

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

November 14, 2022

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

November 7, 2022

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 Regular Meeting on November 14, 2022, immediately following the adjournment of the Landowners Meeting, scheduled to commence 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. Administration of Oath of Office to Newly Elected Supervisors **[SEATS 2, 3 & 5]**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees (*the following to be provided in a separate package*)
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
5. Acceptance of Resignation of Bradley Walker [Seat 4]; *Term Expires November 2024*
6. Consider Appointment of Jared Lybbert to Fill Unexpired Term of Vacant Seat 4
 - Administration of Oath of Office
7. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

- 8. Consideration of Juniper Landscaping of Florida, LLC, Proposals
 - A. No. 183637 Mulch Common Areas
 - B. No. 183852 Install Plant Material
 - C. No. 183854 Renovate Entrance of Clubhouse
- 9. Acceptance of Unaudited Financial Statements as of September 30, 2022
- 10. Approval of August 8, 2022 Public Hearings and Regular Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - 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: December 12, 2022 at 1:30 P.M.

○ QUORUM CHECK

Seat 1	Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Jared Lybbert	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,



Chuck Adams
 District Manager

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR 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 Sumter County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 14, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

	Seat 2	___ Votes
	Seat 3	___ Votes
	Seat 5	___ Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

	Seat 2	__-Year Term
	Seat 3	__-Year Term
	Seat 5	__-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2022.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Beaumont Community Development District
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Bradley A. Walker
Printed Name

Date: 8/30/2022
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Beaumont Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyard@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Bradley A. Walker
Signature

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND
PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Chuck Adams** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2022.

ATTEST:

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8A



Proposal

Proposal No.: 183637

Proposed Date: 10/18/22

PROPERTY:	FOR:
Beaumont CDD (Common Area) C/O Wrathell, Hunt and Associates 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD Mulching

Mulching the common areas that Jennifer Chapman talked about

pool area

club house

entry way to the family homes

road ways on the main road in front of club house

462 road way beds

SERVICE	TOTAL
mulch/labor	\$31,264.06
Fuel Surcharge 3.9%	\$1,219.30
Total	\$32,483.36

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8B



Proposal

Proposal No.: 183852

Proposed Date: 10/20/22

PROPERTY:	FOR:
Beaumont CDD (Common Area) C/O Wrathell, Hunt and Associates 7802 Penrose Place Wildwood, FL 34785	Aztec and nandina bed on corner

remove old material and till in soil and then install plant material



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
corner bed					\$1,695.12
Aztec Grass, Liriope, 01 gallon - 01G	25.00	01g	\$5.60	\$140.00	
Install Labor	4.00	HR	\$61.66	\$246.65	
Nandina Firepower	26.00	EA	\$16.25	\$422.50	
Potting Soil Mix (30 Peat30 Hardwood Shavings30 Pine Bark Fines10 Sand) Bulk (per cu. yd.)	2.00	CY	\$102.00	\$204.00	
Sabal Palm, Booted, 10-16' ct - FGP3	1.00	FG	\$312.00	\$312.00	
Demo/ bed prep labor	6.00	HR	\$61.66	\$369.97	
Fuel Surcharge 3.9%					\$66.11
Fuel Surcharge	1695.12	EA	\$0.04	\$66.11	
Total:					\$1,761.23

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8C



Proposal

Proposal No.: 183854

Proposed Date: 10/20/22

PROPERTY:	FOR:
Beaumont CDD (Common Area) C/O Wrathell, Hunt and Associates 7802 Penrose Place Wildwood, FL 34785	Renovate the entrance to the clubhouse off main road

















ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$32,543.33
Mammy Croton, 03 gallon - 03G	154.00	03g	\$21.25	\$3,272.50	
Holly Yaupon - 3 Gallon	19.00	EA	\$17.50	\$332.50	
Blue Daze, 01 gallon - 01G	433.00	01g	\$8.75	\$3,788.75	
Aztec Grass, Liriope, 01 gallon - 01G	145.00	01g	\$5.60	\$812.00	
Muhly Grass - 3 Gallon	61.00	EA	\$17.00	\$1,037.00	
Drift Rose, List color variety in Notes, 03 gallon - 03G	64.00	03g	\$33.75	\$2,160.00	
Fountain Grass, Red, 03 gallon - 03G	10.00	03g	\$15.00	\$150.00	
Pinwheel Jasmine, 03 gallon - 03G	10.00	03g	\$18.75	\$187.50	
Carpet Rose 03 gallon - 03G	64.00	03g	\$39.75	\$2,544.00	

Orange Bird of Paradise, 03 gallon - 03G	32.00	03g	\$37.50	\$1,200.00
asiatic, 01 gallon - 01G	120.00	01g	\$5.60	\$672.00
Coontie, 03 gallon - 03G	128.00	03g	\$33.75	\$4,320.00
Oyster Plant, 01 gallon - 01G	42.00	01g	\$8.10	\$340.20
INSTALL LABOR	44.00	HR	\$61.66	\$2,713.14
Potting Soil Mix (30 Peat30 Hardwood Shavings30 Pine Bark Fines10 Sand) Bulk (per cu. yd.)	40.00	CY	\$100.00	\$4,000.00
DEMO AND BED PREP LABOR	60.00	HR	\$61.66	\$3,699.74
White Crinum Lily, 03 gallon - 03G	12.00	03g	\$20.00	\$240.00
Double Pygmy Date Palm, 04-05' oa - FGP1	2.00	FG	\$312.00	\$624.00
Crape Myrtle, Natchez, Multi, 06-08' x 3-4', 3" cal, MUL - 15G	3.00	15g	\$150.00	\$450.00
Fuel Surcharge 3.9%				\$1,269.19
Fuel Surcharge	32543.33	EA	\$0.04	\$1,269.19
Total:				\$33,812.52

