

BEAUMONT

**COMMUNITY DEVELOPMENT
DISTRICT**

November 13, 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

November 3, 2023

Board of Supervisors
Beaumont Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on November 13, 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 (*Agenda Items: 3 Minutes Per Speaker*)
3. Update: Developer Projects
4. 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
5. Consideration of Requisition 2019A1
6. Consideration of Resolution 2024-02, Setting a Public Hearing to Adopt Amended Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date
7. Consideration of Resolution 2024-03, Amending the Amenity Facilities Policies; Providing for Severability and an Effective Date
8. Consideration of Juniper Landscaping of Florida, LLC Proposal No. 244783 [4-Inch Main Brake at Coverts]
9. Consideration of Landscape Proposal for Commercial Project Landscaping
10. Consideration of Contract for Final Commercial Paving/Punch List Items

- 11. Acceptance of Unaudited Financial Statements as of September 30, 2023
- 12. Approval of October 2, 2023 Regular Meeting Minutes
- 13. 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: December 11, 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	ANN JUDY	<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

- 14. Board Members' Comments/Requests
- 15. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
- 16. 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

4

RESOLUTION 2024-01

**[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 benefitted 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 13th day of November, 2023.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____

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.

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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: _____

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

c/o Wrathell, Hunt, & Associates LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
(561)571-0010

_____, 2023

Regions Bank
10245 Centurion Parkway, Suite 200
Jacksonville, Florida 32256
Attn: Janet Ricardo
E-mail: janet.ricardo@regions.com

VIA EMAIL

RE: Beaumont Community Development District
Special Assessment Bonds, Series 2019A-1 (Assessment Area One-Residential Project)
Satisfaction of Release Condition(s)

Dear Janet,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that "Release Conditions" have been satisfied. Accordingly, and based on the certificate(s) attached hereto, please recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), transfer any surplus from the applicable reserve account to the applicable acquisition and construction account. Thank you for your assistance.

Beaumont Community Development District

By: Craig Wrathell
Its: District Manger

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the First Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Release Conditions' shall mean (i) all lots within Assessment Area One that are subject to the Series 2019A-1 Special Assessments have been platted and developed as certified in writing to the Issuer and Trustee by the Consulting Engineer, (ii) all lots subject to the Series 2019A-1 Special Assessments have been sold and closed to builders, as certified in writing to the Issuer and the Trustee by the Landowner, and (iii) no Event of Default has occurred with respect to the Series 2019A Bonds."

"Series 2019A-1 Reserve Account Requirement' or 'Reserve Requirement' shall mean an amount equal to the maximum annual debt service with respect to the initial Outstanding principal amount of the Series 2019A-1 Bonds prior to the satisfaction of the Release Conditions. The initial Series 2019A-1 Reserve Requirement shall be equal to \$410,825.00. . . Upon satisfaction of the Release Conditions the Reserve Requirement shall be an amount equal to fifty percent (50%) of the maximum annual debt service with respect to the Outstanding principal amount of the Series 2019A-1 Bonds determined at the time the Release Conditions have been satisfied. . . ."

Section 4.01 of the Supplemental Indenture further provides, in pertinent part:

"(a) . . . Proceeds of the Series 2019A-1 Bonds shall be deposited into the Series 2019A-1 Acquisition and Construction Account in the amount set forth in Section 2.06 of this First Supplemental Indenture, together with any moneys transferred to the Series 2019A-1 Acquisition and Construction Account as a result of satisfaction of the Release Conditions . . ."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITION(S)**

_____, 2023

Regions Bank
10245 Centurion Parkway, Suite 200
Jacksonville, Florida 32256
Attn: Janet Ricardo
E-mail: janet.ricardo@regions.com

VIA EMAIL

RE: Beaumont Community Development District
Special Assessment Bonds, Series 2019A-1 (Assessment Area One-Residential Project)
Satisfaction of Release Condition(s)

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release condition(s), as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:

“Release Conditions’ shall mean (i) all lots within Assessment Area One that are subject to the Series 2019A-1 Special Assessments have been platted and developed as certified in writing to the Issuer and Trustee by the Consulting Engineer, (ii) all lots subject to the Series 2019A-1 Special Assessments have been sold and closed to builders, as certified in writing to the Issuer and the Trustee by the Landowner, and (iii) no Event of Default has occurred with respect to the Series 2019A Bonds.”

2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Condition(s).

WRATHELL, HUNT, & 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, & Associates, LLC as District Manager 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: _____

**DISTRICT ENGINEER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITION(S)**

_____, 2023

The undersigned, as a representative of the District Engineer, hereby joins in the District Certificate regarding Satisfaction of Release Condition(s) in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All lots within Assessment Area One that are subject to the Series 2019A-1 Special Assessments have been platted and developed.

MORRIS ENGINEERING AND CONSULTING, LLC

By: _____
Its: _____

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITION(S)**

_____, 2023

KLP Villages LLC, hereby joins in the Beaumont Community Development District's Certificate regarding Satisfaction of Release Condition(s) in order to further certify that, to the best of the corporation's knowledge and belief, after reasonable inquiry, the following is true and correct:

1. All lots within Assessment Area One that are subject to the Series 2019A-1 Special Assessments have been platted and developed.

2. All lots subject to the Series 2019A-1 Special Assessments have been sold and closed to builders.

KLP VILLAGES LLC

By: _____
Its: _____

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

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**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1
(ASSESSMENT AREA ONE – RESIDENTIAL PROJECT)**

The undersigned, an Responsible Officer of Beaumont Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and Regions Bank, as trustee (the "Trustee"), dated as of January 1, 2019, as supplemented by that certain First Supplemental Trust Indenture, dated as of January 1, 2019 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **1**

(B) Name of Payee Pursuant to Acquisition Agreement:

(C) Amount Payable: \$ _____

Note that the amount of this requisition is equal to the balance of the Series 2019A-1 Acquisition and Construction Account. To the extent that additional monies are released into the Series 2019A-1 Acquisition and Construction Account, the Trustee is directed to may payment of any remaining amounts owed by the District for the Funds Advanced By Developer, as further detailed below, up to the full amount of \$674,220.68, and without further action by the District.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable):
The Advanced Funds Pursuant to the Acquisition Agreement were in the amount of \$957,928.58. Resolution #2023-09, attached hereto as Exhibit A, identifies a contribution to the District in the amount of \$283,707.90, which left an unpaid balance of \$674,220.68. The above-referenced amount payable is to be applied to the unpaid balance of \$674,220.68.

EVENT	AMOUNT
Advanced Funding	\$957,928.58
LESS Amount Used Towards Contribution as Reflected in District Resolution 2023-__	<u>-\$283,707.90</u>
BALANCE Owed After Contribution	\$674,220.68

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2019A-1 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,

OR

this requisition is for costs of issuance payable from the Acquisition and Construction Fund that has not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT AMENDED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY 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, being situated in the City of Wildwood in Sumter County, Florida;

WHEREAS, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

WHEREAS, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement rule for District Property (“**Parking Enforcement Rule**”) and to fine owners of vehicles or vessels hazardously parked on District Property and/or have the vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

WHEREAS, the Board previously adopted a Parking Enforcement Rule on May 9, 2022; and

WHEREAS, the Board has determined that it is in the best interest of the district to adopt an amended Parking Enforcement Rule (“**Amended Parking Enforcement Rule**”) in accordance with the provisions of Section 715.07, Florida Statutes;

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

SECTION 1. A Public Hearing will be held to consider the proposed Amended Parking Enforcement Rule, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

Date: January 8, 2024
Time: 1:30 p.m.
Location: 7764 Penrose Place, Wildwood, Florida 34785

SECTION 2. The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2023.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Parking Enforcement Rule

EXHIBIT A

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENDED RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on May 9, 2022 at a duly noticed public meeting, and after a public hearing, and as amended on _____, 2023 at a duly noticed public meeting, the Board of Supervisors of the Beaumont Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and find such owners consistent with this rule and as indicated herein.

2. **PARKING RULES.**

General

- a. Owners’ vehicles, including, ATVs, boats, trailers, or any other motorized vessel, shall be parked in the garage or driveway of the respective Owner’s Lot and shall not block any sidewalks.
- b. No street parking is allowed in the District on any District Property, including roadways owned by the District, within the community.
- c. During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- d. Parking on the grass is strictly prohibited.
- e. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.
- f. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- g. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

Clubhouse

- h. Parking spaces in front of the mailboxes are 10-minute parking spaces.
- i. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed, except for in certain designated spots as permitted by the District’s amenity manager.
- j. Golf cart parking spaces are for golf cart use only.

Townhomes

- k. Parking spaces in front of the mailboxes are 10-minute parking spaces.
- l. Spaces across from the pool area are for amenity patrons and guests **only** and limited while enjoying the amenity area. Townhome vehicles may utilize these parking spaces when amenity area is closed as overflow parking. Vehicles are not allowed to utilize these spaces for a period exceeding twelve (12) hours.
- m. The additional overflow parking spaces in the Townhome area is for its patrons and guests only and for periods not exceeding twelve (12) hours.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner’s expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.

4. OTHER DISTRICT PENALTIES. If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney’s fees as a contractual lien or as otherwise provided by Florida law.

5. PARKING AT YOUR OWN RISK. Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: May 9, 2022, as amended on _____, 2023

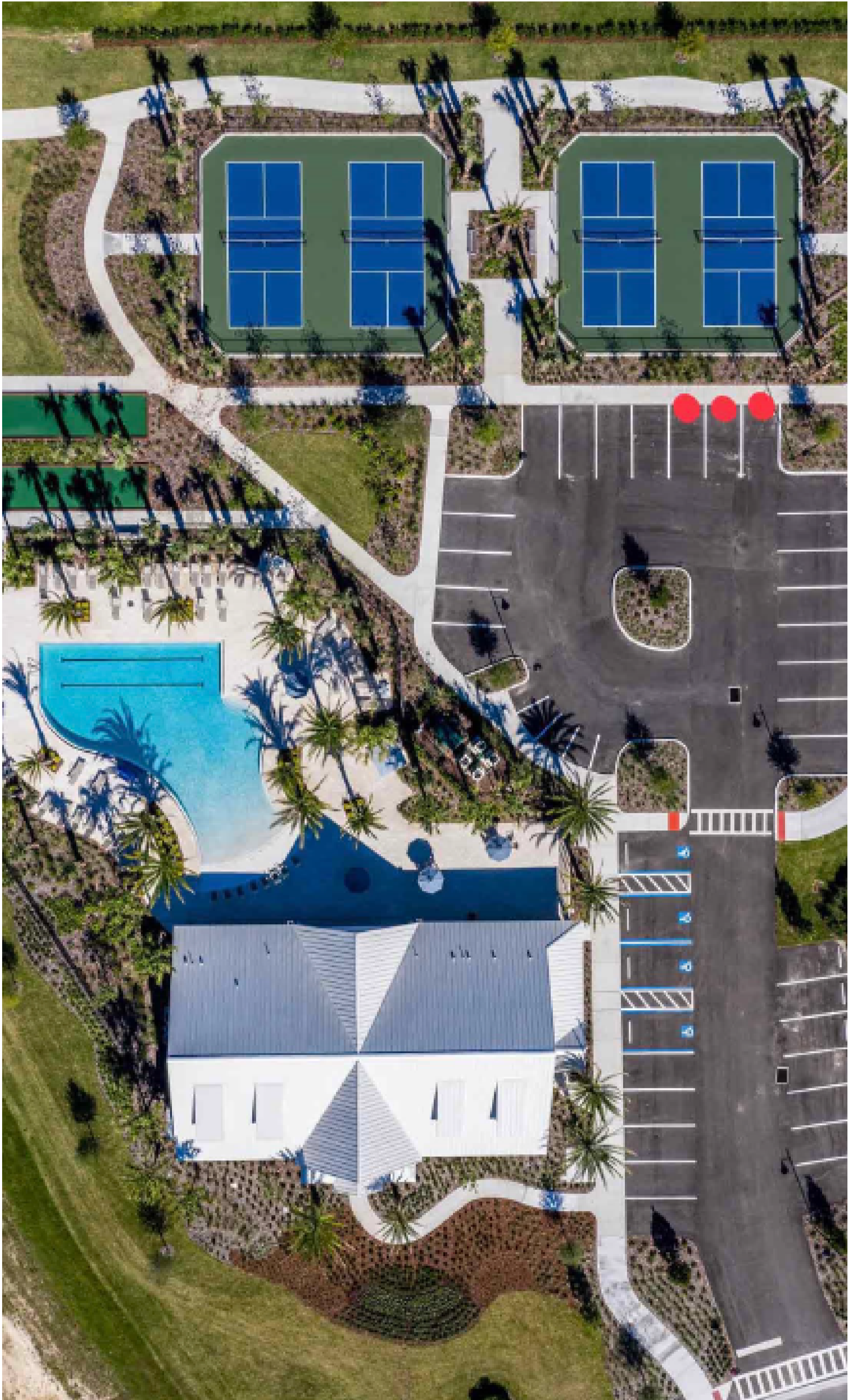
Exhibit
Map of Tow-Away Zone

BEAUMONT



● Street Parking Towing Signs

Clubhouse Parking Lot



3 Temporary Parking Spots

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES; PROVIDING FOR SEVERABILITY 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*, being situated in the City of Wildwood, Florida; and

WHEREAS, the District previously adopted its Single Family Amenity Facilities Rules, as amended, from time to time (“**Amenity Rules**”) and desires to adopt amended Rules for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Amenity Rules to address certain revisions to the policies of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rules, as amended (“**Amended Amenity Rules**”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Amenity Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Amenity Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Amenity Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2023.

