

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

April 11, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

April 4, 2022

Board of Supervisors
Beaumont Community Development District

<u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on April 11, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Assessment Area Two – Commercial Project
 - A. Presentation of Supplement to Engineer’s Report
 - B. First Amendment to Acquisition Agreement
 - C. Consideration of First Amendment to Third Supplemental Trust Indenture
 - D. Opinion of Bond Counsel
 - E. Presentation of Bondholder Consent
 - F. Consideration of Acquisition of Project Roadway and Other Items
4. Ratification of Morris Engineering and Consulting, LLC, Proposal for Preparation of Stormwater Management Needs Analysis
5. Update: Status of Line-of-Sight Issues and Stop Sign at Wildwood Intersection
6. Consideration of Floralawn Landscape Enhancement Proposals/Report
 - A. Floralawn Site Inspection Report – February 3, 2022
 - B. Work Order #1571, Location 4 [\$17,665.92]
 - C. Work Order #1572, Location 5 [\$20,653.61]
 - D. Work Order #1573, Location 6 [\$7,284.71]
 - E. Work Order #1574, Location 8 [\$5,952.06]

- F. Work Order #1575, Location 7 [\$8,423.66]
 - G. Work Order #1576, Select Mulching [\$44,072.00]
 - H. Work Order #1581, Location 1 [\$17,890.92]
 - I. Work Order #1582, Location 2 [\$5,167.06]
 - J. Work Order #1583, Location 3 [\$5,757.06]
 - K. Work Order #1584, Location 9 [\$21,973.61]
 - L. Plant Selections
7. Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)
 8. Consideration of Proposals for Palm Tree Arborjet Services
 - A. Complete Pest Management - Commons
 - B. Complete Pest Management - Clubhouse
 9. Consideration of Resolution 2022-05, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
 10. Acceptance of Unaudited Financial Statements as of February 28, 2022
 11. Approval of February 14, 2022 Regular Meeting Minutes
 12. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - Update: Status of Stormwater System Completion
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 9, 2022 at 1:30 P.M.

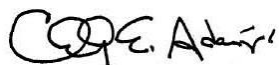
○ QUORUM CHECK

Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Harvey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bradley Walker	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

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

Sincerely,



Chuck Adams
District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3A

Beaumont Community Development District
Engineer's Report Supplement
(Remaining Commercial Project Items)

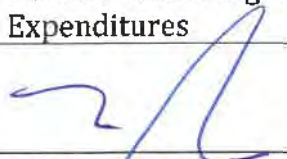
We are writing this supplement to the adopted Engineer's Report for the Beaumont Community Development District to identify and outline the remaining costs associated with the District's Commercial Project of the District.

Among others, the roadway alignment within the District's Commercial Project area has shifted, and there is a new roadway segment connecting the existing Sundance Trail to the existing County Road 462, as depicted on the attached copy of the approved plat. As indicated on the plat, the right-of-way for this roadway segment has been dedicated to the District via the plat and construction of the roadway has been completed and certified to the City of Wildwood. Further, new segments of water main and sanitary sewer main were required by the City of Wildwood to be installed within the new right-of-way to provide water main looping and water and sewer service to commercial development within the vicinity of the new roadway. Because these new improvements provide a benefit to the lands within the Commercial Project and were required by the City of Wildwood to support the existing and proposed development, it is appropriate to append them to the District's Commercial Project.

In addition to the new roadway and utility mains discussed above, there are two expenditures related to the previously approved District CIP that remain to be completed within the Commercial Project area of the District. The expenditures are related to the proportionate share of a required traffic signal to be constructed by Sumter County at the intersection of Spanish Harbor Drive and County Road 462 and the installation of the second lift of asphalt on the commercial roadways.

The following table illustrates the costs associated with the above new and remaining improvements within the District and for the Commercial Project:

<u>Improvement</u>	<u>Cost</u>
Sundance Trail West Extension	\$111,505
Sundance Trail Utilities	\$41,655
Spanish Harbor/CR 462 Signal	\$350,000
Second Lift of Asphalt	\$250,000
TOTAL Remaining Commercial Project CIP Expenditures	\$753,160


 Matthew J. Morris, P.E. – District Engineer
 FL PE No. 68434

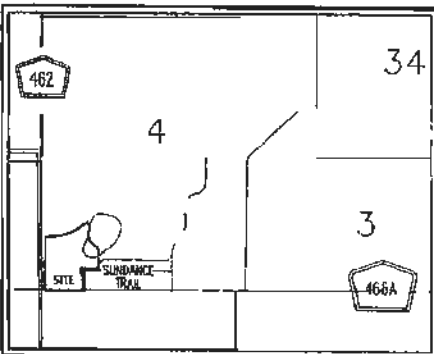


SUNDANCE EXTENSION WEST

BEING A REPLAY OF A PORTION OF BEAUMONT PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

DESCRIPTION: LOTS 1, 2, 3, 4, AND 5, OF BEAUMONT PHASE 1, BEING IN THE OLD ROAD, AS SHOWN IN THE PLAT 18, RANGE 23 EAST, TOWNSHIP 19 SOUTH, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, BEING IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ARE BEING REPLAYED AS SHOWN.

SECTION 4 OF THE BEAUMONT PHASE 1 PLAT 18, BEING IN THE OLD ROAD, AS SHOWN IN THE PLAT 18, RANGE 23 EAST, TOWNSHIP 19 SOUTH, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, BEING IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ARE BEING REPLAYED AS SHOWN.



NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL EXPOSITION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE AN ADDITIONAL INSTRUMENT THAT MAY BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- NOTES: 1. ALL PLATTED UTILITY EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT... 2. ALL DISTANCES SHOWN ARE IN FEET... 3. WITH RESPECT TO CURVE RADII, HIGH POINTS HAVE BEEN DESIGNATED BY (HP) AND OTHER POINTS ARE ANIMAL... 4. LOT OWNERS SHALL BE SET FROM THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SECURITY... 5. PERMANENT CONTROL POINTS (PCP) SHALL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SECURITY... 6. ALL PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES... 7. THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 11th DAY OF February, 2021.

WITNESSES: [Signatures]

NOTARY ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF SUMTER

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 2021, BY CHRISTOPHER BERTHOUD, AS THE AUTHORIZED SIGNATORY, OF CATO BEAUMONT 462, LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED TO ME BY [Signatures]

DEDICATION AND GRANT OF EASEMENTS: KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED KLP BEAUMONT, KLP VILLAGES LLC, CATO BEAUMONT 462 LLC (THE OWNERS) HAVE CHANGED TO BE MADE THIS PLAT, BEAUMONT EXTENSION WEST, A REPLAY OF LAND HAVING DESCRIBED AND PARTIALLY DEDICATED TRACT 7-17 TO THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, THE UNDERSIGNED ALSO HEREBY GRANTS THE UTILITY EASEMENTS SHOWN ON THE PLAT TO THE CITY OF WILDWOOD AS NON-EXCLUSIVE EASEMENTS TO INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES, THE UNDERSIGNED OR AUTHORIZED GRANT TO THE CITY OF WILDWOOD THE IDEAS, CONCEPTS AND PERPETUAL RIGHT OF INTEREST THEREIN OVER AND ABOVE TRACT 7-17. THE UNDERSIGNED DO HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, EASEMENTS NOT SPECIFICALLY DESIGNATED ABOVE TO THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, OR THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT.

CERTIFICATE OF OWNERSHIP STATE OF FLORIDA COUNTY OF SUMTER

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 2021, BY JAMES J. HANLEY, AS THE AUTHORIZED SIGNATORY, OF KLP BEAUMONT COMMERCIAL LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED TO ME BY [Signatures]

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CERTIFICATE OF ACCEPTANCE STATE OF FLORIDA COUNTY OF SUMTER

THE DECLARATION TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 188, FLORIDA STATUTES, AND LOCATED IN SUMTER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

CERTIFICATE OF OWNERSHIP STATE OF FLORIDA COUNTY OF SUMTER

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ATTEST: [Signature] Notary Public, State of Florida

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CERTIFICATE OF OWNERSHIP STATE OF FLORIDA COUNTY OF SUMTER

ATTEST: [Signature] Notary Public, State of Florida

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SUNDANCE EXTENSION WEST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 13 THROUGH 134 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 14A
SHEET 2 OF 2 SHEETS



BASES OF BEARINGS
BEARINGS WHICH ARE SHOWN BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING A GRID BEARING OF 3.7474°. THE GRID BEARINGS AS SHOWN IN THIS PLAT REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83) ADJUSTED FOR THE WEST COAST OF FLORIDA, AS ESTABLISHED FROM A NAD 83 NETWORK.

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING
C1	15.00'	90.000°	21.21'	N 44°22'00" E
C2	825.00'	30°44'00"	452.00'	N 69°00'00" E
C3	20.00'	87°01'11"	4.30'	S 12°11'00" W
C4	20.00'	16°27'44"	32.96'	S 04°47'02" E
C5	30.00'	29°19'11"	16.61'	S 29°11'01" E
C6	30.00'	73°34'34"	1.30'	S 49°03'34" E
C7	30.00'	17°03'24"	6.91'	S 09°01'00" E
C8	9.000'	180°00'00"	17.91'	S 00°00'00" W
C9	15.00'	90.000°	21.21'	S 45°00'00" W
C10	15.00'	90.000°	21.21'	S 45°00'00" W
C11	15.00'	90.000°	21.21'	S 45°00'00" W
C12	15.00'	90.000°	21.21'	S 45°00'00" W
C13	15.00'	90.000°	21.21'	S 45°00'00" W
C14	15.00'	90.000°	21.21'	S 45°00'00" W
C15	15.00'	90.000°	21.21'	S 45°00'00" W
C16	15.00'	90.000°	21.21'	S 45°00'00" W
C17	15.00'	90.000°	21.21'	S 45°00'00" W
C18	15.00'	90.000°	21.21'	S 45°00'00" W
C19	15.00'	90.000°	21.21'	S 45°00'00" W
C20	15.00'	90.000°	21.21'	S 45°00'00" W
C21	15.00'	90.000°	21.21'	S 45°00'00" W
C22	15.00'	90.000°	21.21'	S 45°00'00" W
C23	15.00'	90.000°	21.21'	S 45°00'00" W
C24	15.00'	90.000°	21.21'	S 45°00'00" W
C25	15.00'	90.000°	21.21'	S 45°00'00" W
C26	15.00'	90.000°	21.21'	S 45°00'00" W
C27	15.00'	90.000°	21.21'	S 45°00'00" W
C28	15.00'	90.000°	21.21'	S 45°00'00" W

