

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on October 2, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

John Curtis	Vice Chair
Troy Simpson	Assistant Secretary
Ann Judy	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Joe Vitalo	Resident/HOA President
Cheryl Commoneely	Resident
James Gondini	Resident
Corinne Corez	Resident
Anne Illick	Resident
Lori Anderson	Resident
Carol Michael	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m.

Supervisors Curtis, Simpson and Judy were present. Supervisors Bain and Meath were not present.

SECOND ORDER OF BUSINESS

**Public Comments (Agenda Items: 3
Minutes Per Speaker)**

Resident Cheryl Commoneely stated all the parking lines in the development were completed except the CDD's. Mr. Curtis stated the contractor will be back on October 5th to complete the project and will clean up the debris piles on the sidewalk as well.

Resident James Gondini stated he was recently almost involved in an automobile accident near the roundabout near Penrose. In his opinion, it was because there is no yield sign on the road coming from the storage unit. Mr. Curtis stated the yield sign might be missing. He will contact the Engineer of Record to find out if a sign is required in the plans and, if so, one will be installed in that location. Mr. Earlywine cautioned that, if a sign is not required by the County, he would not recommend adding one, as that would involve engaging a Traffic Engineer to conduct a study.

Resident Corinne Corez stated she also almost had an accident coming out of the storage house because a motorist was going the wrong way in the roundabout. She reported that a line at the end of 466A is no longer there. Mr. Curtis stated the area will be restriped on Thursday.

Resident Anne Illick asked how long homeowners must make bond payments. Mr. Adams explained that the bond was issued in 2019 and the payments must be made for 30 years; Ms. Illick's bond payments will be satisfied in November 2049. Asked what happens to the bond debt if the home is sold, Mr. Adams stated it goes with the property and the new owner will be responsible. Asked about the bond payoff process, Mr. Adams stated that residents can pay off their bond debt at any time by calling Managements' office and providing their tax folio numbers and they will be given a payoff amount good through a certain date.

Ms. Judy reported that motorists routinely speed around the corner to pass the school bus stop as schoolchildren board and exit the bus and asked if a "School Bus Stop Ahead" sign can be installed near a large oak tree where a "No Trespassing" sign is already installed. Mr. Curtis stated the CDD might have to go before the City Commission.

In response to a resident's question about parking enforcement, Mr. Earlywine stated he is unsure if a "No Parking" rule was adopted by the CDD. In his opinion, there is a need for a cooperative effort about parking enforcement between the CDD and the HOA. If the Board is amenable, Staff can facilitate a rulemaking process to establish a "No Parking" rule and a fine, and present a draft rule at the November meeting. Mr. Adams asked for a template of the rule so he can coordinate with the two Associations.

Resident Becky Osborne asked for Board approval of a “Game Day Club” at the Clubhouse. Mr. Earlywine stated that most social clubs in CDDs either organize informally or organize through their HOA and then the CDD can have an exception in its rules that allows groups to rent or use the facilities on a monthly basis at little or no cost. The rules allow for the HOA to basically use the Clubhouse amenity for one free meeting per month, subject to availability and, if the Board is amenable, the same can be applied for social clubs. He recommended a motion to approve, on an interim basis, the use of the Clubhouse amenity at no cost, one time per month, for each social club, subject to availability.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, authorizing, on an interim basis, Clubhouse use by social clubs up to five times per month, at no cost, subject to availability, was approved.

Resident Lori Anderson asked who to contact in case there are any issues with Security and if there is a code to recite to security guards. Ms. Anderson was informed to contact Ashley at Evergreen.

Mr. Vitalo stated the HOA received a pest control bill for services around the pool area that should have been billed to the CDD. Mr. Vitalo was asked to send the bill to Management.

Discussion ensued regarding getting events approved by the security company, gaining access to the Clubhouse amenity after 6:00 p.m., and transitioning the CDD Board from Developer controlled to resident controlled.

THIRD ORDER OF BUSINESS

Update: Developer Projects

Mr. Curtis stated asphaltting is complete and striping will be completed on October 5th. City Officials inspected and approved the project. A few stormwater runoff related items will be completed by the CDD, over time. Mr. Earlywine asked about unfinished punch list items and discussed project completion, commercial and residential projects, an A-1 bond and utilizing bond reserves to cover expenses after all of the homes are platted and developed.

FOURTH ORDER OF BUSINESS

Consideration of Proposals to Remove/Replace Sabal Palms

Mr. Adams presented Juniper Proposal #233894 for the removal and replacement of Sabal Palms. He recommended approval of the proposal with a modification reducing the number of trees from 20 to 18.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Juniper Proposal #233894, as amended to reduce the number Sabal Palms from 20 to 18, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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

This item was deferred to the November meeting.

SIXTH ORDER OF BUSINESS

Consideration of Requisition Number 1 to Address Release of Series 2019A-1 Bond Reserve

Mr. Earlywine presented Requisition Number 1 to Address Release of Series 2019A-1 Bond Reserve authorizing payment of the remaining balances in the construction account after the reserves are released.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Requisition Number 1 to Address Release of Series 2019A-1 Bond Reserve, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Proposal for Commercial Project Landscaping

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Assignment of Hughes Brothers Commercial Paving Project

Mr. Earlywine presented the Assignment of the Hughes Brothers Commercial Paving Project, in the amount of \$215,000.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Assignment of the Hughes Brothers Commercial Paving Project, in the amount of \$215,000, was approved.

NINTH ORDER OF BUSINESS

Consideration of Contract for Final Commercial Paving/Punch List Items

This item was discussed during the Eighth Order of Business.

TENTH ORDER OF BUSINESS

Ratification Items

Mr. Earlywine presented the following:

A. Quitclaim Deed

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Quitclaim Deed between the CDD and KLP Villages LLC, was ratified.

B. Easement Agreement

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Easement Agreement between the CDD and KLP Villages LLC, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2023.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of September 11, 2023 Regular Meeting Minutes

Mr. Adams presented the September 11, 2023 Regular Meeting Minutes.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the September 11, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Morris Engineering and Consulting, LLC

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

C. Field Operations Manager: Evergreen Lifestyles Management

- **Action items/Tracker**

The Evergreen Action Items/Tracker Report was included for informational purposes.

Mr. Adams stated the Field Operations Manager resigned and as soon as a new Manager is engaged, Staff will provide the information to the Board and make an announcement to the community.

A resident stated that the handicap chair at the pool is not working and needs to be replaced because several people need the chair.

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

- **NEXT MEETING DATE: November 13, 2023 at 1:30 PM**

○ **QUORUM CHECK**

Mr. Adams introduced Mr. Antonio Shaw, a Field Operations Manager in the Orlando area, who will be assisting him.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

Mr. Vitalo reported several cracked driveways and sidewalks and asked about a mail box cover and fob security. Mr. Curtis asked Mr. Vitalo to include these items in an email and he will inform the appropriate parties.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

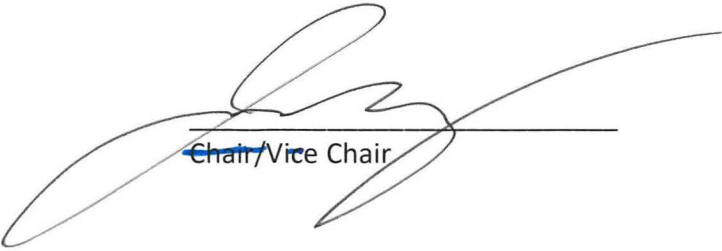
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 2:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair