

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on November 13, 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:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Tammy Collins	On-site Manager
Joe Vitalo	Resident/Townhome HOA President
Jan Ennes	Resident/Single Family HOA Board
Doug Brady	Resident
Lori Anderson	Resident
Several other residents	

**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 and HOA President Joe Vitalo commented on the following four agenda items:

➤ Item #6: He believes the language in Section 1A of Resolution 2024-02 is a direct violation of HOA Declarations, which prohibits parking ATVs, boats and trailers in resident driveways. He asked that language be added stating “in recognition of each communities’ declarations,” and asked for clarification of Section 2b on Page 3, which reads “No street parking is allowed in the District on any District property, including roadways owned by the District within the community.”

- Item #7: He believes an adjustment is needed on Item 6 of the Amenity Policies, which states that the HOAs are permitted to one free meeting per month. He noted that the HOAs hold three to four meetings per month.
- Item #13: He commended Juniper for trimming and/or removing damaged and overgrown trees.
- Item #11: He noted that the General Fund only has \$150,000 but he believes the amount should be \$200,000. He pointed out that the Single-Family units have a deficit of \$116,000 and the Townhomes have a surplus of \$84,000 and asked if that is jeopardizing future expenditures.

Mr. Earlywine stated Staff will amend Resolution 2024-02 and Resolution 2024-04.

Mr. Adams confirmed that there are funds in the General Fund and the Townhomes but the Special Revenue Fund for the Single-Family units is in a deficit position. As a governmental entity, the CDD has three funds that can borrow from each other.

Resident Jan Ennis asked how parking violations will be handled. Mr. Earlywine stated an e-blast should be sent alerting residents of the amended parking rules. The next step should be placement of stickers on illegally parked vehicles, listing safe parking hours and warning that violators will be towed.

Discussion ensued regarding adopting the parking rules, overnight parking, setting parking hours, vehicle registration, engaging a towing company and installing parking signage.

A resident asked about the CDD's plan for mulching and sidewalk repairs. Mr. Adams stated mulch is typically applied in the fall months. Mr. Curtis stated the Developer is responsible for the sidewalks in the common areas and the builder is responsible for the sidewalks in front of the homes; homeowners with cracked sidewalks should contact DR Horton. Mr. Adams stated common area sidewalk repairs are typically an Engineering function. Mr. Curtis will email DR Horton about the sidewalks in question and Ms. Collins will coordinate with the District Engineer to address damaged sidewalks in the common areas.

Resident Doug Brady reported washouts behind his home and asked for the CDD's help. Mr. Curtis stated the washouts are among the projects that are being addressed. The goal is to finish other work and then have Morris Engineering inspect/photograph Mr. Brady's home and engage a contractor to make the repairs. Multiple bids will be sought.

Mr. Curtis reported the following:

- The asphaltting is complete. Mr. Curtis thanked residents for their patience.
- The striping was done on the commercial road going out to 466A. Pricing to paint and stripe Spanish Harbor will be obtained.
- Mr. Morris will coordinate with Ms. Collins, Morris Engineering and City Engineers to inspect/address potentially dangerous line of sight issues.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the Assessment Area One - Residential Project and the Assessment Area Two - Commercial Project Complete; Addressing Contribution Requirements; Providing Direction to the Trustee; Finalizing the 2019 A-1, 2019 A-2 and 2019 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date**

Mr. Earlywine presented Resolution 2024-01, which accomplishes the following:

- Declares both projects complete.
- Accepts the Engineer’s certificate from Mr. Matt Morris.
- Addresses contribution requirements.
- Provides direction to the Trustee and finalizes the assessments.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, 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, was adopted.**

Mr. Earlywine presented Requisition 2019A-1 for the Assessment Area One Residential Project, which authorizes Staff to close out the residential account to pay Developer.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Requisition 2019A-1 for the Assessment Area One Residential Project, was approved.**

**SIXTH ORDER OF BUSINESS**

**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**

Mr. Adams presented Resolution 2024-02. He stated Resolution 2024-02 can be approved. The public hearing related to the revised parking rules will be held at the January meeting.