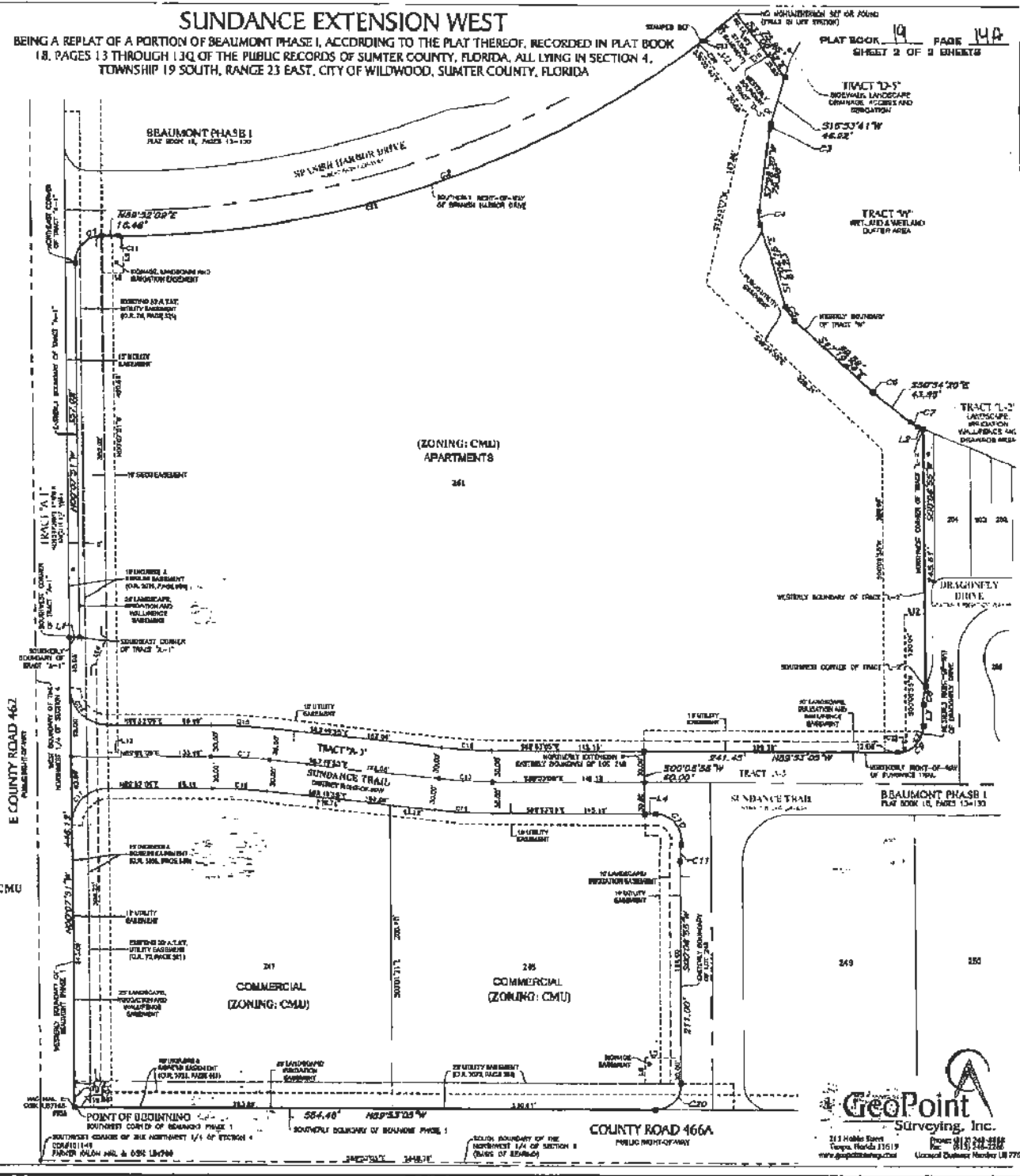
LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 69°00'00" E	0.00'
L2	S 67°01'11" E	5.53'
L3	S 09°03'34" E	25.00'
L4	S 49°03'34" E	10.00'
L5	S 09°03'34" E	35.00'
L6	N 07°06'25" E	25.00'
L7	N 45°00'00" E	25.00'
L8	N 45°00'00" E	25.00'
L9	S 07°06'25" E	35.00'
L10	N 45°00'00" E	25.00'
L11	N 45°00'00" E	25.00'
L12	N 07°06'25" E	35.00'
L13	S 49°03'34" E	10.00'
L14	S 09°03'34" E	35.00'
L15	N 45°00'00" E	25.00'

NOTE: EASEMENTS, BUFFERS AND OTHER SETBACKS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT OR IF UTILITY EASEMENTS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. IF = 5.00' OR 5.27 = 5.25').

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. 123456 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 577.001 (S) UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 - - - - - Indicated (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB7788, Unless Otherwise Noted.
 - - - - - Indicated (P.C.P.) Permanent Control Point LB7749
 - - - - - Iron Nail
 - - - - - Offset Record Book



GeoPoint
Surveying, Inc.
213 Hubble Street
Tampa, Florida 33619
Phone: (813) 244-3333
Fax: (813) 244-3333
www.geopointsurvey.com
Licensee Number LB 7756

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3B

**FIRST AMENDMENT TO ACQUISITION AGREEMENT
(Commercial Project)**

THIS FIRST AMENDMENT TO ACQUISITION AGREEMENT (COMMERCIAL PROJECT) (“**Amendment**”) is made and entered into, by and between the following parties and effective as of April 11, 2022:

Beaumont Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Wildwood, Sumter County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