ATTEST:

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:
Amended Amenity Rules

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AMENITIES AND OPERATIONAL RULES
(SINGLE FAMILY HOMEOWNER VERSION)

Joey Arroyo, Amenity Manager
Evergreen Lifestyles Management
E-mail: jarroyo@evergreen-lm.com

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENITY AND OPERATIONAL RULES

TABLE OF CONTENTS

1. Amenity Usage Rate Rule
2. Beaumont Clubhouse Rules & Policies
3. Disciplinary & Enforcement Rule
4. Acknowledgement
5. Participation Consent & Waiver Agreement

**Beaumont Community Development District
Amenity and Operational Rules
PART 1: Rule for Amenities Rates**

In accordance with Chapters 190 and 120 of the Florida Statutes, and after a duly noticed public meeting and public hearing, the Board of Supervisors of the Beaumont Community Development District adopted the following rules.

1. Introduction. This rule addresses various rates, fees and charges associated with the amenities.

2. Annual User Fees. A Single Family Property Owner does not have to pay any annual user fee for use of the Single Family Amenity, and a Townhome Property Owner does not have to pay any annual user fee for use of the Townhome Amenity, because those fees are already included in the landowner’s respective debt and operations and maintenance assessments. With those exceptions, all patrons are required to pay an annual user fee to access and use the District’s amenities, as follows:

User *	Annual Fee for Single Family Amenity	Annual Fee for Townhome Amenity
Property Owner**	\$762.89	\$460.74
Non-Resident Patrons	\$2,201.88	\$1,555.26

*NOTE: In addition to the fees stated herein, all landowners will be responsible for paying all other debt and operations and maintenance assessments attributable to their respective properties. All fees stated herein are subject to a percentage change on an annual basis, and in an amount not to exceed the percentage increase in the District’s annual budget(s).

**NOTE: A resident apartment tenant (who is not a Property Owner or Non-Resident Patron), with a valid lease agreement, is treated in the same manner as the Property Owner for purposes of this rule.

3. Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Club Room	\$150 for 4 hours + \$50 each additional hour (up to 8 hour	\$250

Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour	\$250
Club Room AND Activity/Art Room	\$225 for 4 hours + \$60 each additional hour (up to 8 hour	\$250

* Rate and deposit based on facility being rented, type of event, and staffing needs.

4. Miscellaneous Fees.

Item	Fee
Additional Daily Guest Pass	\$10.00 /
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds	\$50.00

5. Social Clubs. Notwithstanding anything in these rules written to the contrary, social clubs may use the clubhouse one day per week, subject to availability, at no cost. Any social club that would like to reserve a room must fill out a rental agreement and submit to the Amenity Manager.

6. Homeowner’s Association Meetings. Unless otherwise provided in the District’s official policies, as may be amended from time to time, each homeowner’s association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

7. Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

8. Adjustment of Rates. Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

9. Prior Rules; Policies. The District’s prior rules setting amenities rates, if any, are hereby rescinded.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss: 190.011, 190.035, Fla. (Stat. 2020)

Effective Date: _____

Beaumont Community Development District
Disciplinary & Enforcement Rule

In accordance with Chapters 190 and 120 of the Florida Statutes, and after a duly noticed public meeting and public hearing, the Board of Supervisors of the Beaumont Community Development District adopted the following rules.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District.

2. **General Rule.** All persons using the amenities and entering District properties are responsible for compliance with, and shall comply with, the rules established for the safe operations of the District's amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies;
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District amenities for a period greater

than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney’s fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2020)

ACKNOWLEDGEMENT

Resident Handbook.

The Beaumont Community Development District (“**District**”) owns and operates certain amenities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, any applicable homeowner’s associations, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, including but not limited to the Amenity Rates Rule, the Amenity Handbook (including any and all indemnification and other provisions set forth therein), and the Disciplinary & Enforcement Rule, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Owner’s Name: _____

Property Address: _____

Contact Telephone Number: _____

Email Address: _____

Mailing address if different from above: _____

Date Access Fobs issued:

Date Homeowner Signed:

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

CONSENT AND WAIVER AGREEMENT

The Beaumont Community Development District (“**District**”) owns and operates certain amenities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beaumont North Homeowner’s Association, Inc., and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name: _____

Participant Signature: _____ Date
(if Participant is 18 years of age or older)

Parent/Guardian Signature: _____ Date
(if Participant is a minor child)

Phone Number (Home): _____

Phone Number (Alternate): _____

Emergency Contact: _____

Emergency Contact Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.
PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8



Proposal

Proposal No.: 244783

Proposed Date: 11/09/23

PROPERTY:	FOR:
Beaumont CDD (Common Area) C/O Wrathell, Hunt and Associates 7802 Penrose Place Wildwood, FL 34785	4 inch main brake at coverts

