over/(under) expenditures	(3,651)	(62,692)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	(8,739)	22,492
Total other financing sources/(uses)	(8,739)	22,492
Net change in fund balances	(12,390)	(40,200)
Fund balances - beginning	(5,275)	22,535
Fund balances - ending	\$ (17,665)	\$ (17,665)

**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 AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 5
Total revenues	-	5
<b>EXPENDITURES</b>		
Capital outlay	-	19,340
Total expenditures	-	19,340
Excess/(deficiency) of revenues over/(under) expenditures	-	(19,335)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	(108,138)	-
Transfer out	-	(22,492)
Total other financing sources/(uses)	(108,138)	(22,492)
Net change in fund balances	(108,138)	(41,827)
Fund balances - beginning	(8,253)	(74,564)
Fund balances - ending	\$ (116,391)	\$ (116,391)

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**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 August 9, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

James Harvey	Chair
Greg Meath	Vice Chair
Bradley Walker	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Matt Morris (via telephone)	District Engineer
Joey Arroyo	Evergreen Lifestyle Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:30 p.m. Supervisors Harvey, Meath and Walker 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**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2021-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending**



39 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
40 **Date**

41 Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting any line item  
42 increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained  
43 the reasons for any adjustments, including the additions of an on-site manager and budgeting  
44 for on-site events. He reviewed the Assessment Summary and noted that the Fiscal Year 2021  
45 assessments were based on a partial year of expenditures.

46 Mr. Adams stated that Mailed Notices regarding the assessment increases were sent to  
47 all property owners, as required. Four members of the public were in attendance today.

48 A Board Member asked about the additional pest control expenditure. Mr. Arroyo  
49 discussed the bimonthly treatment for a fungus afflicting oak and palm trees.

50 **Mr. Adams opened the Public Hearing.**

51 No members of the public spoke.

52 **Mr. Adams closed the Public Hearing.**

53 Mr. Adams presented Resolution 2021-12.

54

55 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor,**  
56 **Resolution 2021-12, Relating to the Annual Appropriations and Adopting the**  
57 **Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September**  
58 **30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,**  
59 **was adopted.**

60

61

62 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and**  
**Objections on the Imposition of**  
**Maintenance and Operation Assessments**  
**to Fund the Budget for Fiscal Year**  
**2021/2022, Pursuant to Florida Law**

66

67  
68 **A. Proof/Affidavit of Publication**

69 **B. Mailed Notice(s) to Property Owners**

70 These items were included for informational purposes.

71 **C. Consideration of Resolution 2021-13, Making a Determination of Benefit and Imposing**  
72 **Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and**  
73 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**  
74 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**  
75 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

76 Mr. Adams stated this Resolution, known as the "Assessment Levying Resolution", takes  
77 into consideration the budget that was just adopted and the assessment levels therein,  
78 authorizes the placement of on-roll assessments on the property tax bill and transmittal of the  
79 lien roll to the Tax Collector and provides for direct billing of off-roll assessments.

80 **Mr. Adams opened the Public Hearing.**

81 No members of the public spoke.

82 **Mr. Adams closed the Public Hearing.**

83 Mr. Adams presented Resolution 2021-13.

84 Mr. Harvey referred to the verbiage in Section 3.B.b., pertaining to quarterly  
85 installments, and asked for it to be revised to state that quarterly installments would be due "as  
86 needed". Mr. Earlywine stated he would revise the language for clarity and noted that the  
87 Deficit Funding Agreement would also apply.

88

89 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor,**  
90 **Resolution 2021-13, as amended, Making a Determination of Benefit and**  
91 **Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the**  
92 **Collection and Enforcement of Special Assessments, Including but Not Limited**  
93 **to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for**  
94 **Amendments to the Assessment Roll; Providing a Severability Clause; and**  
95 **Providing an Effective Date, was adopted.**

96

97

98 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor,**  
99 **authorizing District Counsel to prepare a form of Deficit Funding Agreement,**  
100 **was approved.**

101

102

103

104 **FIFTH ORDER OF BUSINESS**

**Ratification of Engagement with KE Law Group, PLLC Legal Services**

105  
106

107 • **Consideration of Fee Agreement**

108 Mr. Earlywine presented the joint letter by Hopping Green & Sams and KE Law Group,  
109 PLLC (KE), reflecting engagement of KE for District Counsel Services, and the KE Fee Agreement.