KLP Beaumont Commercial LLC, a Florida limited liability company, the owner and primary developer of certain lands within the boundary of the District, and whose mailing address is 701 South Olive Avenue, Suite 104, West Palm Beach, Florida 33401 (“**Developer**”); and

is joined by:

_____, a _____, and whose address is _____ (“**Builder**”).

RECITALS

WHEREAS, the District and the Developer previously entered into that certain *Acquisition Agreement (Commercial Project)*, dated February 7, 2019 (“**Agreement**”), which governs the District’s acquisition of certain work product, improvements and lands related to the Project;¹ and

WHEREAS, Section 11 of the Agreement authorizes written amendments to the Agreement, provided however that Section 15 requires the consent of the Trustee for material amendments; and

WHEREAS, the Builder has completed a portion of the Commercial Project known as _____ and described in **Exhibit A (“West Entry Road”)**, and desires to sell the West Entry Road to the District pursuant to the terms of the Agreement and for the sum of \$ _____ (“**Purchase Price**”); and

WHEREAS, the parties desire to amend the Agreement to add the Builder as an additional party and for purposes of authorizing the District to acquire – subject to the terms of the Agreement – the West Entry Road from the Builder in exchange for the payment of the Purchase Price from the remaining proceeds of the Commercial Project Bonds; and

WHEREAS, the parties do not consider this Amendment to be material because the Amendment has no adverse effect on the rights of the Trustee or the owners of the Commercial Project Bonds;

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agreement as follows:

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

2. AMENDMENT. The Agreement is amended to add the Builder to the Agreement as a party for the limited purposes stated herein, and to add the following provision:

The parties recognize that the Builder has constructed the West Entry Road as part of the Project, and desires to sell the West Entry Road to the District pursuant to the terms of this Agreement ("**West Entry Road Acquisition**"). For purposes of this Agreement, and in the context of the West Entry Road Acquisition, the Builder shall be deemed the Developer hereunder with all rights and obligations, provided however that the total compensation that the Builder shall be entitled to under this Agreement and with respect to the West Entry Road Acquisition shall be the Purchase Price, as set forth in **Exhibit A**. Notwithstanding anything to the contrary in the Agreement or documents relating to the Commercial Project Bonds, the District, the District Manager, and the Trustee are authorized to accept and process a requisition submitted by the Builder pursuant to the terms of this Amendment.

3. ORIGINAL AGREEMENT IN EFFECT. All terms and provisions of the Agreement are ratified and confirmed and shall remain in full force and effect except as modified, revised, or amended by this Amendment.

4. COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

5. AUTHORIZATION. The execution of this Amendment has been duly authorized and approved by the appropriate body or official of the parties; the parties have complied with all the requirements of law; and the parties have full power and authority to comply with the terms and provisions of this instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the parties below execute the Amendment.

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

KLP BEAUMONT COMMERCIAL LLC

By: _____
Its: _____

By: _____
Its: _____

Exhibit A: Description of West Entry Road

DRAFT

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3C

FIRST AMENDMENT TO THIRD SUPPLEMENTAL TRUST INDENTURE

BETWEEN
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
AND
REGIONS BANK
as Trustee

Dated as of April 1, 2022

Securing
\$7,100,000 (ORIGINAL AMOUNT)
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA TWO – COMMERCIAL PROJECT)

THIS FIRST AMENDMENT TO THIRD SUPPLEMENTAL TRUST INDENTURE (the “First Amendment”), dated as of April 1, 2022 between the **BEAUMONT COMMUNITY DEVELOPMENT DISTRICT** (together with its successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and **REGIONS BANK**, a banking corporation duly organized and existing under the laws of the State of Alabama and having a designated corporate trust office in Jacksonville, Florida, as trustee (said banking corporation and any bank or trust company becoming successor trustee under this First Amendment being hereinafter referred to as the “Trustee”);

WITNESSETH:

WHEREAS, pursuant to that certain Master Trust Indenture dated as of January 1, 2019 (the “Master Indenture”) by and between the Issuer and the Trustee and that certain Third Supplemental Trust Indenture dated as of January 1, 2019 (the “Third Supplemental,” and, together with the Master Indenture, the “Indenture”), the Issuer did issue the following series of bonds:

\$7,100,000 (original principal amount) Beaumont Community Development District Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (the “Bonds”);

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Indenture; and

WHEREAS, pursuant to the Third Supplemental, the Series 2019 Reserve Requirement is defined to mean the maximum annual debt service or \$552,625.00 (herein, the “Original Reserve Requirement”); and

WHEREAS, as a result of Prepayments, thereby reducing the maximum annual debt service, under the Third Supplemental the Original Reserve requirement does not reduce; and

WHEREAS, the available net proceeds of the Bonds were not sufficient to complete the Assessment Area Two – Commercial Project and thus certain Costs incurred by the Landowner and its assigns in connection therewith were not reimbursed by the available net proceeds of the Bonds; and

WHEREAS, the Landowner has requested that the Issuer amend the definition of the Original Reserve Requirement set forth in the Third Supplemental to allow the Reserve Requirement to be based on maximum annual debt service of the Bonds, as such maximum annual debt service is reduced from time to time as a result of Prepayments (herein, the “Reserve Requirement Amendment”); and

WHEREAS, pursuant to Section 13.02 of the Master Indenture, any amendment that relates to the security provisions of the Bonds shall require the consent of the owners of the Bonds; and

WHEREAS, the Beneficial Owners of 100% of the Outstanding principal amount of the Bonds have agreed to consent to the Reserve Requirement Amendment but since such amendment affects the security of the Bonds, such Beneficial Owners have conditioned such consent, and in consideration thereof, to a change in the call protection afforded to the Issuer under the Third Supplemental; and

WHEREAS, the Issuer, upon execution of this First Amendment, will have agreed to change the period the Bonds may be called for optional redemption as described below (herein, the “Optional Redemption Amendment” and, together with the Reserve Requirement Amendment, the “Amendments”); and

WHEREAS, attached hereto as Exhibit A are copies of the consents of the Beneficial Owners of all of the Bonds Outstanding; and

WHEREAS, attached hereto as Exhibit B is the opinion of Greenberg Traurig, P.A., Bond Counsel to the Issuer, to the effect that the Amendments are permitted by the terms of the Indenture, the Amendments will not be adverse to the interests of the Beneficial Owners of the Bonds (subject to the consents attached as Exhibit A), the Amendments will not adversely affect the tax status of the Bonds and that the Issuer shall be authorized to execute this First Amendment.

NOW, THEREFORE, THIS FIRST AMENDMENT TO THIRD SUPPLEMENTAL INDENTURE WITNESSETH:

SECTION 1. The following definition in Article I of the Third Supplemental is hereby amended to read as follows:

“Series 2019 Requirement” or “Reserve Requirement” shall mean the maximum annual debt service of the Bonds determined from time to time. Prior to the time the Landowner provides written notice to the Issuer or the District Manager on behalf of the Issuer with a copy to the Trustee that all Cost relating to the Assessment Area Two – Commercial Project have been paid, any excess moneys in the Series 2019 Reserve Account as a result of a calculation of the Reserve Requirement from time to time, shall be deposited in the Series 2019 Acquisition and Construction Account and applied pursuant to Section 4.01 of the Third Supplemental, as such Section has been amended pursuant to this First Amendment. On the effective date of the First Amendment, the Reserve Requirement (based on the Outstanding principal amount of the Series 2019 Bonds on such date) shall be calculated by the District Manager and such excess shall be transferred by the Trustee to the Series 2019 Acquisition and Construction Account.

SECTION 2. Section 3.01(a) of the Third Supplemental is hereby amended to read as follows:

(a) Optional Redemption. The Series 2019 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept

less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2031 (less than all Series 2019 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of Series 2019 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2019 Optional Redemption Subaccount of the Series 2019 Bond Redemption Account.

SECTION 3. Section 3.01(b)(i) of the Third Supplemental is hereby amended to read as follows:

(i) from Series 2019 Prepayment Principal (including amounts transferred from the Series 2019 Reserve Account as a credit against the amount of the Series 2019 Prepayment Principal due and owing on and after the date excess moneys are no longer transferred to the Series 2019 Acquisition and Construction Account) deposited into the Series 2019 Prepayment Subaccount of the Series 2019 Bond Redemption Account following the payment in whole or in part of Assessment Area Two Special Assessments on any assessable property within Assessment Area Two of the District in accordance with the provisions of **Error! Reference source not found.** of this Third Supplemental Indenture.

SECTION 4. Section 4.01(a) of the Third Supplemental is hereby amended to read as follows:

(a) The Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Series 2019 Acquisition and Construction Account." Proceeds of the Series 2019 Bonds shall be deposited into the Series 2019 Acquisition and Construction Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture, together with any moneys transferred to the Series 2019 Acquisition and Construction Account including transfers made from the Series 2019 Reserve Account, and such moneys in the Series 2019 Acquisition and Construction Account shall be applied as set forth in Section 5.01 of the Master Indenture and the Acquisition Agreement in effect from time to time. Subject to the provisions of Section 4.01(f) hereof, any moneys remaining in the Series 2019 Acquisition and Construction Account after the Completion Date, and after the expenditure of all moneys remaining therein that have not been requisitioned at the request of the Landowner, as evidenced in a certificate from the District Engineer to the Trustee, upon which the Trustee may conclusively rely, and the adoption of a resolution by the Issuer accepting the Assessment Area Two – Commercial Project, as evidenced by a certificate from the District Manager delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Series 2019 General Redemption Subaccount of the Series 2019 Bond Redemption Account. Subject to the provisions of Section 4.01(f) hereof, the Series 2019 Acquisition and Construction Account shall be closed upon the expenditure or transfer of all funds therein including moneys deposited therein as a result of transfers from the Series 2019 Reserve Account as a result of

reductions in the Reserve Requirement. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2019 Acquisition and Construction Account to pay Costs of the Assessment Area Two-Commercial Project. Pursuant to the Master Indenture, the Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Series 2019 Costs of Issuance Account." Proceeds of the Series 2019 Bonds shall be deposited into the Series 2019 Costs of Issuance Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2019 Costs of Issuance Account to pay the Costs of issuing the Series 2019 Bonds. Six months after the issuance of the Series 2019 Bonds, any moneys remaining in the Series 2019 Costs of Issuance Account in excess of the actual Costs of issuing the Series 2019 Bonds requested to be disbursed by the Issuer shall be deposited into the Series 2019 Interest Account. Any deficiency in the amount allocated to pay the cost of issuing the Series 2019 Bonds shall be paid from excess Series 2019 Pledged Revenues on deposit in the Series 2019 Revenue Account in the amount so directed by the Issuer.