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Inspection/Repairs/Upgrades					\$750.31
Maintenance Division Labor	6.00	HR	\$65.00	\$390.00	
Sch 40 PVC 45 Degree Elbow 4 in. Socket	2.00	EA	\$38.43	\$76.86	
Sch 40 PVC 90 Degree Elbow 4 in. Socket	2.00	EA	\$29.49	\$58.97	
PVC Pipe 4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	21.00	FT	\$8.37	\$175.80	
concrete mix 80-lb	3.00	EA	\$16.23	\$48.68	
				Total:	\$750.31

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

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 244,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,289
Investments									
Revenue	-	-	-	227,743	341,622	-	-	-	569,365
Reserve	-	-	-	263,377	418,287	-	-	-	681,664
Prepayment	-	-	-	2,026	1,816	-	-	-	3,842
Construction	-	-	-	-	-	-	300,625	-	300,625
Interest	-	-	-	244	150	-	-	-	394
Sinking	-	-	-	36	28	-	-	-	64
Bond redemption	-	-	-	-	2,241	-	-	-	2,241
Assessments receivable	20	9	4	14	18	-	-	-	65
Due from Developer	29,132	-	-	-	-	-	-	32,860	61,992
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	-	105,171	-	-	-	-	-	105,171
Due from KLP Village	15,112	26,430	5,782	-	139,797	-	-	-	187,121
Due from SRF - single family	71,492	-	-	-	-	-	-	-	71,492
Due from SRF - townhome	1,324	3,166	-	-	-	-	-	-	4,490
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Prepaid expense	-	548	-	-	-	-	-	-	548
Total assets	<u>\$ 366,157</u>	<u>\$ 31,943</u>	<u>\$110,957</u>	<u>\$ 493,440</u>	<u>\$ 903,959</u>	<u>\$ -</u>	<u>\$ 300,625</u>	<u>\$32,860</u>	<u>\$ 2,239,941</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 9,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,223
Accounts payable - onsite	122	50,383	14,878	-	-	-	-	-	65,383
Due to other	-	-	7,108	-	-	-	3,386	-	10,494
Due to general fund	-	71,492	1,324	-	-	-	-	-	72,816
Due to SRF - single family	-	-	3,166	-	-	-	-	-	3,166
Due to SRF - town home	105,171	-	-	-	-	-	-	-	105,171
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	130,261	36,160	166,421
Retainage payable	-	-	-	-	-	-	6,512	-	6,512
Tax payable	92	-	-	-	-	-	-	-	92
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>144,608</u>	<u>121,875</u>	<u>26,476</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>140,159</u>	<u>36,160</u>	<u>480,076</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	39,449	26,430	-	-	139,797	-	-	32,860	238,536
Total deferred inflows of resources	<u>39,449</u>	<u>26,430</u>	<u>-</u>	<u>-</u>	<u>140,083</u>	<u>-</u>	<u>-</u>	<u>32,860</u>	<u>238,822</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	492,129	754,389	-	-	-	1,246,518
Capital projects	-	-	-	-	-	-	160,466	(36,160)	124,306
Unassigned	182,100	(116,362)	84,481	-	-	-	-	-	150,219
Total fund balances	<u>182,100</u>	<u>(116,362)</u>	<u>84,481</u>	<u>492,129</u>	<u>754,389</u>	<u>-</u>	<u>160,466</u>	<u>(36,160)</u>	<u>1,521,043</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 366,157</u>	<u>\$ 31,943</u>	<u>\$110,957</u>	<u>\$ 493,440</u>	<u>\$ 903,959</u>	<u>\$ -</u>	<u>\$ 300,625</u>	<u>\$32,860</u>	<u>\$ 2,239,941</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 20	\$ 367,954	\$ 357,562	103%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	-	47,252	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	-	5,824	-	N/A
Total revenues	<u>20</u>	<u>428,503</u>	<u>412,136</u>	104%
 Professional & administrative				
Supervisor fees	430	1,290	-	N/A
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	3,923	12,669	25,000	51%
Engineering	7,338	7,338	3,500	210%
Audit	-	3,400	3,100	110%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	1,000	1,000	100%
Trustee	-	7,000	10,500	67%
Telephone	17	200	200	100%
Postage	-	291	500	58%
Printing & binding	42	500	500	100%
Legal advertising	-	1,369	1,500	91%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	-	244	500	49%
Website				
Hosting & maintenance	-	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	7,359	7,449	99%
Supplies	-	-	300	0%
Total professional & administrative	<u>15,833</u>	<u>100,430</u>	<u>112,389</u>	89%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations (shared)				
Management	-	24,297	20,000	121%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	9,900	10,000	99%
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	1,845	19,738	8,000	247%
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	-	118,698	160,000	74%
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>2,670</u>	<u>298,526</u>	<u>299,750</u>	100%
Total expenditures	<u>18,503</u>	<u>398,956</u>	<u>412,139</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	(18,483)	29,547	(3)	
Fund balances - beginning	<u>200,583</u>	<u>152,553</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 182,100</u>	<u>\$ 182,100</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 SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10	\$ 165,899	\$ 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>10</u>	<u>201,940</u>	<u>220,856</u>	91%
 Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	2,360	12,668	12,000	106%
Accounting	125	1,500	1,500	100%
Streetlighting electric	309	309	6,240	5%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	64,999	121,174	20,000	606%
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	3,332	19,612	13,500	145%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	192	841	7,500	11%
Electricity	1,949	10,840	15,000	72%
Gate electricity	644	7,382	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	548	8,701	6,000	145%
Sewer/ water/ propane	225	2,158	8,000	27%
Janitorial	-	-	35,000	0%
Pressure washing	-	4,995	5,000	100%
Security monitoring/gates	856	5,074	10,000	51%
Gate repairs and maintenance	1,634	3,325	3,500	95%
Security amenity center	-	5,061	-	N/A
Pest control	-	790	1,200	66%
Permits/licenses	275	275	750	37%
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>77,448</u>	<u>229,420</u>	<u>217,550</u>	105%
 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>77,448</u>	<u>232,737</u>	<u>220,856</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(77,438)	(30,797)	-	
Fund balances - beginning	(38,924)	(85,565)	5,226	
Fund balances - ending	<u>\$ (116,362)</u>	<u>\$ (116,362)</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4	\$ 71,879	\$ 68,044	106%
Landowner contribution	-	-	3,124	0%
Lot closing	-	25,805	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>4</u>	<u>97,684</u>	<u>71,668</u>	136%
EXPENDITURES				
Town Home Program				
Accounting	63	750	750	100%
Streetlighting electricity	-	3,393	4,000	85%
Streetlighting maintenance	-	1,261	750	168%
Landscape maintenance	422	4,908	16,000	31%
Irrigation water	-	-	500	0%
Plant replacement	-	16,955	1,000	1696%
Irrigation repairs	9,534	10,249	1,000	1025%
Pool maintenance	4,939	17,478	10,500	166%
Repairs and maintenance	129	828	2,000	41%
Electricity	355	3,934	5,000	79%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	203	2,486	2,000	124%
Water/sewer	112	1,656	2,000	83%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	58	669	2,500	27%
Pest control	-	320	5,500	6%
Permits/licenses	275	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>16,090</u>	<u>68,462</u>	<u>70,250</u>	97%
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>16,090</u>	<u>69,900</u>	<u>71,668</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(16,086)	27,784	-	
Fund balances - beginning	100,567	56,697	33,595	
Fund balances - ending	<u>\$ 84,481</u>	<u>\$ 84,481</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 13	\$ 263,631	\$ 261,264	101%
Lot closing	-	18,182	-	N/A
Interest	2,065	18,342	-	N/A
Total revenues	<u>2,078</u>	<u>300,155</u>	<u>261,264</u>	115%
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	2,078	41,580	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	2,078	36,481	-	
Fund balances - beginning	490,051	455,648	759,966	
Fund balances - ending	<u>\$ 492,129</u>	<u>\$ 492,129</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 19	\$ 339,210	\$ 323,398	105%
Assessment levy: off-roll	-	98,383	92,751	106%
Assessment prepayments	-	15,402	-	N/A
Lot closing	-	80,242	-	N/A
Interest	3,165	27,789	-	N/A
Total revenues	<u>3,184</u>	<u>561,026</u>	<u>416,149</u>	135%
Debt service				
Principal	-	95,000	95,000	100%
Principal prepayment	-	15,000	-	N/A
Interest	-	308,066	307,856	100%
Total debt service	<u>-</u>	<u>418,066</u>	<u>402,856</u>	104%
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>424,850</u>	<u>409,593</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	3,184	136,176	6,556	
Fund balances - beginning	751,205	618,213	661,743	
Fund balances - ending	<u>\$ 754,389</u>	<u>\$ 754,389</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 SEPTEMBER 30, 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	-	361,855	278,867	
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 SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 1,279	\$ 14,319
Total revenues	<u>1,279</u>	<u>14,319</u>
EXPENDITURES		
Construction costs	<u>138,810</u>	<u>341,257</u>
Total expenditures	<u>138,810</u>	<u>341,257</u>
Excess/(deficiency) of revenues over/(under) expenditures	(137,531)	(326,938)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>5,099</u>
Total other financing sources/(uses)	<u>-</u>	<u>5,099</u>
Net change in fund balances	(137,531)	(321,839)
Fund balances - beginning	<u>297,997</u>	<u>482,305</u>
Fund balances - ending	<u>\$ 160,466</u>	<u>\$ 160,466</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 96,960
Interest	-	21
Total revenues	<u>-</u>	<u>96,981</u>
EXPENDITURES		
Construction costs - Developer	1,400	133,121
Refund bond residual balance	-	21
Total expenditures	<u>1,400</u>	<u>133,142</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,400)	(36,161)
Fund balances - beginning	<u>(34,760)</u>	<u>1</u>
Fund balances - ending	<u>\$ (36,160)</u>	<u>\$ (36,160)</u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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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.

