

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

September 11, 2023

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

September 4, 2023

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 September 11, 2023 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. Consider Appointment of to Fill Unexpired Term of Seat 4; *Term Expires November 2024*
 - A. Candidates
 - I. Ann Judy
 - B. Administration of Oath of Office to Appointed Supervisor (*the following to be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-08, Designating Certain Officers of the District, and Providing for an Effective Date
5. Consideration of Proposals to Remove/Replace Sabal Palms

- 6. Consideration of Project Completion Related Items
 - A. Quitclaim Deed
 - B. Easement Agreement
 - C. Resolution 2023-09, Recognizing Satisfaction of the 2019A-1 Assessments and 2019A-2 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date
 - D. Resolution 2023-10, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the Assessment Area One - Residential Project and the Assessment Area Two - Commercial Project Complete; Addressing Contribution Requirements; Providing Direction to the Trustee; Finalizing the 2019 A-1, 2019 A-2 and 2019 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

7. Acceptance of Unaudited Financial Statements as of July 31, 2023

8. Approval of August 14, 2023 Public Hearing and Regular Meeting Minutes

9. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. Field Operations Manager: *Evergreen Lifestyles Management*
 - Action Items/Tracker
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 2, 2023 at 1:30 PM

○ QUORUM CHECK

SEAT 1	TROY SIMPSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JOHN CURTIS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	CANDICE BAIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GREG MEATH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

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

Sincerely,



Chuck Adams
District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3A1

From: [Ann Judy](#)
To: [Chuck Adams](#)
Subject: Beaumont CDD
Date: Thursday, August 17, 2023 12:26:42 PM

Good afternoon Mr. Adams

I am writing, as instructed, to express my interest in potentially joining the Beaumont CDD Board of Directors.

Though I have been in a domestic status for the last few years I do in fact have some experience in administration and dealing with problems.

Active Duty US Coast Guard for several years, Stationed in Norfolk, VA, Miami, FL and Mobile, AL; Supervisor Property Management/Leases for O'Reilly Automotive, Corp office Springfield, MO; Family Readiness Group Leader for the 955th Engineer Unit Ft Lenard Wood, MO (186 soldiers) during Afghanistan deployment (by far the hardest job keeping families under control and calm, volunteer at that); School bus driver for Special Needs children, Indianapolis, IN, School bus driver high school students Tuscaloosa, AL. We are currently raising our granddaughter, who has Down Syndrome, she is 13. The reason for the step down from responsibility was she was 18 months when she came into our care.

Any consideration would be greatly appreciated, thank you.

Ann Judy

Sent from [Mail](#) for Windows

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-08

**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. _____ 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 and Assistant Secretaries; however, prior appointments by the Board for Secretary, 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 ____ DAY OF _____, 2023.

ATTEST:

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5



Proposal

Proposal No.: 233894

Proposed Date: 09/06/23

PROPERTY:	FOR:
Beaumont CDD (Common Area) C/O Wrathell, Hunt and Associates 7802 Penrose Place Wildwood, FL 34785	20 palm tree replacment

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$10,933.19
Maintenance Division Labor	40.00	HR	\$65.00	\$2,600.00	
Sabal Palm, Booted, 10-16' ct - FGP3	20.00	FG	\$312.50	\$6,250.00	
Tree Palm Stake Storm (materials only)	25.00	EA	\$83.33	\$2,083.19	
Irrigation Inspection/Repairs/Upgrades					\$390.00
Maintenance Division Labor	6.00	HR	\$65.00	\$390.00	
				Total:	\$11,323.19

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

6A

This instrument was prepared by:

(This space reserved for Clerk)

Kutak Rock LLP
107 W College Ave
Tallahassee, Florida 32301

QUIT CLAIM DEED
WITH GRANT AND RESERVATION OF EASEMENTS

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____, 2023, by and between **KLP VILLAGES LLC**, a Florida limited liability company, with a mailing address of 105 NE 1st Street, Delray Beach, Florida 33444 (“**Grantor**”), and **BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Wildwood, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Grantee**”).

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, and more particularly below (“**Property**”):

Tracts A-4, A-5 (District Right-of-Way) and D-8 (Sidewalk, Landscape, Drainage, Access and Irrigation), as identified on the plat entitled, “BEAUMONT PHASE 2 & 3” and recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 45-45F.

Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

NOTE: This Quit Claim Deed is not intended to convey any improvements located on the Property or Easement areas, which improvements will instead be conveyed by separate bill of sale.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for (i) ingress and egress over, upon and across the Property, (ii) together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, and related improvements, and (iii) the right to maintain, repair and replace and improve any

improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall be exercised in a manner consistent with the District's capital improvement plan and the District's obligations under any applicable trust indenture relating to any bonds issued by the District to finance the improvements on the Property, and shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

KLP VILLAGES LLC

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2023, by _____, as _____ of KLP Villages LLC, on its behalf. Who [] is personally known to me or [] produced _____ as identification.

Notary Public, State of _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6B

This instrument was prepared by:

Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

EASEMENT

THIS EASEMENT (“Easement”) is made as of the ____ day of _____, 2023, by and among **KLP VILLAGES LLC**, a Florida limited liability company (“**Developer**”), whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444, **BEAUMONT TOWNHOME OWNERS ASSOCIATION INC.**, a Florida not-for-profit corporation whose mailing address is 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787 (“**TOWNHOME HOA**”), **BEAUMONT NORTH HOMEOWNERS ASSOCIATION INC.**, a Florida not-for-profit corporation (“**HOA**,” together with Developer and Townhome HOA, “**Grantor(s)**”), whose mailing address is 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787, and **BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms “Grantor(s)” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, non-exclusive perpetual easements over, under and within the property (“**Easement Areas**”) identified below, and for purposes of ingress and egress, stormwater drainage, and for the installation, construction, acquisition, ownership, operation, maintenance, repair and replacement of District improvements:

All “Drainage, Maintenance and Access Easements,” “Landscape, Irrigation and Wall/Fence Easements,” “Drainage Easements,” “Utility and Public Access Easements,” “Ingress & Egress Easements,” “Landscape/Irrigation Easements,” “Signage Easements,” “Signage, Landscape & Irrigation Easements,” and all other drainage easements as depicted on the plat entitled, *Beaumont Phase 1*, which is recorded in Plat Book 18, Pages 13-13Q, in the Official Records of Sumter County, Florida, for the purposes of installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

All “Landscape, Irrigation and Wall/Fence Easements,” “Ingress & Egress Easements,” “Signage Easements,” and all other drainage easements as depicted on the plat entitled *Sundance Extension East*, which is recorded in Plat Book 19, Pages 13-13A, in the Official Records of Sumter County, Florida, for the purposes of installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

All “Landscape, Irrigation and Wall/Fence Easements,” “Ingress & Egress Easements,” “Signage Easements,” “Signage, Landscape & Irrigation Easements,” and all other drainage easements as depicted on the plat entitled *Sundance Extension West*, which is recorded in Plat Book 19, Pages 14-14A, in the Official Records of Sumter County, Florida, for the purposes of installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

All “Landscape Buffer,” “Ingress & Egress Easements,” “Drainage Maintenance and Access Easements,” and all other drainage easements as depicted on the plat entitled *Beaumont Phase 2 & 3*, which is recorded in Plat Book 19, Pages 45-45F, in the Official Records of Sumter County, Florida, for the purposes of installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

All “Ingress & Egress Easements,” “Landscape/Irrigation Easement,” “Signage Easement,” “Landscape, Irrigation, and Wall/Fence Easement,” “Access Easement (Nonexclusive Access, Utility, and Stormwater Drainage Easement),” and all other drainage easements as depicted on the plat entitled *Beaumont Lots 421 and 422*, which is recorded in Plat Book 20, Pages 12-12A, in the Official Records of Sumter County, Florida, for the purposes of installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the lands, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Areas. A default by any party under this Easement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance. In the event that either party seeks to enforce this Easement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings. This Easement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the Grantee is located.

[SIGNATURE PAGE TO EASEMENT]

IN WITNESS WHEREOF, Developer has caused these presents to be executed on the day and year first above written.

WITNESS

KLP VILLAGES LLC

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023, by _____, as _____ of KLP Villages, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE TO EASEMENT]

IN WITNESS WHEREOF, the HOA has caused these presents to be executed on the day and year first above written.

WITNESS

**BEAUMONT TOWNHOME OWNERS
ASSOCIATION INC.**

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023, by _____, as _____ of Beaumont Townhome Owners Association, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

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

[SIGNATURE PAGE TO EASEMENT]

IN WITNESS WHEREOF, the HOA has caused these presents to be executed on the day and year first above written.

WITNESS

BEAUMONT NORTH HOMEOWNERS ASSOCIATION INC.

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023, by _____, as _____ of Beaumont North Homeowners Association, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2023-09

[CONTRIBUTION RESOLUTION FOR 2019A-1 AND 2019A-2 ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING SATISFACTION OF THE 2019A-1 ASSESSMENTS AND 2019A-2 ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND 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, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its \$5,925,000 Special Assessment Bonds, Series 2019A-1 (Assessment Area One - Residential Project) ("**2019A-1 Bonds**"), and its \$4,205,000 Special Assessment Bonds, Series 2019A-2 (Assessment Area One - Residential Project) ("**2019A-2 Bonds**"), both in order to finance the District's "**Assessment Area One Project**"; and

WHEREAS, also in connection with the issuance of the 2019A-1 Bonds and 2019A-2 Bonds, and pursuant to Resolutions 2018-25, 2019-01, and 2019-04 (together, "**Assessment Resolutions**"), the District levied non-ad valorem special assessments to secure the repayment of the 2019A-1 Bonds ("**2019A-1 Assessments**") and 2019A-2 Bonds ("**2019A-2 Assessments**"); and

WHEREAS, the *Final Supplemental Special Assessment Methodology Report*, dated January 24, 2019, which was adopted as part of the Assessment Resolutions, recognizes a contribution obligation of \$674,220.68 for the 2019A-1 Assessments ("**2019A-1 Contribution Obligation**") and an additional contribution for the 2019A-2 Assessments ("**2019A-2 Contribution Obligation**") from the project developer, KLP Villages LLC ("**Residential Developer**"); and

WHEREAS, the Residential Developer has expended funds to develop and/or acquire certain public infrastructure for the Assessment Area One Project in the amount of at least the 2019A-1 Contribution Obligation and has caused the 2019A-2 Assessments to be paid off in full,¹ and, accordingly, has requested that the District recognize the satisfaction of the 2019A Contributions; and

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

1. CONTRIBUTION. The District acknowledges and declares that the Developer has contributed infrastructure and/or monies in order to satisfy the 2019A-1 Contribution Obligation and the 2019A-2 Contribution Obligation.

¹ The Residential Developer provided \$957,928.58 in construction funding directly to the District for the Assessment Area One Project. See **Exhibit A**. After taking into account the 2019A-1 Contribution Obligation, the difference of \$283,707.90 is eligible for payment from any remaining 2019A-1 Bonds construction proceeds.

2. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

3. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessment(s) which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessment(s) shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF THE
BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Beaumont Assessment Area One Developer Construction Funding

Exhibit A: Beaumont Assessment Area One Developer Construction Funding

10:24 AM
07/06/23
Accrual Basis

**Beaumont CDD
Transaction Detail By Account
All Transactions**

Type	Date	Memo	Credit
366.100 · Developer Contribution			
General Journal	09/30/2020	FUNDING REQUEST #3 - CONSTRUCTION	17,249.29
General Journal	09/30/2020	FUNDING REQUEST #1 - CONSTRUCTION	23,620.57
General Journal	11/18/2020	FUNDING REQUEST #3 - CONSTRUCTION	5,790.56
General Journal	12/22/2020	FUNDING REQUEST #4 - CONSTRUCTION	190,612.95
General Journal	01/04/2021	FUNDING REQUEST #5 - CONSTRUCTION	254,668.29
General Journal	03/01/2021	FUNDING REQUEST #6 - CONSTRUCTION	33,369.14
General Journal	04/08/2021	FUNDING REQUEST #7 - CONSTRUCTION	401,582.85
General Journal	05/19/2021	FUNDING REQUEST #8 - CONSTRUCTION	7,175.00
General Journal	06/23/2021	FUNDING REQUEST #9 - CONSTRUCTION	10,781.93
General Journal	08/18/2021	FUNDING REQUEST #10 - CONSTRUCTION	998.90
General Journal	09/30/2021	FUNDING REQUEST #12 - CONSTRUCTION	2,605.39
General Journal	09/30/2021	REQUISITION #152	8,738.71
General Journal	01/12/2022	FUNDING REQUEST #13 - CONSTRUCTION	735.00
Total 366.100 · Developer Contribution			957,928.58
TOTAL			957,928.58

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6D

RESOLUTION 2023-10

**[PROJECT COMPLETION RESOLUTION
FOR ASSESSMENT AREA ONE AND ASSESSMENT AREA TWO PROJECTS]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING THE ASSESSMENT AREA ONE - RESIDENTIAL PROJECT AND THE ASSESSMENT AREA TWO - COMMERCIAL PROJECT COMPLETE; ADDRESSING CONTRIBUTION REQUIREMENTS; PROVIDING DIRECTION TO THE TRUSTEE; FINALIZING THE 2019 A-1, 2019 A-2 AND 2019 ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Beaumont Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

Assessment Area One Project and 2019 A-1 and 2019 A-2 Bonds

WHEREAS, on February 7, 2019, the District issued its \$5,925,000 Special Assessment Bonds, Series 2019 A-1 (Assessment Area One - Residential Project) ("**2019 A-1 Bonds**"), to finance a portion of its "**Assessment Area One Project**;" and

WHEREAS, the 2019 A-1 Bonds were issued pursuant to that certain *Master Trust Indenture* ("**Master Indenture**"), as supplemented by the *First Supplemental Trust Indenture*, each between the District and Regions Bank ("**Trustee**") and dated January 1, 2019 ("**2019 A-1 Indenture**"); and

WHEREAS, on February 7, 2019, the District issued its \$4,205,000 Special Assessment Bonds, Series 2019 A-2 (Assessment Area One - Residential Project) ("**2019 A-2 Bonds**"), to finance a portion of its Assessment Area One Project; and

WHEREAS, the 2019 A-2 Bonds were issued pursuant to that certain Master Indenture, as supplemented by the *Second Supplemental Trust Indenture*, each between the District and the Trustee and dated January 1, 2019 ("**2019 A-2 Indenture**"); and

WHEREAS, the Assessment Area One Project originally was estimated to cost approximately \$12,530,000 and is described in the *Revised Engineer's Report for the Beaumont Community Development District (Residential Project) and (Commercial Project)*, dated September 12, 2018, as revised December 11, 2018 ("**Engineer's Report**"); and