SECTION 5. Section 4.01(f) of the Third Supplemental is hereby amended to read as follows:

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Reserve Fund designated as the "Series 2019 Reserve Account." Proceeds of the Series 2019 Bonds shall be deposited into the Series 2019 Reserve Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2019 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Third Supplemental Indenture.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2019 Reserve Account and transfer any excess therein above the Reserve Requirement for the Series 2019 Bonds caused by investment earnings to be transferred to the Series 2019 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2019 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2019 Bonds to the Series 2019 General Redemption Subaccount of the Series 2019 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Assessment Area Two Special Assessments and applied to redeem a portion of the Series 2019 Bonds is less than the principal amount of Series 2019 Bonds indebtedness attributable to such lands.

Any excess in the Series 2019 Reserve Account as a result of a Prepayment shall be transferred by the Trustee to the Series 2019 Acquisition and Construction Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation of the Reserve Requirement within ten (10) Business Days after notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount from the Series 2019 Reserve Account to the Series 2019 Acquisition and Construction Account. The Trustee is authorized to make such transfers and has no duty to verify such calculations. The Trustee shall pay such amount deposited in the Series 2019 Acquisition and Construction Account to the Person or Persons designated in a requisition in the form attached hereto as Exhibit "C" submitted to the Issuer by the Landowner which requisition shall be executed by the Issuer and the Consulting Engineer. Notwithstanding the foregoing, upon receipt of written notice from the Landowner that there are no other Costs relating to the Assessment Area Two – Commercial Project, the Trustee shall deposit such excess on deposit in the Series 2019 Reserve Account as a result of Prepayments to the Series 2019 Prepayment Subaccount of the Series 2019 Bond Redemption Account and shall be applied as a credit against the amount of Prepayment due and owing, as provided in Section 4.05 hereof. Such payments from the Series 2019 Acquisition and Construction Account are authorized notwithstanding that the Completion Date might have been declared provided the Landowner can establish, to the satisfaction of the Consulting Engineer, Costs of the Assessment Area Two – Commercial Project that were not paid from moneys initially deposited in the Series 2019 Acquisition and Construction Account. In the event that there are no unreimbursed Costs to pay to the Landowner, such excess moneys transferred from the Series 2019 Reserve Account to the Series 2019 Acquisition and Construction Account shall be deposited into the Series 2019 General Redemption Subaccount of the Series 2019 Bond Redemption Account upon direction to the Trustee by the District.

SECTION 6. Section 4.05 is hereby amended to read as follows:

SECTION 4.05. Prepayments; Removal of the Assessment Area Two Special Assessment Liens.

(a) At any time any owner of property subject to the Assessment Area Two Special Assessments may, at its option, or as a result of acceleration of the Assessment Area Two Special Assessments because of non-payment thereof or as a result of a true-up payment, shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Assessment Area Two Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Assessment Area Two Special Assessment, which shall constitute Series 2019 Prepayment Principal, plus accrued interest to the next succeeding Interest Payment Date (or the next succeeding Interest Payment Date if such Prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to the Assessment Area Two Special Assessment owned by such owner. In connection with such Prepayments, in the event the amount in the Series 2019 Reserve Account will exceed the

applicable Reserve Requirement for the Series 2019 Bonds as a result of a Prepayment in accordance with this Section 4.05(a) and Section 4.01(f) hereof and the resulting redemption of the Series 2019 Bonds in accordance with Section 3.01(b)(i) of this Third Supplemental Indenture, the excess amount shall be transferred from the Series 2019 Reserve Account to the Series 2019 Prepayment Subaccount of the Series 2019 Bond Redemption Account as a credit against the Series 2019 Prepayment Principal otherwise required to be paid by the owner of such lot or parcel, upon written instructions to the Trustee of the District Manager on behalf of the Issuer upon which the Trustee may conclusively rely, together with a certification stating that, after giving effect to such transfers sufficient moneys will be on deposit in the Series 2019 Reserve Account to equal or exceed the then Reserve Requirement for the Series 2019 Bonds and which certificate of the District Manager will further state that, after giving effect to the proposed redemption of Series 2019 Bonds, there will be sufficient Series 2019 Pledged Revenues to pay the principal and interest, when due, on all Series 2019 Bonds that will remain Outstanding.

(b) Upon receipt of Series 2019 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the Issuer that the Assessment Area Two Special Assessment has been paid in whole or in part and that such Assessment Area Two Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

(c) The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Series 2019 Prepayment Principal. The Trustee shall calculate the amount available for extraordinary mandatory redemption of the Series 2019 Bonds pursuant to Section 3.01(b)(i) hereof forty-five (45) days prior to each Quarterly Redemption Date and will withdraw money from the Series 2019 Reserve Account as a credit against the amount of Prepayment that is owed in an amount as directed by the Issuer or the District Manager on behalf of the Issuer in accordance with Section 4.01(f) hereof and Section 4.05(a) hereof. No Reserve Account credit shall be given if as a result the Reserve Requirement shall be less than is required after taking into account the proposed extraordinary mandatory redemption pursuant to Section 3.01(b)(i) hereof. At any time such Prepayment is not in an integral multiple of \$5,000, the Trustee shall withdraw moneys from the Series 2019 Revenue Account to round-up to an integral multiple of \$5,000 and deposit such amount into the Series 2019 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2019 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

SECTION 7. Counterparts. This First Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 8. Exhibits. Any and all exhibits referred to in and attached to this First Amendment are hereby incorporated herein and made a part of this First Amendment for all purposes.

SECTION 9. Series 2019 Bond Form. The Bonds held by the Trustee shall be deemed to reflect all of the applicable Amendments described herein without any further action required.