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

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

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

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

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

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

76

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

80

81

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

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

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

90

91 **THIRD ORDER OF BUSINESS**

Update: Developer Projects

92

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

98

99 **FOURTH ORDER OF BUSINESS** **Consideration of Proposals to**
 100 **Remove/Replace Sabal Palms**

101
 102 Mr. Adams presented Juniper Proposal #233894 for the removal and replacement of
 103 Sabal Palms. He recommended approval of the proposal with a modification reducing the
 104 number of trees from 20 to 18.

106 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,**
 107 **Juniper Proposal #233894, as amended to reduce the number Sabal Palms from**
 108 **20 to 18, was approved.**

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 111 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01,**
 112 **Addressing Real Estate Conveyances and**
 113 **Permits; Accepting a Certificate of the**
 114 **District Engineer and Declaring the**
 115 **Assessment Area One - Residential Project**
 116 **and the Assessment Area Two -**
 117 **Commercial Project Complete; Addressing**
 118 **Contribution Requirements; Providing**
 119 **Direction to the Trustee; Finalizing the**
 120 **2019 A-1, 2019 A-2 and 2019 Assessments;**
 121 **Authorizing Conveyances; Authorizing a**
 122 **Mutual Release; Providing for a**
 123 **Supplement to the Improvement Lien**
 124 **Book; Providing for Severability, Conflicts,**
 125 **and an Effective Date**

126
 127 This item was deferred to the November meeting.

128
 129 **SIXTH ORDER OF BUSINESS** **Consideration of Requisition Number 1 to**
 130 **Address Release of Series 2019A-1 Bond**
 131 **Reserve**

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

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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

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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**
- 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**

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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Task Assigned	Assigned Date	Responsible Person	Targeted Completion Date
Irrigation at Culvers	11/2/2023	Tammy Collins	TBD
Clubhouse back door to pool area	2/13/2023	CDD	NA
Wood Fence on Spanigh Harbor needs repairs and painting	1/30/2023	Tammy Collins	9/11/2023
Palm Trees dead on Spanigh Harbor and Community	1/15/2023	Tammy Collins	9/11/2023

Dog poop stations for bags around community	1/15/2023	CDD	NA
Children at Play Signs	3/21/2023	CDD	NA
Bocce Ball box repairs	5/18/2023	Tammy Collins	9/15/2023
Gate Entrance Repair (Motors)	2/15/2023	Tammy Collins	8/28/2023
Common Area Landscaping	8/1/2023	Tammy Collins	9/30/2023
Find exact Reason why pool went down	8/14/2023	Tammy Collins	9/11/2023

Mulch for Community	8/14/2023	Tammy Collins	9/11/2023
Carpet at Clubhouse need to be cleaned	10/023/2023	Tammy Collins	
Street sign at Stokes & June	2/13/2023	CDD	End of Aug - September
Notification for Vacant CDD Board Position	8/14/2023	Teo Ruiz	8/18/2023
Pool Cleaning issues	1/15/2023	Teo Ruiz	8/31/2023
Pole light #236076 out of order	1/15/2023	SECO	NA
Light pole base broken	5/1/2023	SECO	NA
Pressure washing of Building	5/10/2023	Teo Ruiz	6/30/2023
No Soliciting Signs	1/15/2023	Teo Ruiz	6/15/2023
Latch on walkers gate needs to be put on inside of the gate	1/15/2023	Teo Ruiz	6/30/2023
Repair Lights and Fans in pool area	2/15/2023	Teo Ruiz	
Repair Toilet paper holder in women's bathroom	2/15/2023	Teo Ruiz	
Fence needs to be repaired by Pool gate next to Mailbox	1/30/2023	Teo Ruiz	
Carpet at Clubhouse need to be cleaned	2/13/2023	Teo Ruiz	

or Management, Committees, or Board Members.

CDD Items

Date of Completion	Details and Notes associated with Task
	<p>11/09/2023 Irrigation break at Culvers. Juniper provided bid to repair.</p>
	<p>John Curtis working on getting this resolved, as this was an installation miss. 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. 08/11/23 - No update 08/14/23 - No update 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. 09/1/ 23 - No update 09/15/23 - USAK Locksmith will be o property on Monday to inspect. Waiting on ENVERA to confirm a date to come into community. 09/26/23 - Envera came out to inspect properly, waiting on their proposal for a solution. 11/09/23 Tammy Contactd envera for bid update. .</p>
	<p>Received a quote to fix the issues. CDD asked if we can get a contract with a fence company for future repairs/maintenance 07.12.23 - Spoke to Element Services, and Stone Gate Customs to provide bid for a contract for preventive maintenance. 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. 08/11/23 - No bids presented as of today. 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. 08.25.23 - No update 9/1/23 - No Update 09/15/23 - No update 09/26/23 - No update 11/09/23- Tammy Contacted Element to get bid and will look for others to provide at next meeting.</p>
	<p>Working with Juniper to remove the dead palm tree, and getting new palm trees planted. 07/12/23 - Juniper started removing dead trees on 7/7/23. 08/4/23 Juniper started removing trees, but the holes didn't get filled properly. They need to make sure the holes are safe. 08/11/23 - 16 trees removed as of today. 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. 08/25/23- Juniper is working on removing trees in the community. 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. 09/8/23 - Juniper provided a quote to install new palm trees. Quote provided to Board for review at next CDD meeting. 09/15/23 - CDD Board requested map of the locations of the removed trees. 09/26/23 - Map sent to Boardm with proposal for review. 11/09/23-Tammy has bid from Juniper to tree all Palm trees around pools</p>

NA	Part of the Budget item wish list.
NA	CDD looking into having city signs installed in the community
	<p>Need to order a new box.</p> <p>08.11.23 - Broken box removed, and looking for a similar box to order. 08/25/23 - No updates</p> <p>09/15/23 - Ordering box from Lowes.</p> <p>09/26/23 - The item Ordered, should arrive by Thursday 09.28.23.</p> <p>11/09/2023 Boxes arrived and in place.</p>
	<p>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.</p> <p>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.</p> <p>08/11/23- Gate parts approved, waiting on delivery to schedule maintenance.</p> <p>08/18/23 - No updates</p> <p>08/25/23 - Part are estimated to be delivered today 8/25/23, work scheduled to be completed my Monday 8/28/23.</p> <p>09/1/23 - No Update</p> <p>09/15/23 - Need to contact vendor. Needed new part to be delivered to fix the new broken motor.</p> <p>09/26/23 - Motors are fixed, working on calibrating the sensors after asphalt lift.</p> <p>11/09/2023 No additional issues have been reported.</p>
	<p>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.</p> <p>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.</p> <p>Will meet weekly on Tuesdays to inspect different areas of the community</p> <p>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 beaumontnorhthoa@gmail.com email as part of the update. Juniper has a list of items they need to provide a game plan.</p> <p>08/25/23 - Juniper provided a list of areas of concern, and are working to correct the issues.</p> <p>09/1/23 - No updates due to storm. The storm put us back a few days.</p> <p>09.08.23 - Juniper is working on getting things cleaned up. They had a few setbacks with the storm and the asphalt lifting.</p> <p>09/15/23 - Juniper had extra crew members this week. They are getting back on schedule.</p> <p>09/26/23 - Juniper showing signs of progress. Continuing to evaluate every week.</p> <p>11/09/2023 Tammy meets with Juniper every week speaks with them every day progress and communitation are great. Grounds are improving.</p>
	<p>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.</p> <p>08/25/23 - No update 09/1/23 - No update</p> <p>9/8/23 - Looking into past projects on the pool as the filter line was not installed correctly. We need to find out when was the last time the filters were changed out.</p> <p>11/09/2023- Tammy looking into information</p>

	<p>08/14/23 - Get Mulch schedule for the community. 08/25/23 - No update 09/1/23 - No update 09/8/23 received quote from Juniper will provide to CDD board. 09/15/23 - CDD board will review at the next CDD Meeting</p>
	11/09/2023-Tammy provided bid to have carpets cleaned.
	Per CDD meeting, will be fixed while we are fixing different items in the community like sidewalks, and lifting of asphalt.
	<p>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.</p>
8/11/2023	<p>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.</p>
	Work order placed with SECO, waiting on them to repair.
	Work order placed with SECO, waiting on them to repair.
	Bid approved, project scheduled for 06/23/23
6/20/2023	Signs ordered and will be installed by 6/23/23
6/30/2023	Working with resident to get this fixed.
6/6/2023	
6/6/2023	Repaired on 6/6/23
4/28/2023	StoneGate Customs repaired.
6/10/2023	Carpet cleaned on 6/10/23

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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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.