WHEREAS, the Assessment Area One Project includes, among other things, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

WHEREAS, in order to secure repayment of the 2019 A-1 Bonds and 2019 A-2 Bonds, and pursuant to Resolutions 2018-25, 2019-01, and 2019-04 (together, and among other assessment resolutions, “**Area One Assessment Resolution**”), the District levied and imposed special assessment lien(s) (together, “**Area One Assessments**”), which are levied and imposed on certain benefitted lands (i.e., the “**Assessment Area One**”) within Assessment Area One of the District; and

WHEREAS, the Area One Assessments are further described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 and December 11, 2018, and as supplemented by the *Final Supplemental Special Assessment Methodology Report*, dated January 24, 2019 (together, “**2019 Assessment Report**”); and

WHEREAS, generally stated, the Assessment Area One Project specially benefits the assessable lands in Assessment Area One, as set forth in the Area One Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Assessment Area One Project financed with the 2019 A-1 and 2019 A-2 Bonds to the specially benefited properties within the District as set forth in the Area One Assessment Resolution and this Resolution; and

Assessment Area Two Project and 2019 Bonds

WHEREAS, on February 7, 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Bonds**,” together with the 2019A-1 Bonds and 2019A-2 Bonds, “**Bonds**”), to finance a portion of its “**Assessment Area Two Project**,” and

WHEREAS, the 2019 Bonds were issued pursuant to that certain Master Indenture, as supplemented by the *Third Supplemental Trust Indenture*, each between the District and the Trustee and dated January 1, 2019 (the “**2019 Indenture**,” together with 2019 A-1 Indenture and 2019 A-2 Indenture “**Indenture**”); and

WHEREAS, the Assessment Area Two Project originally was estimated to cost approximately \$6,560,000 and is described in the Engineer’s Report; and

WHEREAS, the Assessment Area Two Project includes, among other things, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

WHEREAS, in order to secure repayment of the 2019 Bonds, and pursuant to Resolutions 2018-25, 2019-01, and 2019-05 (together, and among other assessment resolutions, “**Area Two Assessment Resolution**”), the District levied and imposed special assessment lien(s) (together, “**Area Two Assessments**”), which are levied and imposed on certain benefitted lands (i.e., the “**Assessment Area Two**”) within Assessment Area Two of the District; and

WHEREAS, the Area Two Assessments are further described in the 2019 Assessment Report; and

WHEREAS, generally stated, the Assessment Area Two Project specially benefits the assessable lands in the Assessment Area Two, as set forth in the Area Two Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Assessment Area Two Project financed with the 2019 Bonds to the specially benefited properties within the District as set forth in the Area Two Assessment Resolution and this Resolution; and

Completion of Project

WHEREAS, the Assessment Area One Project and Assessment Area Two Project (collectively, “**Project**”), and all components thereof, have been completed; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered an “**Engineer’s Certificate**”, attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District has also made certain determinations in connection with the completion of the Project, as set forth in **Exhibit B** (“**District Certificate**”); and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certificate, the District’s Board desires to certify the Project complete in accordance with the Indenture and pursuant to Chapter 170, *Florida Statutes*; and

WHEREAS, based on the Engineer’s Certificate, the Board desires to declare the Project complete for purposes of the Indenture and Chapter 170, *Florida Statutes*;

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

- 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.
- 3. ACCEPTANCE OF ENGINEER’S CERTIFICATE.** The Board hereby accepts the Engineer’s Certificate, attached hereto as **Exhibit A**, and certifies the Project complete in accordance with the Assessment Resolution, the Indenture and Chapter 170 of the *Florida Statutes*. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date _____.
- 4. SATISFACTION OF CONTRIBUTION REQUIREMENTS.** As noted in **Exhibit B**, the Developer has satisfied any and all Contribution Requirements (as defined in **Exhibit B**), and the District hereby formally recognizes the satisfaction of all Contribution Requirements relating to the Area One Assessments and Area Two Assessments.
- 5. DIRECTION TO TRUSTEE.** District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to request that the Trustee release any monies from the applicable reserve accounts for the Bonds due to satisfaction of the “Release Conditions” set forth in the Indenture,

otherwise make any final payments from the acquisition and construction accounts for the Bonds for Project costs, and close the acquisition and construction accounts.

6. FINALIZATION OF AREA ONE ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the Area One Assessment Resolution, and because the Assessment Area One Project is complete, the Area One Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Assessment Area One Project. Because all of the original construction proceeds from the 2019 A-1 Bonds and 2019 A-2 Bonds were used to construct the Assessment Area One Project, and all Contribution Requirements were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Area One Assessment Resolution, the Area One Assessments are hereby finalized in the amount of the outstanding debt due on the 2019 A-1 Bonds and 2019 A-2 Bonds in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the 2019 Assessment Report and the Final Assessment Lien Roll on file with the District Manager.

7. FINALIZATION OF AREA TWO ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the Area Two Assessment Resolution, and because the Assessment Area Two Project is complete, the Area Two Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Assessment Area Two Project. Because all of the original construction proceeds from the 2019 Bonds were used to construct the Assessment Area Two Project, and all Contribution Requirements were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Area Two Assessment Resolution, the Area Two Assessments are hereby finalized in the amount of the outstanding debt due on the 2019 Bonds in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the 2019 Assessment Report and the Final Assessment Lien Roll on file with the District Manager.

8. REAL ESTATE CONVEYANCES; PERMITS. In connection with the District's Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the Project improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of Project improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

9. MUTUAL RELEASE. Because the Project is complete, the District hereby authorizes execution of the mutual releases, attached hereto as **Exhibit C**.

10. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

11. TRUE-UP PAYMENTS. Pursuant to the Area One Assessment Resolution and Area Two Assessment Resolution, among other documents, there may be required from time to time certain true-

up payments. Nothing herein shall be deemed to amend or alter the requirement to make true-up payments as and when due.

12. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

13. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Area One Assessment Resolution and Area Two Assessment Resolution which remain in full force and effect. This Resolution, the Area One Assessment Resolution, and the Area Two Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

14. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

15. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED this 11th day of September, 2023.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: District Engineer's Certificate

Exhibit B: District Certificate

Exhibit C: Mutual Releases

EXHIBIT A

**ENGINEER'S CERTIFICATE
REGARDING PROJECT COMPLETION**

Board of Supervisors
Beaumont Community Development District

Regions Bank, as Trustee

RE: Certificate of Completion for Assessment Area One and Assessment Area Two Projects

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the District's "**Assessment Area One and Assessment Area Two Projects**" as described in the *Revised Engineer's Report for the Beaumont Community Development District (Residential Project) and (Commercial Project)*, dated September 12, 2018, as revised December 11, 2018. It is also furnished pursuant to Section 4.01(a) of the *First Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$5,925,000 Special Assessment Bonds, Series 2019A-1 (Assessment Area One – Residential Project) ("**2019A-1 Bonds**"), Section 4.01(a) of the *Second Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$4,205,000 Special Assessment Bonds, Series 2019A-2 (Assessment Area One – Residential Project) ("**2019A-2 Bonds**"), and Section 4.01(a) of the *Third Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) ("**2019 Bonds**"). This Certificate is intended to evidence the completion of the Assessment Area One and Assessment Area Two Projects undertaken by the District. The undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. I have reviewed certain available documentation, including, but not limited to, agreements, invoices, plans, plats, deeds, bills of sale, and other documentation relating to the District's Assessment Area One and Assessment Area Two Projects and have had an opportunity to inspect the improvements and work product comprising the Assessment Area One and Assessment Area Two Projects.

2. It is my professional opinion that, to the best of my knowledge and belief, and after reasonable inquiry:

- a. The Assessment Area One and Assessment Area Two Projects, and all components thereof, have been acquired, constructed and substantially installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
- b. All labor, services, materials, and supplies used in the Assessment Area One and Assessment Area Two Projects have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
- c. The purchase price paid by the District for the Assessment Area One and Assessment Area Two Projects is no more than the lesser of: (1) the fair market value of such improvements and work product at the time of construction, and (2) the actual cost of construction of such improvements and creation of the work product.

d. The Assessment Area One and Assessment Area Two Projects continue to benefit the lands within Assessment Area One and Area Two Assessments, respectively, as set forth in the engineer's report(s).

3. As part of the Assessment Area One and Assessment Area Two Projects, the District did not fund any improvements that generated impact fee credits or similar credits.

4. All plans, permits and specifications necessary for the operation and maintenance of the improvements made for the Assessment Area One and Assessment Area Two Projects are complete, in good standing, and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

5. Based on the foregoing, it would be appropriate for the District's Board of Supervisors to declare the Project complete, at a date to be determined by the Board.

[CONTINUED ON NEXT PAGE]

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

MORRIS ENGINEERING AND CONSULTING, LLC

Matthew Morris, P.E.
Florida Registration No. 68434
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2023, by _____, P.E., District Engineer of the Beaumont Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING PROJECT COMPLETION**

Board of Supervisors
Beaumont Community Development District

Regions Bank, as Trustee

RE: Completion of Assessment Area One and Assessment Area Two Projects

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and pursuant to Section 4.01(a) of the *First Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$5,925,000 Special Assessment Bonds, Series 2019A-1 (Assessment Area One – Residential Project) (“**2019A-1 Bonds**”), Section 4.01(a) of the *Second Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$4,205,000 Special Assessment Bonds, Series 2019A-2 (Assessment Area One – Residential Project) (“**2019A-2 Bonds**”), and Section 4.01(a) of the *Third Supplemental Trust Indenture*, dated January 1, 2019 and relating to the \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Bonds**”). This Certificate is intended to address certain matters in connection with the completion of the Assessment Area One and Assessment Area Two Projects, as defined in the trust indenture for the 2019A-1 Bonds, 2019A-2 Bonds and 2019 Bonds.

The District Manager, Wrathell, Hunt and Associates, LLC, hereby makes the following certifications:

- a. The District has spent all monies from the applicable construction account for the Assessment Area One and Assessment Area Two Projects, with the exception of certain nominal amounts that will be paid out for remaining Project costs.
- b. The Assessment Area One and Assessment Area Two Projects cost at least the amount of (i) the acquisition and construction proceeds available from the 2019A-1 Bonds, 2019A-2 Bonds and 2019 Bonds, plus (ii) applicable assessment contributions as set forth in the District’s assessment methodologies.
- c. Based on the engineer’s reports and statements, the Assessment Area One and Assessment Area Two Projects, as completed, continue to provide sufficient benefit to support the Area One Assessments on Assessment Area One and Area Two Assessments on Assessment Area Two.
- d. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of Area One Assessments and Area Two Assessments to meet target levels, and/or to repay any impact fee credits.
- e. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the 2019A-1 Bonds, 2019A-2 Bonds and 2019 Bonds.
- f. Accordingly, and pursuant to Section 170.08, Florida Statutes, no credit is due in connection with finalizing the Area One Assessments and Area Two Assessments. The benefit to the lands subject to the Area One Assessments from the completed Assessment Area One Project is sufficient to support the Area One Assessments, and the Area One Assessments are fairly and reasonably allocated consistent with the assessment report(s). Further, the benefit to the lands subject to the Area Two Assessments from the completed

Assessment Area Two Project is sufficient to support the Area Two Assessments, and the Area Two Assessments are fairly and reasonably allocated consistent with the assessment report(s).

- g. Further, the Area One Assessments and Area Two Assessments are sufficient to pay the remaining debt service on the 2019A-1 Bonds, 2019A-2 Bonds and 2019 Bonds.
- h. Based on a review of the applicable plats for all lands within the District, no true-up payments are presently due and owing at this time.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

WRATHELL, HUNT AND ASSOCIATES LLC

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2023, by _____, on behalf of Wrathell, Hunt and Associates, LLC. as Assessment Consultant for the Beaumont Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

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

EXHIBIT C

**MUTUAL RELEASE
(RESIDENTIAL DEVELOPER)**

This Mutual Release (Residential Developer) (“**Release**”) is made and entered into by and between:

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Wildwood, Florida (“**District**”); and

KLP VILLAGES LLC, a Florida limited liability company, with a mailing address of 105 NE 1st Street, Delray Beach, Florida 33444 (“**Developer**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Wildwood, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District known as Assessment Area One; and

WHEREAS, on February 7, 2019, the District issued its \$5,925,000 Special Assessment Bonds, Series 2019 A-1 (Assessment Area One - Residential Project) (“**2019 A-1 Bonds**”), to finance a portion of its “**Assessment Area One Project**,” and

WHEREAS, on February 7, 2019, the District also issued its \$4,205,000 Special Assessment Bonds, Series 2019 A-2 (Assessment Area One - Residential Project) (“**2019 A-2 Bonds**,” together with the 2019A-1 Bonds, the “**Bonds**”), to finance a portion of its Assessment Area One Project; and

WHEREAS, the Assessment Area One Project (“**Project**”) is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project) and (Commercial Project)*, dated September 12, 2018, as revised December 11, 2018 (“**Engineer’s Report**”); and

WHEREAS, in connection with the 2019A-1 Bonds and 2019A-2 Bonds, the District entered into certain agreements with the Developer, including the *Completion Agreement (Residential Project)*, *Collateral Assignment (Residential Project)*, and *Acquisition Agreement (Residential Project)*, in each case dated February 7, 2019 (collectively, “**Developer CDD Agreements**”); and

WHEREAS, in order to ensure that certain target assessment levels were achieved at the Developer’s request and for the debt assessments securing the 2019A-1 Bonds and 2019A-2 Bonds, the

Developer was required to make certain contributions (together, “**Contribution Requirements**”) for each series of bonds, respectively, and in infrastructure and/or work product; and

WHEREAS, the Developer has satisfied the Contribution Requirements, and the District desires to formally recognize the satisfaction of such Contribution Requirements; and

WHEREAS, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. MUTUAL RELEASES. The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney’s fees (including appellate attorney’s fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and any of the Developer Agreements. The District further agrees that the Developer has satisfied any and all Contribution Requirements.

3. ASSESSMENTS AND TRUE-UP PAYMENTS. Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer’s obligation to pay assessments owed to the District and levied on lands owned by the Developer, or to waive or otherwise apply to any true-up obligations.

4. EFFECTIVE DATE. The releases contained herein shall take effect upon execution of this Release.

WHEREFORE, the parties below execute this Release to be effective as of the __ day of _____, 2023.

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

KLP VILLAGES LLC

By: _____
Its: _____

**MUTUAL RELEASE
(COMMERCIAL DEVELOPER)**

This Mutual Release (“**Release**”) is made and entered into by and between:

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Wildwood, Florida (“**District**”); and

KLP BEAUMONT COMMERCIAL LLC, a Florida limited liability company, with a mailing address of 105 NE 1st Street, Delray Beach, Florida 33444 (“**Developer**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Wildwood, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District known as Assessment Area Two; and

WHEREAS, on February 7, 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Bonds**”), to finance a portion of its “**Assessment Area Two Project**,” and

WHEREAS, the Assessment Area Two Project (“**Project**”) is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project) and (Commercial Project)*, dated September 12, 2018, as revised December 11, 2018 (“**Engineer’s Report**”); and

WHEREAS, in connection with the 2019 Bonds, the District entered into certain agreements with the Developer, including the *Completion Agreement (Commercial Project)*, *Collateral Assignment (Commercial Project)*, and *Acquisition Agreement (Commercial Project)*, in each case dated February 7, 2019 (collectively, “**Developer CDD Agreements**”); and

WHEREAS, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. MUTUAL RELEASES. The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and any of the Developer Agreements.

3. ASSESSMENTS AND TRUE-UP PAYMENTS. Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments owed to the District and levied on lands owned by the Developer, or to waive or otherwise apply to any true-up obligations.

4. EFFECTIVE DATE. The releases contained herein shall take effect upon execution of this Release.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the parties below execute this Release to be effective as of the __ day of _____, 2023.

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

KLP BEAUMONT COMMERCIAL LLC

By: _____
Its: _____

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	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-2	Total Governmental Funds
ASSETS									
Cash	\$ 291,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,692
Investments									
Revenue	-	-	-	225,924	327,499	-	-	-	553,423
Reserve	-	-	-	261,221	414,864	-	-	-	676,085
Prepayment	-	-	-	2,010	16,741	-	-	-	18,751
Construction	-	-	-	-	-	-	307,916	-	307,916
Interest	-	-	-	242	357	-	-	-	599
Sinking	-	-	-	37	30	-	-	-	67
Bond redemption	-	-	-	-	2,222	-	-	-	2,222
Due from Developer	29,132	-	-	-	-	-	-	-	29,132
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	33,636	111,418	-	-	-	-	-	145,054
Due from KLP Village	22,308	26,430	5,782	-	101,254	-	-	-	155,774
Due from SRF - single family	68,948	-	-	-	-	-	-	-	68,948
Due from SRF - townhome	11,658	3,166	-	-	-	-	-	-	14,824
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	\$ 428,526	\$ 65,022	\$117,200	\$ 489,434	\$ 862,967	\$ -	\$ 307,916	\$ -	\$ 2,271,065
LIABILITIES									
Liabilities:									
Accounts payable	\$ 989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989
Accounts payable - onsite	122	458	1,616	-	-	-	-	-	2,196
Due to other	-	-	7,108	-	-	-	3,386	-	10,494
Due to general fund	-	68,948	11,658	-	-	-	-	-	80,606
Due to SRF - single family	33,636	-	3,166	-	-	-	-	-	36,802
Due to SRF - town home	111,418	-	-	-	-	-	-	-	111,418
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	4,775	3,300	8,075
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	176,165	69,406	23,548	1,311	9,487	-	8,161	3,300	291,378
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	46,645	26,430	-	-	101,254	-	-	-	174,329
Total deferred inflows of resources	46,645	26,430	-	-	101,540	-	-	-	174,615
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	488,123	751,940	-	-	-	1,240,063
Capital projects	-	-	-	-	-	-	299,755	(3,300)	296,455
Unassigned	205,716	(30,814)	93,652	-	-	-	-	-	268,554
Total fund balances	205,716	(30,814)	93,652	488,123	751,940	-	299,755	(3,300)	1,805,072
Total liabilities, deferred inflows of resources and fund balances	\$ 428,526	\$ 65,022	\$117,200	\$ 489,434	\$ 862,967	\$ -	\$ 307,916	\$ -	\$ 2,271,065

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 367,934	\$ 357,562	103%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	-	40,056	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	-	5,824	-	N/A
Total revenues	<u>-</u>	<u>421,287</u>	<u>412,136</u>	102%
 Professional & administrative				
Supervisor fees	-	646	-	N/A
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	989	6,588	25,000	26%
Engineering	-	-	3,500	0%
Audit	-	3,400	3,100	110%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	-	291	500	58%
Printing & binding	42	417	500	83%
Legal advertising	-	342	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	232	244	500	49%
Website				
Hosting & maintenance	705	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	7,359	7,449	99%
Supplies	-	-	300	0%
Total professional & administrative	<u>6,068</u>	<u>76,557</u>	<u>112,389</u>	68%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	24,297	20,000	121%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	8,250	10,000	83%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	1,034	2,000	52%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	845	16,667	8,000	208%
Repairs and maintenance	-	2,728	2,500	109%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	-	116,460	160,000	73%
Mulch	-	56,279	65,000	87%
Plant replacement	-	61,107	5,000	1222%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	-	110	-	N/A
Roadway maintenance	-	950	2,500	38%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>1,670</u>	<u>291,567</u>	<u>299,750</u>	97%
Total expenditures	<u>7,738</u>	<u>368,124</u>	<u>412,139</u>	89%
Excess/(deficiency) of revenues over/(under) expenditures	(7,738)	53,163	(3)	
Fund balances - beginning	<u>213,454</u>	<u>152,553</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 205,716</u>	<u>\$ 205,716</u>	<u>\$ 25,399</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 165,891	\$ 158,684	105%
Landowner contribution	-	-	61,672	0%
Lot closing	-	6,407	-	N/A
Lot closing KLP Villages	-	29,634	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>201,932</u>	<u>220,856</u>	91%
 Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	435	8,484	12,000	71%
Accounting	125	1,250	1,500	83%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	56,175	20,000	281%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	220	-	N/A
Plant replacement	-	7,437	5,000	149%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	1,800	13,031	13,500	97%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	-	649	7,500	9%
Electricity	62	8,072	15,000	54%
Gate electricity	-	6,448	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	788	7,365	6,000	123%
Sewer/ water/ propane	154	1,764	8,000	22%
Janitorial	-	-	35,000	0%
Pressure washing	495	4,995	5,000	100%
Security monitoring/gates	844	3,374	10,000	34%
Gate repairs and maintenance	121	1,691	3,500	48%
Security amenity center	-	5,061	-	N/A
Pest control	-	790	1,200	66%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	1,005	3,000	34%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>4,824</u>	<u>143,864</u>	<u>217,550</u>	66%
 Other fees & charges				
Tax collector	-	3,317	3,306	100%
Total other fees & charges	<u>-</u>	<u>3,317</u>	<u>3,306</u>	100%
Total expenditures	<u>4,824</u>	<u>147,181</u>	<u>220,856</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(4,824)	54,751	-	
Fund balances - beginning	(25,990)	(85,565)	5,226	
Fund balances - ending	<u>\$ (30,814)</u>	<u>\$ (30,814)</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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 71,877	\$ 68,044	106%
Landowner contribution	-	-	3,124	0%
Lot closing	-	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>89,673</u>	<u>71,668</u>	125%
EXPENDITURES				
Town Home Program				
Accounting	63	625	750	83%
Streetlighting electricity	325	3,083	4,000	77%
Streetlighting maintenance	1,261	1,261	750	168%
Landscape maintenance	-	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	-	16,955	1,000	1696%
Irrigation repairs	-	714	1,000	71%
Pool maintenance	1,100	12,539	10,500	119%
Repairs and maintenance	121	701	2,000	35%
Electricity	-	3,279	5,000	66%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	208	2,080	2,000	104%
Water/sewer	147	1,432	2,000	72%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	57	505	2,500	20%
Pest control	-	320	5,500	6%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>3,282</u>	<u>51,280</u>	<u>70,250</u>	73%
Other fees & charges				
Tax collector	-	1,438	1,418	101%
Total other fees & charges	<u>-</u>	<u>1,438</u>	<u>1,418</u>	101%
Total expenditures	<u>3,282</u>	<u>52,718</u>	<u>71,668</u>	74%
Excess/(deficiency) of revenues over/(under) expenditures	(3,282)	36,955	-	
Fund balances - beginning	96,934	56,697	33,595	
Fund balances - ending	<u>\$ 93,652</u>	<u>\$ 93,652</u>	<u>\$ 33,595</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 263,618	\$ 261,264	101%
Lot closing	-	18,182	-	N/A
Interest	1,797	14,349	-	N/A
Total revenues	<u>1,797</u>	<u>296,149</u>	<u>261,264</u>	113%
EXPENDITURES				
Debt service				
Principal	-	45,000	45,000	100%
Interest	-	208,303	208,303	100%
Total debt service	<u>-</u>	<u>253,303</u>	<u>253,303</u>	100%
Other fees & charges				
Tax collector	-	5,272	5,443	97%
Total other fees and charges	<u>-</u>	<u>5,272</u>	<u>5,443</u>	97%
Total expenditures	<u>-</u>	<u>258,575</u>	<u>258,746</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,797	37,574	2,518	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(5,099)	-	N/A
Total other financing sources	<u>-</u>	<u>(5,099)</u>	<u>-</u>	N/A
Net change in fund balances	1,797	32,475	-	
Fund balances - beginning	486,326	455,648	759,966	
Fund balances - ending	<u>\$ 488,123</u>	<u>\$ 488,123</u>	<u>\$ 762,484</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 339,192	\$ 323,398	105%
Assessment levy: off-roll	-	98,383	92,751	106%
Assessment prepayments	-	15,402	-	N/A
Lot closing	-	68,779	-	N/A
Interest	2,820	21,611	-	N/A
Total revenues	<u>2,820</u>	<u>543,367</u>	<u>416,149</u>	131%
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	307,856	307,856	100%
Total debt service	<u>-</u>	<u>402,856</u>	<u>402,856</u>	100%
Other fees & charges				
Tax collector	-	6,784	6,737	101%
Total other fees and charges	<u>-</u>	<u>6,784</u>	<u>6,737</u>	101%
Total expenditures	<u>-</u>	<u>409,640</u>	<u>409,593</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,820	133,727	6,556	
Fund balances - beginning	749,120	618,213	661,743	
Fund balances - ending	<u>\$ 751,940</u>	<u>\$ 751,940</u>	<u>\$ 668,299</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Interest	\$ -	\$ 2,977	\$ -	N/A
Total revenues	<u>-</u>	<u>2,977</u>	<u>-</u>	N/A
Debt service				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Refund bond residual balance	-	82,098	-	N/A
Total debt service	<u>-</u>	<u>364,832</u>	<u>278,867</u>	131%
Excess/(deficiency) of revenues over/(under) expenditures	-	(361,855)	(278,867)	
Fund balances - beginning	<u>-</u>	<u>361,855</u>	<u>278,867</u>	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,182	\$ 11,798
Total revenues	1,182	11,798
EXPENDITURES		
Construction costs	1,700	199,447
Total expenditures	1,700	199,447
Excess/(deficiency) of revenues over/(under) expenditures	(518)	(187,649)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	5,099
Total other financing sources/(uses)	-	5,099
Net change in fund balances	(518)	(182,550)
Fund balances - beginning	300,273	482,305
Fund balances - ending	\$ 299,755	\$ 299,755

**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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 96,960
Interest	-	21
Total revenues	-	96,981
EXPENDITURES		
Construction costs - Developer	-	100,261
Refund bond residual balance	-	21
Total expenditures	-	100,282
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,301)
Fund balances - beginning	(3,300)	1
Fund balances - ending	\$ (3,300)	\$ (3,300)

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held a Public Hearing and Regular Meeting on August 14, 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
Teo Ruiz	Evergreen Lifestyle Management

Residents present:

Joe Vitalo	Marie Francis	Ann Judy	Lori Anderson
Jan Ennis	Corrine Perez	Tony Rady	Callie Klosterman
Ken _____	Gene Comeni	Phyllis Gregory	Perfecto Manuo

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Smith, Curtis and Simpson were present. Supervisors Meath and Lybbert were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident and HOA President Joe Vitalo asked about changing the dates of the asphalt work, the timing of the mailbox covers and Board transition plans. Mr. Curtis stated the asphalt work is scheduled for September 7 - 10, 2023. The mailbox cover bids are under review.

Regarding Board transition as it relates to project completion requirements, Mr. Earlywine stated the CDD is close to the point where the project will be turned over to the residents. A few punchlist items are expected to be completed within 60 to 90 days; the project will be declared complete at the September meeting, wherein a resolution will be presented.

41 The Board will likely transition in October, once the Developer-representatives are ready to
42 transition off.

43 Discussion ensued regarding infrastructure construction, the builder, amenities that the
44 CDD is responsible for, back-up pumps for the Townhome pool, piping, inspections and a
45 reserve study.

46 Resident Callie Klosterman stated, a few weekends ago, she reported that her
47 neighborhood pool pumps were broken, causing the water to be cloudy and green. She finds it
48 unacceptable that it took almost an entire day to get a response from the CDD or Evergreen
49 and to have the pool closed. In her opinion, it was an emergency and the pool should have
50 been closed sooner. Also, trees in middle of the park are dead and need to be addressed.

51 Resident Marie Francis voiced concern about the new apartment buildings nearby and
52 the need for additional security. Mr. Curtis stated, since the CDD paid for the roads, gates and
53 fences with public funds, entrance must be allowed and the City does not allow locked gates.

54 Resident Lori Anderson asked which entity is responsible for towing enforcement
55 related to the Declarations and which entity is responsible for the wheelchair lift. Mr. Curtis
56 stated towing is a police action. Regarding the Declarations, Mr. Vitalo stated the City oversees
57 street parking and the HOA has jurisdiction over the sidewalks. Regarding the wheelchair lift
58 and its maintenance, Mr. Ruiz stated he recently tested the battery and it did not charge so, a
59 battery charger will be ordered. He stated that his schedule recently changed; he will be on site
60 more often and will oversee wheelchair lift inspections. Asked about his new schedule, Mr. Ruiz
61 stated he will be on site Monday through Wednesday from 9:00 a.m. to 5:00 p.m.

62 Resident Perfecto Manuo asked about gate repairs and police patrols. Mr. Ruiz stated a
63 part was ordered for the gate and is expected this week. Police patrols are not in the budget.

64 Resident Ann Judy asked about the criteria for sidewalk repairs and noted two chunks
65 missing in the sidewalk in front of her home. A Board Member stated, typically, the area is
66 marked for repair if the sidewalk has a separation with a ¼" raised edge or if there is a crack
67 that will eventually cause the sidewalk to shift. He will inspect after the meeting. Ms. Smith
68 stated the Developer does a final walk-through with the County for final repairs and, once
69 done, those roads and sidewalks are owned by the CDD. Going forward, the CDD's insurance
70 agent will inspect the sidewalks and provide inspection reports.

71 A resident stated he previously informed the Board of erosion in the dry retention pond
72 behind his home but nothing has been done. Mr. Curtis confirmed the address and stated he
73 will inspect after the meeting.

74 A resident reported several dying trees in her backyard and several bare spots where
75 trees were removed. She asked who is responsible for tree replacement. Mr. Simpson stated
76 the homeowner is responsible for replacing trees in their backyards; there is a process with
77 Juniper to make sure sod is installed correctly after trees are removed.

78 Resident Gene Comeni stated his townhome was dug up last year to alleviate an
79 overhang in the garage, which resulted in flooding and a big depression in the ground. He
80 stated the area was inspected but nothing has occurred since. He asked if this can be looked
81 into. The address was confirmed; Staff will inspect the property after the meeting.

82

83 **THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Jared Lybbert
[Seat 4]; Term Expires November 2024**

84

85

86 Mr. Adams presented Mr. Jared Lybbert’s resignation letter.

87

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Mr.
Jared Lybbert’s resignation, was accepted.**

88

89

90

91

92

FOURTH ORDER OF BUSINESS

**Consider Appointment of to Fill Unexpired
Term of Seat 4**

93

94

95 Ms. Smith stated Staff will send an eblast to the community asking interested residents
96 to submit resumes for the Board to consider. The goal is to fill the vacancy by September.

97 • **Administration of Oath of Office to Appointed Supervisor (the following to be
98 provided in a separate package)**

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

100 **B. Membership, Obligations and Responsibilities**

101 **C. Financial Disclosure Forms**

102 **I. Form 1: Statement of Financial Interests**

103 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

104 **III. Form 1F: Final Statement of Financial Interests**

105 **D. Form 8B: Memorandum of Voting Conflict**

106

107 **FIFTH ORDER OF BUSINESS**

108 **Consideration of Resolution 2023-08,**
109 **Designating Certain Officers of the District,**
110 **and Providing for an Effective Date**

110

111 This item was deferred.

112

113 **SIXTH ORDER OF BUSINESS**

114 **Public Hearing on Adoption of Fiscal Year**
115 **2023/2024 Budget**

115

116 **A. Proof/Affidavit of Publication**117 **B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and**118 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending**119 **September 30, 2024; Authorizing Budget Amendments and Providing an Effective Date**

120 Mr. Adams presented Resolution 2023-06. He reviewed the proposed Fiscal Year 2024

121 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal

122 Year 2023 budget, and explained the reasons for any changes.

123

124 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the**
125 **Public Hearing was opened.**

126

127

128 Regarding how much assessment will increase, Mr. Adams stated it depends on the

129 product type that a resident lives in. For single-family, the operation and maintenance (O&M)

130 increase is approximately \$250; the debt service amount is unchanged.

131 Resident Jan Ennis asked what is included in the O&M assessment. Mr. Adams explained

132 that owners are responsible for two funds; the General Fund and the Special Revenue Fund

133 (SRF) or items related to the product type they own.

134 Asked what the O&M portion of the assessments pays for, Mr. Adams stated the

135 Community Center, pool area, SRF items in each product type, landscaping, dry retention

136 ponds, inter-connecting pipes and streetlighting.

137 A resident questioned the \$10,000 call box entry system line item, under "Security

138 monitoring/gates" and noted there are no call boxes at the gate. Mr. Adams stated the

139 expenditure descriptions were composed several years ago; the verbiage will be revised.

140 A resident asked what guidance will be given to residents once the Board transitions to
141 being resident-controlled. Mr. Adams stated that CDD Staff will help with the transition and
142 provide guidance.

143 Ms. Klosterman asked about landscape repair and replacement and when mulching
144 occurs. Mr. Adams stated, generally, mulch is applied after hurricane season.

145 Discussion ensued regarding Juniper, dead trees, tree removal and replacement and
146 whether there are any warranties on trees and plants.

147 Mr. Ruiz will accompany Juniper, take photographs and obtain proposals for sabal
148 palms.

149 Mr. Adams responded to questions about pressure washing, the amenity center, when
150 the main road will be painted/striped and the need for signage near the traffic signal.

151

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Public Hearing was closed.

152

153

154

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended to update certain descriptions; Authorizing Budget Amendments and Providing an Effective Date, was adopted.

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SEVENTH 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 2023/2024, Pursuant to Florida Law

162

163

164

165

166

167

A. Proof/Affidavit of Publication

168

B. Mailed Notice(s) to Property Owners

169

C. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

170

171

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175

Mr. Adams presented Resolution 2023-07. This takes into consideration the adopted budget, the assessments that were contained therein and directs the Manager to finalize the

176

177 lien roll for transmission to the Tax Collector’s office for placement of the assessments on the
178 property tax bill.

179

180 **On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, the**
181 **Public Hearing was opened.**

182

183

184 There were no public comments.

185

186 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the**
187 **Public Hearing was closed.**

188

189 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,**
190 **Resolution 2023-07, Making a Determination of Benefit and Imposing Special**
191 **Assessments for Fiscal Year 2023/2024; Providing for the Collection and**
192 **Enforcement of Special Assessments, Including but Not Limited to Penalties**
193 **and Interest Thereon; Certifying an Assessment Roll; Providing for**
194 **Amendments to the Assessment Roll; Providing a Severability Clause; and**
195 **Providing an Effective Date, was adopted.**

196

197

198 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2023**

199

200

201 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.

202

The financials were accepted.

203

204 **NINTH ORDER OF BUSINESS**

**Approval of July 10, 2023 Regular Meeting
Minutes**

205

206

207 Mr. Adams presented the July 10, 2023 Regular Meeting Minutes.

208

209 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
210 **July 10, 2023 Regular Meeting Minutes, as presented, were approved.**

211

212

213 **TENTH ORDER OF BUSINESS**

Staff Reports

214

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

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

217 There were no reports from District Counsel or the District Engineer.

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

219 • **Action items/Tracker**

220 Mr. Ruiz presented the Evergreen Action Items/Tracker report and discussed key fobs
221 for the Townhome pool area, guest parking, implementing a towing policy, securing a pool
222 cleaning contract and securing a pest control contractor for the Townhomes.

223 Mr. Ruiz responded to questions about access to the pool areas, streetlights, asphalt lift,
224 wooden fence, painting project, palm trees, dog stations, gate entry repairs and Juniper.

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

226 • **NEXT MEETING DATE: September 11, 2023 at 1:30 PM [Fiscal Year 2024 Budget
227 Adoption Hearing]**

228 ○ **QUORUM CHECK**

229

230 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

231

232 Mr. Curtis discussed the asphaltting project and road and sidewalk repairs and stated
233 residents should contact Mr. Ruiz with any issues.

234 Ms. Smith asked Staff to review the CDD's Hurricane Preparedness Plan and to obtain a
235 proposal for a reserve study.

236 Mr. Curtis asked Mr. Ruiz to make sure there is a written policy for the pools that can be
237 distributed to residents and to secure a vendor for the pool repairs.

238

239 **TWELFTH ORDER OF BUSINESS**

Public Comments

240

241 A resident asked for a "No Smoking" sign to be installed at the pools.

242 A resident asked for the pool to be cleaned five times per week instead of three times
243 per week. Mr. Adams stated that a sizable increase was made to the budget for maintenance,
244 which might include flexibility for more frequent cleanings.

245

246 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

247

248 There being nothing further to discuss, the meeting adjourned at 3:05 p.m.

249
250
251
252
253
254

Secretary/Assistant Secretary

Chair/Vice Chair

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STAFF
REPORTS
C

Tracker captures the tasks that are generated from Board Meetings or Workshops by the Board for Management, Committees, or Board Members.

Task Assigned	Assigned Date	Responsible Person	Targeted Completion Date	Date of Completion	Details and Notes associated with Task
Clubhouse back door to pool area	2/13/23	CDD	NA		<p>John Curitis working on getting this resolved, as this was an installation miss.</p> <p>8/4/23 - John has been reaching out to the original installers and new vendors to get quotes to fix the issue. Teo will be helping him with following up with the vendors he talks to.</p> <p>08/11/23 - No update</p> <p>08/14/23 - No update</p> <p>08/25/23 - Spoke to two Vendors and both recommended looking into a Lock Smith who work on store front doors, and and install needed components for the door. Will be more economical.</p> <p>09/1/ 23 - No update</p>
Wood Fence on Spanigh Harbor needs repairs and painting	1/30/23	Teo Ruiz	9/11/2023		<p>Received a quote to fix the issues. CDD asked if we can get a contract with a fence company for future repairs/maintenance</p> <p>07.12.23 - Spoke to Element Services, and Stone Gate Customs to provide bid for a contract for preventive maintenance.</p> <p>08/4/23 - The fence was repaired by Element Solutions. They will be providing a bid for a service agreement and a bid for painting the fence.</p> <p>08/11/23 - No bids presented os of today.</p> <p>08/14/23 - John Curtis is helping with this, he shared at the CDD meeting that he may receive two companies that will provide a bid.</p> <p>08.25.23 - No update</p> <p>9/1/23 - No Update</p>
Palm Trees dead on Spanigh Harbor and Community	1/15/23	Teo Ruiz	9/11/2023		<p>Working with Juniper to remove the dead palm tree, and getting new palm trees planted.</p> <p>07/12/23 - Juniper started removing dead trees on 7/7/23.</p> <p>08/4/23 Juniper started removing trees, but the holes didn't get filled properly. They need to make sure the holes are safe.</p> <p>08/11/23 - 16 trees removed as of today.</p> <p>8/14/23 - We need to get a proposal from Juniper to replace trees that were removed. We are looking for things that are cost-effective, but resilient to the weather in the area.</p> <p>08/25/23- Juniper is working on removing trees in the community.</p> <p>09/1/23 - Total number of trees removed from property is up to 26. Juniper is suggest we install Holly Trees as they are common and will sustain the conditions int this area. When I receive the estimate of the installation we will share with the board.</p>

Dog poop stations for bags around community	1/15/23	CDD	NA	NA	Part of the Budget item wish list.
Children at Play Signs	3/21/23	CDD	NA	NA	CDD looking into having city signs installed in the community
Bocce Ball box repairs	5/18/23	Teo Ruiz	9/15/2023		Need to order new box. 08.11.23 - Broken box removed, and looking for smillar box to order. 08/25/23 - No updates
Gate Entrance Repair (Motors)	2/15/23	Teo Ruiz	8/28/2023		Looking for Different Vendors who specialize on gate motors 07/5/23 Resident help diagnose the issue at the gate and was able to get gate to function. One motor might need replacement. 08/4/23 - After inspection, power board not functioning properly. A service call was placed with Gaurdian. They will be out the week of 8/7. Waiting on the exact date to meet with the company. 08/11/23- Gate parts approved, waiting on delivery to schedule maintenance. 08/18/23 - No updates 08/25/23 - Part are estimated to be delivered today 8/25/23, work scheduled to be completed my Monday 8/28/23. 09/1/23 - No Update
Common Area Landscaping	8/1/23	Teo Ruiz	8/25/2023		08/4/23 - reports of different areas in the community that need attention: Retion Ponds, landscaping beds, storm drains, garbage in plant beds, and dead trees. Scheudled a meeting with Juniper on Monday 8/7 to go over the items. 8/11/23 - Met with Juniper (Mike and Keith), went over all concerns expressed by the North HOA board. Set up a game plan to make sure we do not miss landsaping turnover. Will meet weekly on Tuesdays to inspect different areas of the community 8/14/23 -Had the first meeting with Juniper. Joe and I walk a small portion of the community (Clubhouse Area, Walk Area, a few Homes On Sunshine and Penrose) and email was sent to beaumontnorthhoa@gmail.com email as part of the update. Juniper has a list of items they need to provide a game plan. 08/25/23 - Juniper provided a list of areas of concern, and are working to correct the issues. 09/1/23 - No updates due to storm. The storm put us back a few days.
Find exact Reason why pool went down	8/14/23	Teo Ruiz	9/11/2023		08.14.23 - Residents want more specific reasons on why the pool went out of order. They want to know if it was because of bad install, bad maintenance, etc. 08/25/23 - No update 09/1/23 - No update
Mulch for Community	8/14/23	Teo Ruiz	9/11/2023		08/14/23 - Get Mulch schedule for the community. 08/25/23 - No update 09/1/23 - No update
Street sign at Stokes & June	2/13/23	CDD	End of Aug - September		Per CDD meeting, will be fixed while we are fixing different items in the community like sidewalks, and lifting of asphalt.

Notification for Vacant CDD Board Position	8/14/23	Teo Ruiz	8/18/2023		08.14.23 - Need to get with Chuck to get the information needed to be on the Board of the CDD. 08/18/23 - Received the information on 08/17/23 and will be emailed to both communities, North and Townhomes.
Pool Cleaning issues	1/15/23	Teo Ruiz	8/31/2023	8/11/23	Pool company has been talked to, will be looking into possibly replacing 07/5/23 - Sprakling Pools resigned from their contract. We are not looking for a new pool company. 7/12/23 ProCare Pool Cleaners agreed to clean our pools for the month while we search for a different company. 08/4/24 - Pool pump went down, waiting on parts to be delivered to get it repaired. Waiting on ETA of delivery. 08/11/23 - Pool Repairs complete, pool is open.
Pole light #236076 out of order	1/15/23	SECO	NA		Work order placed with SECO, waiting on them to repair.
Light pole base broken	5/1/23	SECO	NA		Work order placed with SECO, waiting on them to repair.
Pressure washing of Building	5/10/23	Teo Ruiz	6/30/2023		Bid approved, project scheduled for 06/23/23
No Soliciting Signs	1/15/23	Teo Ruiz	6/15/2023	6/20/23	Signs ordered and will be installed by 6/23/23
Latch on walkers gate needs to be put on inside of the gate	1/15/23	Teo Ruiz	6/30/2023	6/30/23	Working with resident to get this fixed.
Repair Lights and Fans in pool area	2/15/23	Teo Ruiz		6/6/23	
Repair Toilet paper holder in women's bathroom	2/15/23	Teo Ruiz		6/6/23	Repaired on 6/6/23
Fence needs to be repaired by Pool gate next to Mailbox	1/30/23	Teo Ruiz		4/28/23	StoneGate Customs repaired.
Carpet at Clubhouse need to be cleaned	2/13/23	Teo Ruiz		6/10/23	Carpet cleaned on 6/10/23

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D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	1:30 PM
November 13, 2023	Regular Meeting	1:30 PM
December 11, 2023	Regular Meeting	1:30 PM
January 8, 2024	Regular Meeting	1:30 PM
February 12, 2024	Regular Meeting	1:30 PM
March 11, 2024	Regular Meeting	1:30 PM
April 8, 2024	Regular Meeting	1:30 PM
May 13, 2024	Regular Meeting	1:30 PM
June 10, 2024	Regular Meeting	1:30 PM
July 8, 2024	Regular Meeting	1:30 PM
August 12, 2024	Regular Meeting	1:30 PM
September 9, 2024	Regular Meeting	1:30 PM

***Exception**

October meeting is one week earlier to accommodate the Columbus Day holiday.