**On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Resolution 2024-02, Setting a Public Hearing for January 8, 2024 at 1:30 p.m. at 7764 Penrose Place, Wildwood, Florida 34785 to Adopt Amended Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date, subject to the edits noted by District Counsel, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03,  
Amending the Amenity Facilities Policies;  
Providing for Severability and an Effective  
Date**

Mr. Adams presented Resolution 2024-03. This puts disciplinary and enforcement rules in place in the Amenity Policies.

Mr. Earlywine stated it is necessary to set a public hearing date to accept and finally adopt the revisions to the policy.

Discussion ensued regarding amenity policy changes, including hours of operation, key fobs, number of free HOA and ARC meetings per month and Clubhouse rentals.

Mr. Adams stated a provision will be added stipulating that Clubhouse rentals will have priority over meetings.

**On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Resolution 2024-03, Amending the Amenity Facilities Policies and setting a public hearing for January 8, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Providing for Severability and an Effective Date, subject to changes noted by District Counsel, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping of Florida, LLC Proposal No. 244783 [4-Inch Main Break at Culvers]**

Mr. Curtis presented Juniper Landscaping of Florida, LLC Proposal No. 244783 in the amount of \$750.31 to repair a 4" irrigation main break at Culvers. The CDD will seek reimbursement from Culvers.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 244783, in the amount of \$750.31 for repair of a 4" irrigation main break at Culvers, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Landscape Proposal for Commercial Project Landscaping**

This item was resolved and/or completed.

**TENTH ORDER OF BUSINESS**

**Consideration of Contract for Final Commercial Paving/Punch List Items**

This item was resolved and/or completed.

**ELEVENTH ORDER OF BUSINESS**

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

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

Mr. Adams and Mr. Curtis responded to questions regarding funding sources for the irrigation break at Culvers and who will pay the \$116,000 deficit.

The financials were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of October 2, 2023 Regular Meeting Minutes**

Mr. Adams presented the October 2, 2023 Regular Meeting Minutes.

**On MOTION by Ms. Judy and seconded by Mr. Curtis, with all in favor, the October 2, 2023 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

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

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

• **Action Items/Tracker**

Ms. Collins presented the Evergreen Action Items/Tracker Report, which is enclosed.

Discussion ensued regarding the Clubhouse back door, Envera and commercial landscaping.

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

• **NEXT MEETING DATE: December 11, 2023 at 1:30 PM**

○ **QUORUM CHECK**

The December meeting was cancelled. The next meeting will be held on January 8, 2024.

➤ Staff will advertise the public hearing related to the parking rules and the public hearing related to the amenity policy rule changes.

➤ Staff to advertise a December 11, 2023 workshop to review and prioritize Capital Outlay projects for 2024.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Ms. Judy asked about pest control for the Clubhouse and having the wasp nests removed before there is a major liability issue. Ms. Collins contacted Massey and a response is pending.

**Public Comments**

The following questions were asked and addressed by the Board and Staff.

- Regarding if a wall is being constructed near the apartments, it was noted that a fence is being built but it is unknown whether a wall is being built.
- Regarding if additional “Dangerous Animal” signage will be installed, it was noted that three were installed or are in the process of being installed.
- Regarding whether the May 8, 2023 CDD Board Meeting was cancelled, Mr. Adams stated that he will check to see if it was cancelled.
- Regarding when the pool temperature will be discussed, Mr. Adams stated that it will need to be discussed when the resident Board takes over. He noted that it is quite expensive to increase the pool temperature.
- Regarding if the bond assessments and maintenance assessments are listed separately, Mr. Adams they are separate in the budget; the tables breaking it down are at the end of the fiscal year budget posed on the website. The tax bill does not break it down.

Discussion ensued regarding the bond maturity dates, public use of the facilities, the current annual non-resident patron amenity fee of \$2,200 per person per year, the nearby apartments, HOA contracts, the mail boxes, speed humps, outstanding maintenance items, DR Horton issues and discussion items for the upcoming workshop meeting.

- Regarding bags at the dog waste dispensers, it was noted that bags will be provided and Juniper will be paid to empty the waste receptacles.


**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair