

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 10, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Candice Smith	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris	District Engineer
Juniper Representative	
Jan Ennis	Resident
Walter Ennis	Resident
Perfecto Rola	Resident
Bill Siniscalchi	Resident
Nancy Siniscalchi	Resident
Joe Vitalo	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:47 p.m.

Supervisors Smith, Simpson and Curtis were present. Supervisors Meath and Lybbert were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Jan Ennis voiced concerns about the pavers, back door, gates that do not close and damaged and/or leaning street signs. She provided a list of other items that, in her opinion,

need to be addressed. She asked if a handyman is on staff and stated residents want a playground near the bocce ball court. She noted alcohol is being brought to the family pool.

Mr. Curtis stated the part to repair the back door is on back order; when the part arrives, the vendor will install it. He will confer with Brad about the gates and follow up with the Board after the meeting. Regarding a handyman, Ms. Smith stated the Operations Manager, Mr. Ruiz, is the main contact for these items and he has been ill; he will be given the list of open items when he returns.

Discussion ensued regarding having a handyman on staff, workman's compensation insurance and pool rules.

Resident Bill Siniscalchi asked if there is a plan to clear debris from the ponds, especially now that the water level is low. Mr. Morris will secure a pond maintenance proposal.

Resident Perfecto Rola asked if there is a plan to install a fence around the front of the community. Ms. Smith stated the community is fully constructed; therefore, anything in the future must be funded through the regular CDD operational budget.

Discussion ensued regarding a fence, access, trespassers, the Fiscal Year 2024 budget, installing hedges and a "No Trespassing" sign.

Regarding alcoholic beverages at the pool, Mr. Earlywine stated, upon reviewing the pool rules, there is no prohibition against bringing alcohol into the pool area but it can be added, if the Board is amenable.

Discussion ensued regarding whether to prohibit alcohol in the pool area, glass containers and the rulemaking process.

Resident Paul Vitalo stated the signs in the pool area of the Townhomes have yet to be replaced since the vandalism incident. He asked why the amount budgeted for "Janitorial services" is unspent and why there is a lounge in one of the restrooms. He asked for an enclosed children's play area outside the pool area. It was noted that Mr. Ruiz is working on replacing the signs. Mr. Adams stated the \$10,000 for "Janitorial services" is booked somewhere else.

Discussion ensued regarding the budget, status of the fence between the townhomes and the apartments, headlights shining into two end-unit townhomes, a dog park and the townhomes' budget.

Ms. Ennis voiced her opinion that it would be nice to have a fountain or two in the ponds.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor, Greg Meath [SEAT 5] (the following to be provided in a separate package)**

Mr. Adams stated that the Oath of Office was administered to Supervisor Meath outside of the Board meeting and his Oath is on file.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 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**

**FOURTH ORDER OF BUSINESS**

**Consideration of Security Camera Estimates (to be provided under separate cover)**

This item was deferred to the next agenda.

**FIFTH ORDER OF BUSINESS**

**Ratification of Engagement with Jere Earlywine at Kutak Rock, LLP**

- Consideration of Fee Agreement**

Mr. Adams presented the Engagement Letter and Fee Agreement for Mr. Jere Earlywine's new firm, Kutak Rock, LLP, that was previously executed by the Vice Chair.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the engagement of Jere Earlywine/Kutak Rock, LLP, was ratified.**

**On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the Kutak Rock, LLP, Fee Agreement for District Counsel Services, was approved/ratified.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2023.

In response to Ms. Smith’s question, Mr. Morris stated the goal is to close out the bonds with the City and, in doing so, Staff will use the remaining construction bonds in the budget. He is working with the City to help complete the curbs and roadways in the area, which should be completed within three or four months. Mr. Morris will alert the CDD and the HOA of when the work will commence.

In response to Ms. Smith’s question, Mr. Earlywine stated residents can start being elected to the Board in November 2024.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of February 13, 2023 Regular Meeting Minutes**

Mr. Adams presented the February 13, 2023 Regular Meeting Minutes, and stated Staff already corrected the spelling of Mr. Joe Batell’s last name.

**On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the February 13, 2023 Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Kutak Rock, LLP***

Mr. Earlywine stated he is working on project completion and the real estate aspect.

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

There was no report.

Mr. Curtis will coordinate with Mr. Morris regarding installing a fence between the multi-family units and the townhomes.

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

There was no report.

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

- **NEXT MEETING DATE: May 8, 2023 at 1:30 P.M. [Presentation of Fiscal Year 2024 Budget]**
  - **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Curtis stated he will coordinate with Juniper on a few items, including setting aside funds to create a buffer area from the dogs.

▪ **Landscape Update – Juniper**

**This item was an addition to the agenda.**

The Juniper representative stated all the landscaping and the pine straw applications were completed. He presented Juniper Proposal #208080. in the amount of \$2,365.62, to beautify the townhome pool area.

Discussion ensued regarding the Juniper proposal. No action was taken.

**TENTH ORDER OF BUSINESS**

**Public Comments**

A resident asked if the CDD budgeted for bark mulch applications on the paths/walkways. It was noted that a proposal for pine bark for the greenway will be submitted.

A resident thanked the Board for facilitating the wall repairs and reported that a few overgrown oak trees were not cut back.

Ms. Ennis asked if the CDD Board will continue meeting monthly once construction is completed. Mr. Curtis stated meetings will then be held on an as-needed basis but the Board will eventually transition from being Developer-controlled to resident-controlled.

Discussion ensued regarding the oak trees, sod, Board Member requirements, pickleball court lighting proposal and an irrigation main.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 2:37 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cop SA:  
Secretary/Assistant Secretary

Candice Smith  
Chair/Vice Chair