SECTION 10. Effective Date. This First Amendment shall become effective upon the execution of the parties hereto and the delivery of the opinion of Bond Counsel in substantially the form attached hereto as Exhibit B.

IN WITNESS WHEREOF, Beaumont Community Development District has caused this First Amendment to Third Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary or an Assistant Secretary of its Board of Supervisors and Regions Bank has caused this First Amendment to Third Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

By: _____
Name: _____
Title: Secretary/Assistant Secretary
Board of Supervisors

REGIONS BANK, as Trustee, Paying Agent
and Registrar

By: _____
Name: Janet Ricardo
Title: Vice President and Trust Officer

STATE OF FLORIDA)
) SS:
COUNTY OF SUMTER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of April, 2022, by _____, Chairperson/Vice Chairperson of the Board of Supervisors of Beaumont Community Development District, who acknowledged that he/she did sign the foregoing instrument as such officer, for and on behalf of Beaumont Community Development District; that the same is his/her free act and deed as such officer, and the free act and deed of Beaumont Community Development District; and that the seal affixed to said instrument is the seal of Beaumont Community Development District. He/She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of April, 2022, by _____, Secretary/Assistant Secretary of the Board of Supervisors of Beaumont Community Development District, who acknowledged that he/she did sign the foregoing instrument as such officer for and on behalf of Beaumont Community Development District; that the same is his/her free act and deed as such officer, and the free act and deed of Beaumont Community Development District; and that the seal affixed to said instrument is the seal of Beaumont Community Development District. He/She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of April, 2022, by Janet Ricardo, a Vice President and Trust Officer of Regions Bank, as trustee (the “Trustee”), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

EXHIBIT A
CONSENTS OF BENEFICIAL OWNERS

EXHIBIT B
FORM OF BOND COUNSEL OPINION

63822560v6/178808.010100

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3D

March __, 2022

Beaumont Community Development District
City of Wildwood, Florida

Regions Bank
Jacksonville, Florida

Re: **\$7,100,000 Beaumont Community Development District Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project)**

Ladies and Gentlemen:

This Firm serves as Bond Counsel to the Beaumont Community Development District (the “District”) in connection with the above-referenced bonds (herein, the “2019 Bonds”). The Series 2019 Bonds were issued pursuant to a Master Trust Indenture (the “Master Indenture”) and Third Supplemental Trust Indenture (the “Third Supplemental” and, together with the Master Indenture, the “Indenture”), each by and between the District and Regions Bank, as trustee (the “Trustee”), each dated as of January 1, 2019. The District has proposed amending certain provisions of the Third Supplemental (herein, the “Amendments”) as evidenced by that certain First Amendment to Third Supplemental Trust Indenture (the “First Amendment”) dated as of March 1, 2022 by and between the District and the Trustee. Any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Indenture or First Amendment, as applicable. At issuance of the 2019 Bonds, we delivered our approving opinion, including an opinion that assuming continuing compliance by the District with the covenants in the Indenture, the interest on the 2019 Bonds would be excluded from gross income of the holders thereof for federal income tax purposes.

The First Amendment provides for a modification of the provisions relating to the Series 2019 Reserve Account and permitting a reduction in the Series 2019 Reserve Requirement with the proceeds released being transferred to the Series 2019 Acquisition and Construction Account for use with respect to the public infrastructure improvements planned for the commercial project within Assessment Area Two. The First Amendment also provides for the delay of the first optional redemption date from November 1, 2029 to November 1, 2031.

Based on the foregoing and an examination of other documents and instruments we have deemed necessary, we are of the opinion that:

1. The Amendments are permitted by the terms of the Indenture.
2. Subject to receipt of the written consent of the Beneficial Owners, the Amendments do not adversely affect the rights and remedies of the owners of the 2019 Bonds.

3. The execution and delivery of the First Amendment will not, in and of itself, adversely affect the exclusion of interest on the 2019 Bonds from gross income of the holders of the 2019 Bonds for federal income tax purposes.

4. Upon the execution of the First Amendment by the parties thereto, the First Amendment will be a valid, binding and enforceable agreement of the District. The opinions set forth herein are subject to state and federal laws relating to bankruptcy, insolvency, reorganization, moratorium and similar laws, and to equitable principles, affecting the enforcement of creditors' rights generally, and to the exercise of judicial discretion in appropriate cases.

Please be advised that we have made no investigation and express no opinion as to whether any events have occurred (other than the execution and delivery of the First Amendment) or circumstances have existed since the issuance of the 2019 Bonds which could adversely affect the tax-exempt status of the interest thereon. Thus, except as specifically stated above, we express no opinion as to the continued exclusion of the interest on the 2019 Bonds from gross income of the holders thereof for federal income tax purposes.

In rendering the foregoing opinions we have assumed the accuracy and truthfulness of all public records and documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records and documents.

This opinion may be relied on by the owners of the 2019 Bonds. No other person other than such Bondholders and the addressees may rely on this opinion without our express prior written consent in each instance.