110

111 **On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor,**  
112 **engagement of KE Law Group, PLLC, for District Counsel Services and the Fee**  
113 **Agreement, were ratified.**

114

115

116 **SIXTH ORDER OF BUSINESS**

**Ratification of Addendum to Community Management Agreement**

117

118

119 Mr. Adams presented the Addendum to the Community Management Agreement  
120 executed by the Chair. Mr. Arroyo stated the on-site staff member’s hours would be Thursday,  
121 Friday and Saturday, from 10:00 a.m. until 6:00 p.m., throughout Fiscal Year 2022.

122

123 **On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor, the**  
124 **Addendum to the Community Management Agreement, was ratified.**

125

126

127 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2021**

128

129

130 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021.

131 The financials were accepted.

132

133 **EIGHTH ORDER OF BUSINESS**

**Consideration of July 12, 2021 Regular Meeting Minutes**

134

135

136 Mr. Adams presented the July 12, 2021 Regular Meeting Minutes.

137

138 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**  
139 **July 12, 2021 Regular Meeting Minutes, as presented, were approved.**

140 **NINTH ORDER OF BUSINESS** **Staff Reports**

141

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

143 There was nothing to report.

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

145 Mr. Morris stated the remaining plats were approved with the Planning Board; the plats  
146 were submitted to the Commission and approval was expected. Mr. Meath asked if the  
147 stormwater system was 100% completed. Mr. Arroyo stated as-builts are in progress. Mr.  
148 Morris stated, once the as-builts are done, the system would be certified as complete.

149 Mr. Meath stated transfer of Operation & Maintenance (O&M) would be transferred to  
150 the CDD before the end of the year.

151 Mr. Meath stated the September meeting could be canceled if it is not needed.

152 **C. Field Operations Manager: *Evergreen Lifestyles Management***

153 Mr. Arroyo reported the following:

154 ➤ He and staff members were working on the punch list.

155 ➤ Activities were being planned for September; recent events had good turnouts.

156 ➤ Fence Stains: The long-term plan was to allow the shrubs to grow to the height of the  
157 fence.

158 Discussion ensued regarding painting the fence and replacing mulch.

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

- 160 • **NEXT MEETING DATE: September 13, 2021 at 1:30 P.M.**

- 161 ○ **QUORUM CHECK**

162 Mr. Adams stated the September 13, 2021 would be canceled and the next meeting  
163 would be held in October.

164

165 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

166

167 There were no Board Members' comments or requests.

168

169 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

170

171 A resident asked who he should notify about broken sprinklers. Mr. Arroyo asked for  
172 calls be directed to him and stated he would provide his contact information.

173 A resident believed that some cars have remained parked in the Amenity Center parking  
174 lot for several days. Mr. Arroyo stated the towing company was called and signs were on order;  
175 as soon as signs are delivered and installed, towing would be enforced.

176 A resident complained that unauthorized townhome residents are utilizing the pool  
177 amenities and asked how access can be controlled. Mr. Arroyo stated that some townhome  
178 residents pay to utilize CDD amenities. Mr. Adams stated the fee is equal to the Special  
179 Revenue Fund assessment paid by other property owners. Discussion ensued regarding  
180 unauthorized residents accessing the facilities. Mr. Arroyo stated that codes would be  
181 deactivated on September 30, 2021 and additional fees assessed at the higher rate, according  
182 to the Fiscal Year 2022 budget that was just approved.

183 A resident thought that some people might be parking in the parking lot because of  
184 construction vehicles in the neighborhood and discussed issues with street parking. Discussion  
185 ensued regarding parking in the neighborhood. Mr. Arroyo stated, when key fobs were issued,  
186 it was clearly communicated that overnight and long-term parking is not permitted at the  
187 Clubhouse and that towing would be enforced.

188 A resident reported about a neighbor who parked a boat in front of his house. Mr.  
189 Arroyo stated that boat parking is not allowed and, while it was previously reported, when he  
190 went to address the boat was no longer there. He asked for a photo and the address to be  
191 provided so that he could send a letter to the owner of the boat.

192

193 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

194

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

196

197 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**  
198 **meeting adjourned at 1:45 p.m.**

199  
200  
201  
202  
203  
204

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7D**

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2021</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 10, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 14, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 14, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 11, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 9, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 13, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 11, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 8, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:30 PM</b>
<b>September 12, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>