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	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	\$ 200,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,268
Investments										
Revenue	-	-	-	189,019	209,290	9,594	-	-	-	407,903
Reserve	-	-	-	258,241	412,258	237,356	-	-	-	907,855
Prepayment	-	-	-	1,948	1,201	114,904	-	-	-	118,053
Construction	-	-	-	-	-	-	491,946	-	1	491,947
Undeposited funds				18,182	-	-	-	-	-	18,182
Due from Developer	19,542	-	-	-	-	-	-	-	-	19,542
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	12,777	61,600	-	-	-	-	-	-	74,377
Due from KLP Beaumont commercial	-	-	-	280,840	-	-	-	-	-	280,840
Due from KLP Village	-	-	-	-	243,130	-	-	-	-	243,130
Due from SRF - single family	72,136	-	-	-	-	-	-	-	-	72,136
Due from SRF - townhome	366	455	-	-	-	-	-	-	-	821
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	1,434	-	-	-	-	-	-	-	1,434
Total assets	<u>\$ 297,100</u>	<u>\$ 16,456</u>	<u>\$ 61,600</u>	<u>\$ 748,230</u>	<u>\$ 865,879</u>	<u>\$ 361,854</u>	<u>\$ 491,946</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 2,843,066</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 896
Accounts payable - onsite	24,496	25,797	2,754	-	-	-	-	-	-	53,047
Due to Developer	-	-	-	-	9,487	-	-	-	-	9,487
Due to other	6,422	-	1,327	-	-	-	3,386	4,276	-	15,411
Due to general fund	-	72,136	366	-	-	-	-	-	-	72,502
Due to SRF - single family	12,777	-	455	-	-	-	-	-	-	13,232
Due to SRF - town home	61,600	-	-	-	-	-	-	-	-	61,600
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	-	1,311
Contracts payable	-	-	-	-	-	-	6,255	-	-	6,255
Retainage payable	-	-	-	-	-	-	18,795	-	8,254	27,049
Accrued wages payable	30	-	-	-	-	-	-	-	-	30
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>136,221</u>	<u>97,933</u>	<u>4,902</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>28,436</u>	<u>4,276</u>	<u>8,254</u>	<u>290,820</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	8,325	-	-	280,840	238,180	-	-	-	-	527,345
Total deferred inflows of resources	<u>8,325</u>	<u>-</u>	<u>-</u>	<u>280,840</u>	<u>238,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>527,345</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	466,079	618,212	361,854	-	-	-	1,446,145
Capital projects	-	-	-	-	-	-	463,510	(4,276)	(8,253)	450,981
Unassigned	152,554	(81,477)	56,698	-	-	-	-	-	-	127,775
Total fund balances	<u>152,554</u>	<u>(81,477)</u>	<u>56,698</u>	<u>466,079</u>	<u>618,212</u>	<u>361,854</u>	<u>463,510</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>2,024,901</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 297,100</u>	<u>\$ 16,456</u>	<u>\$ 61,600</u>	<u>\$ 748,230</u>	<u>\$ 865,879</u>	<u>\$ 361,854</u>	<u>\$ 491,946</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 2,843,066</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 244,450	\$ 162,156	151%
Landowner contribution	-	39,866	250,015	16%
Lot closing	10,054	126,293	-	N/A
Interest and miscellaneous	-	6,638	-	N/A
Total revenues	<u>10,054</u>	<u>417,247</u>	<u>412,171</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	646	-	N/A
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	2,619	15,291	25,000	61%
Engineering	-	600	3,500	17%
Audit	-	3,275	3,100	106%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	1,000	1,000	100%
Trustee	-	10,500	10,500	100%
Telephone	17	200	200	100%
Postage	39	498	500	100%
Printing & binding	42	500	500	100%
Legal advertising	5,079	5,263	1,500	351%
Annual special district fee	-	175	175	100%
Insurance	-	6,068	7,000	87%
Contingencies/bank charges	-	281	500	56%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Tax collector	-	4,889	3,378	145%
Supplies	154	275	3,000	9%
Total professional & administrative	<u>12,033</u>	<u>99,376</u>	<u>109,518</u>	91%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	3,921	14,721	14,400	102%
Security amenity center	-	296	-	N/A
Pest control	20	180	-	N/A
Stormwater management				
Lake maintenance	825	9,900	10,000	99%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	1,973	2,000	99%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	2,495	11,179	24,000	47%
Repairs and maintenance	-	7,363	2,500	295%
Monuments and street signage				
Repairs and maintenance	-	2,678	2,000	134%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	15,972	90,930	84,000	108%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	10,815	8,500	127%
Fertilization and pest control	-	6,210	16,000	39%
Irrigation repairs	351	2,707	10,000	27%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>23,584</u>	<u>159,549</u>	<u>305,650</u>	52%
Total expenditures	<u>35,617</u>	<u>258,925</u>	<u>418,546</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(25,563)	158,322	(6,375)	
Fund balances - beginning	178,117	(5,768)	23,401	
Fund balances - ending	<u>\$ 152,554</u>	<u>\$ 152,554</u>	<u>\$ 17,026</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 90,744	\$ 85,202	107%
Landowner contribution	-	-	140,423	0%
Lot closing	3,303	69,385	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>3,303</u>	<u>160,129</u>	<u>226,125</u>	71%
EXPENDITURES				
Single Family Program				
Management	3,759	36,110	33,000	109%
Lifestyles events	3,309	9,816	12,000	82%
Accounting	125	1,500	1,500	100%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	94	2,000	5%
Landscape maintenance	16,044	63,870	18,000	355%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	1,024	4,000	26%
Plant replacement	316	996	7,500	13%
Irrigation repairs	693	1,905	5,000	38%
Pool maintenance	1,120	12,651	12,000	105%
Gym equipment- PM	-	943	1,000	94%
Repairs and maintenance	166	8,322	7,500	111%
Electricity	1,761	13,775	15,000	92%
Gate electricity	1,124	6,532	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	1,558	8,279	6,000	138%
Water/sewer/propane	270	2,320	12,000	19%
Janitorial	-	14,682	35,000	42%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	1,002	9,000	11%
Gate repairs and maintenance	-	3,415	3,500	98%
Security amenity center	831	10,716	-	N/A
Pest control	608	2,163	1,200	180%
Permits/licenses	-	275	750	37%
Holiday decorating	-	498	1,000	50%
Supplies	-	585	3,000	20%
Contingencies	-	3,082	1,000	308%
Total single family program	<u>31,684</u>	<u>221,197</u>	<u>224,350</u>	99%
Other fees & charges				
Tax collector	-	1,815	1,775	102%
Total other fees & charges	<u>-</u>	<u>1,815</u>	<u>1,775</u>	102%
Total expenditures	<u>31,684</u>	<u>223,012</u>	<u>226,125</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(28,381)	(62,883)	-	
Fund balances - beginning	(53,096)	(18,594)	5,226	
Fund balances - ending	<u>\$ (81,477)</u>	<u>\$ (81,477)</u>	<u>\$ 5,226</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 SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 53,486	\$ 36,916	145%
Landowner contribution	-	-	35,084	0%
Lot closing	8,971	24,918	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>8,971</u>	<u>78,404</u>	<u>72,500</u>	108%
EXPENDITURES				
Town Home Program				
Accounting	62	750	750	100%
Streetlighting electricity	629	4,207	2,280	185%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	919	2,594	18,000	14%
Irrigation water	-	-	500	0%
Plant replacement	-	8,127	2,500	325%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	1,145	9,205	9,000	102%
Repairs and maintenance	-	1,000	3,000	33%
Electricity	677	4,140	4,000	104%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	358	2,027	2,000	101%
Water/sewer	229	2,207	2,000	110%
Janitorial	-	4,330	12,800	34%
Pressure washing	-	-	3,000	0%
Security amenity center	49	197	2,500	8%
Pest control	65	6,593	900	733%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>4,133</u>	<u>45,902</u>	<u>71,730</u>	64%
Other fees & charges				
Tax collector	-	1,070	769	139%
Total other fees & charges	<u>-</u>	<u>1,070</u>	<u>769</u>	139%
Total expenditures	<u>4,133</u>	<u>46,972</u>	<u>72,499</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	4,838	31,432	1	
Fund balances - beginning	51,860	25,266	23,679	
Fund balances - ending	<u>\$ 56,698</u>	<u>\$ 56,698</u>	<u>\$ 23,680</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 190,743	\$ 167,402	114%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	-	108,924	-	N/A
Interest	682	1,835	-	N/A
Total revenues	<u>682</u>	<u>1,157,375</u>	<u>326,012</u>	355%
EXPENDITURES				
Debt service				
Principal prepayment	-	855,000	-	N/A
Interest	-	250,617	264,244	95%
Total debt service	<u>-</u>	<u>1,105,617</u>	<u>264,244</u>	418%
Other fees & charges				
Tax collector	-	3,660	3,488	105%
Total other fees and charges	<u>-</u>	<u>3,660</u>	<u>3,488</u>	105%
Total expenditures	<u>-</u>	<u>1,109,277</u>	<u>267,732</u>	414%
Excess/(deficiency) of revenues over/(under) expenditures	682	48,098	58,280	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(295,497)	-	N/A
Total other financing sources	<u>-</u>	<u>(295,497)</u>	<u>-</u>	N/A
Net change in fund balances	682	(247,399)	-	
Fund balances - beginning	465,397	713,478	723,646	
Fund balances - ending	<u>\$ 466,079</u>	<u>\$ 466,079</u>	<u>\$ 781,926</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 SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 248,126	\$ 170,014	146%
Assessment levy: off-roll	-	-	244,214	0%
Assessment prepayments	-	15,751	-	N/A
Lot closing	10,546	120,727	-	N/A
Interest	936	2,162	-	N/A
Total revenues	<u>11,482</u>	<u>386,766</u>	<u>414,228</u>	93%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Principal prepayment	-	25,000	-	N/A
Interest	-	313,294	313,294	100%
Total debt service	<u>-</u>	<u>433,294</u>	<u>408,294</u>	106%
Other fees & charges				
Tax collector	-	4,004	3,542	113%
Total other fees and charges	<u>-</u>	<u>4,004</u>	<u>3,542</u>	113%
Total expenditures	<u>-</u>	<u>437,298</u>	<u>411,836</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	11,482	(50,532)	2,392	
Fund balances - beginning	606,730	668,744	668,563	
Fund balances - ending	<u>\$ 618,212</u>	<u>\$ 618,212</u>	<u>\$ 670,955</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 SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 16,042	\$ 110,813	14%
Assessment prepayments	-	1,178,743	-	N/A
Lot closing	-	325,315	-	N/A
Interest	549	1,521	-	N/A
Total revenues	<u>549</u>	<u>1,521,621</u>	<u>110,813</u>	1373%
EXPENDITURES				
Debt service				
Principal prepayment	-	1,695,000	-	N/A
Interest	-	98,156	110,813	89%
Total debt service	<u>-</u>	<u>1,793,156</u>	<u>110,813</u>	1618%
Excess/(deficiency) of revenues over/(under) expenditures	549	(271,535)	-	
Fund balances - beginning	<u>361,305</u>	<u>633,389</u>	<u>294,932</u>	
Fund balances - ending	<u><u>\$ 361,854</u></u>	<u><u>\$ 361,854</u></u>	<u><u>\$ 294,932</u></u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 754	\$ 1,637
Total revenues	754	1,637
EXPENDITURES		
Capital outlay	9,930	212,093
Total expenditures	9,930	212,093
Excess/(deficiency) of revenues over/(under) expenditures	(9,176)	(210,456)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	295,497
Total other financing sources/(uses)	-	295,497
Net change in fund balances	(9,176)	85,041
Fund balances - beginning	472,686	378,469
Fund balances - ending	\$ 463,510	\$ 463,510

**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 SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 735
Total revenues	-	735
EXPENDITURES		
Capital outlay	-	735
Total expenditures	-	735
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,276)	(4,276)
Fund balances - ending	\$ (4,276)	\$ (4,276)

**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 SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Net change in fund balances	 -	 -
Fund balances - beginning	<u>(8,253)</u>	<u>(8,253)</u>
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Bradley Walker	Assistant Secretary
Troy Simpson	Assistant Secretary
John Curtis	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Jan Enis	Resident
Juniper Landscaping of Florida, LLC	Representatives

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m.

Supervisors Curtis, Simpson and Walker were present in person. Supervisors Smith and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD 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 2022/2023, Pursuant to Florida Law

39 [Assessment Area Two (Commercial) to
40 Address Sundance Replats]
41

42 **A. Proof/Affidavit of Publication**

43 **B. Mailed Notice(s)**

44 These items were included for informational purposes.

45 **C. Consideration of Resolution 2022-12, Supplementing Resolutions 2018-25, 2019-01,**
46 **2019-05 and 2019-08; Acknowledging the Presentation of Certain Plats; Accepting a**
47 **Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating**
48 **to True-Up for Debt Assessments; Providing for an Update to the District's**
49 **Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

50 Mr. Adams presented Resolution 2022-12 and recalled that when the area was originally
51 platted the intention was that the road Right-of-Way (ROW) serving these properties would be
52 privately owned and a part of the adjacent lot; however, when the road ROW was platted, it
53 was platted as public road ROW. Thus, resulting in shrinking the actual lots and, in doing so, the
54 assessment that was already placed on that property increases on a per 1,000' basis. Because of
55 the replat and shrinking of the lots, there was a need to send the Mailed Notices. All property
56 owners are aware of this and no property owners were present at the meeting and no
57 challenges to this action were received.

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

59 No affected property owners were present.

60 No members of the public spoke.

61 Mr. Earlywine pointed out that this involves the Debt Service assessments that secure
62 the commercial property. These had allocated assessments when the bonds were issued on the
63 commercial tract. Due to the replat, what was to be private roads into public access roads but
64 the access roads are essentially the same as they were before and after the replat so the
65 ultimate determination being made now is that the properties continue being assessed in the
66 same amount as they were originally.

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

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On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2022-12, Supplementing Resolutions 2018-25, 2019-01, 2019-05 and 2019-08; 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 Conflicts, Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-13, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams reviewed the proposed Fiscal Year 2023 budget, which is the same as it was after the last meeting. As discussed at the last meeting, several items within the budget were repurposed that are now covered under the new landscape contract, which helped offset an increase in costs. From an operating perspective, the proposed Fiscal Year 2023 assessments for all three funds are at or below the Fiscal Year 2022 assessment levels.

The Fiscal Year 2023 budget will be amended, with regard to the commercial properties.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2022-13.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2022-13, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

104 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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Mr. Adams presented Resolution 2022-14.

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On MOTION by Mr. Curtis and seconded by Mr. Walker, with all in favor, Resolution 2022-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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127 **SIXTH ORDER OF BUSINESS**

Ratification of Juniper Landscaping of Florida, LLC, Proposal No. 166293 for Additional Maintenance

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Mr. Adams presented Juniper Landscaping of Florida, LLC, Proposal No. 166293.

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On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, Juniper Landscaping of Florida, LLC, Proposal No. 166293 for Additional Maintenance, in the amount of \$3,870, was ratified.

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138 **SEVENTH ORDER OF BUSINESS**

Consideration of Service Agreement for A/C Units

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Ms. Chapman noted that the two A/C units at the clubhouse have not been serviced during the last year or two. She presented the Service Agreement for the A/C units and discussed the services that will be performed.

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On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the Sun Kool Air Conditioning, Inc., Service Agreement for the A/C units, in the amount of \$850 per year, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.
The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of July 11, 2022 Regular Meeting Minutes

Mr. Adams presented the July 11, 2022 Regular Meeting Minutes.

On MOTION by Mr. Curtis and seconded by Mr. Walker, with all in favor, the July 11, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

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

There was no report.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Ms. Chapman reported the following:

- The Lifestyle Coordinator will be on leave for a few months but she already scheduled events for August and September and is working on October. Ms. Chapman will work with Amy to make sure everything is covered.
- The Juniper work order system is up and running and the community was formally notified of the system. Keith and Wendy, from Juniper, were introduced.
- The 12 “No Parking” signs were ordered and will be installed, upon receipt

178 ➤ Regarding entering into a service agreement with the towing company, an agreement is
179 not necessary; the towing company will install its signage. The towing company will be called
180 when necessary.

181 ➤ Emails were received with concerns about parking; those with concerns were advised of
182 the parking options for guests, etc.

183 Discussion ensued regarding potential roadway issues for a special needs school bus
184 that provides door-to-door service that will be in the community when school starts.

185 ➤ The pool area conditions are much better and the pool is a lot cleaner.

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

- 187 • **NEXT MEETING DATE: September 12, 2022 at 1:30 P.M.**

- 188 ○ **QUORUM CHECK**

189 The next meeting would be held on September 12, 2022.

190

191 **ELEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

192

193 There were no Board Members' comments or requests.

194

195 **TWELFTH ORDER OF BUSINESS** **Public Comments**

196

197 No members of the public spoke.

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199 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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202 **On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the**
203 **meeting adjourned at 1:55 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2022 CANCELED	Regular Meeting	1:30 PM
November 14, 2022	Landowners' Meeting	1:30 PM
November 14, 2022	Regular Meeting	1:30 PM
December 12, 2022	Regular Meeting	1:30 PM
January 9, 2023	Regular Meeting	1:30 PM
February 13, 2023	Regular Meeting	1:30 PM
March 13, 2023	Regular Meeting	1:30 PM
April 10, 2023	Regular Meeting	1:30 PM
May 8, 2023	Regular Meeting	1:30 PM
June 12, 2023	Regular Meeting	1:30 PM
July 10, 2023	Regular Meeting	1:30 PM
August 14, 2023	Public Hearing & Regular Meeting	1:30 PM
September 11, 2023	Regular Meeting	1:30 PM