Respectfully submitted,

GREENBERG TRAURIG, P.A.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3 E

BONDHOLDER CONSENT

To: Beneficial Owners of Beaumont Community Development District (the "District") Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (herein, the "Bonds")

Record Date: March 1, 2022

Background

On February 7, 2019, the District issued its \$5,925,000 Special Assessment Bonds, Series 2019A-1 (Assessment Area One – Residential Project) (herein the "A-1 Bonds"), its \$4,205,000 Special Assessment Bonds, Series 2019A-2 (Assessment Area One – Residential Project) (herein, the "A-2 Bonds") and its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (herein, the "Bonds"). The A-1 Bonds were issued pursuant to that certain Master Trust Indenture dated as of January 1, 2019 (the "Master Indenture") by and between the District and Regions Bank, as trustee (the "Trustee") and that certain First Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee. The A-2 Bonds were issued pursuant to the Master Indenture and that certain Second Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee. The Bonds were issued pursuant to the Master Indenture and that certain Third Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee (the "Third Supplemental"). The A-1 Bonds, the A-2 Bonds and the Bonds were issued to finance certain public infrastructure for the benefit of certain lands within the boundaries of the District. The A-1 Bonds, the A-2 Bonds and the Bonds are each separately secured pursuant to the terms and provisions of the applicable Supplemental Trust Indenture. The District is located within the incorporated area of the City of Wildwood, Florida in Sumter County, Florida. The plan for development within the District is a mixed-use community comprising both residential and commercial uses to be built in multiple phases. The commercial development is to be located within a designated area within the District referred to as "Assessment Area Two." KLP Beaumont Commercial, LLC, a Florida limited liability company, is the landowner and a master developer (the "Developer") of Assessment Area Two.

THIS BONDHOLDER CONSENT ONLY RELATES TO THE BONDS SECURED BY THE SPECIAL ASSESSMENTS LEVIED ON THE ASSESSABLE LANDS WITHIN ASSESSMENT AREA TWO WITHIN THE DISTRICT.

Purpose of Consent

The Developer has requested that the District amend the Third Supplemental as described below:

1. The Reserve Account is currently funded in the amount of \$552,648.15 which is equal to maximum annual debt service on the Bonds at the time of issuance. As of the Record

Date, the maximum annual debt service on the Bonds is \$257,300. The Developer has requested that the 2019 Reserve Account requirement be reduced to the then maximum annual debt service from time to time and to deposit such excesses into the Series 2019 Acquisition and Construction Account to be applied toward the costs of the Assessment Ara Two – Commercial Project not otherwise funded with the initial deposit of net proceeds of the Bonds deposited into the Series 2019 Acquisition and Construction Account.

2. Pursuant to the terms and provisions of the Third Supplemental, the Bonds are subject to optional redemption on or after November 1, 2029 at a redemption price of par plus accrued interest to the applicable redemption date. In consideration of receiving the Bondholder Consent described in paragraph 1 above, both the District and the Developer will agree to amend the first optional redemption date to November 1, 2031 with a redemption price equal to par plus accrued interest to the applicable redemption date.

The amendments to the Third Supplemental described in paragraphs 1 and 2 above are collectively referred to as the “Third Supplemental Amendments.” In order to effect the Third Supplemental Amendments, pursuant to terms of the Master Indenture, the written consent of the beneficial owners of all of the outstanding Bonds is required.

The District and the Trustee will enter into a First Amendment to the Third Supplemental (the “First Amendment”) to reflect the Third Supplemental Amendments in the form attached hereto as Exhibit A. Greenberg Traurig, P.A., Bond Counsel to the District and the draftsman of the First Amendment, will render an opinion that the Third Supplemental Amendments are permitted under the Master Indenture and the Third Supplemental Amendments will not adversely affect the tax status of the Bonds. A draft copy of such Bond Counsel Opinion is attached hereto as Exhibit B.

The District and the Developer respectfully request that the beneficial owners of the Bonds provide their written consent to the Third Supplemental Amendments as evidenced by the First Amendment attached hereto as Exhibit A.

Goldman Sachs High Yield Municipal Fund, A Series of the Goldman Sachs Trust

By: 

Name: Scott Diamond

Title: Managing Director

Date: 3/9/22

DTC Participant: 902

CUSIP: 074463 AF7

Principal Amount: 1,300,000

Russell Tax Exempt High Yield Bond Fund

By: 

Name: Scott Diamond

Title: Managing Director

Date: 3/9/22

DTC Participant: 902

CUSIP: 074463 AF7

Principal Amount: 90,000

This consent shall be binding upon and effective on any future beneficial owner of the above-referenced Bonds.

BONDHOLDER CONSENT

To: Beneficial Owners of Beaumont Community Development District (the "District")
Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial
Project) (herein, the "Bonds")

Record Date: March 1, 2022

Background

On February 7, 2019, the District issued its \$5,925,000 Special Assessment Bonds, Series 2019A-1 (Assessment Area One – Residential Project) (herein the "A-1 Bonds"), its \$4,205,000 Special Assessment Bonds, Series 2019A-2 (Assessment Area One – Residential Project) (herein, the "A-2 Bonds") and its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (herein, the "Bonds"). The A-1 Bonds were issued pursuant to that certain Master Trust Indenture dated as of January 1, 2019 (the "Master Indenture") by and between the District and Regions Bank, as trustee (the "Trustee") and that certain First Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee. The A-2 Bonds were issued pursuant to the Master Indenture and that certain Second Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee. The Bonds were issued pursuant to the Master Indenture and that certain Third Supplemental Trust Indenture dated as of January 1, 2019, by and between the District and the Trustee (the "Third Supplemental"). The A-1 Bonds, the A-2 Bonds and the Bonds were issued to finance certain public infrastructure for the benefit of certain lands within the boundaries of the District. The A-1 Bonds, the A-2 Bonds and the Bonds are each separately secured pursuant to the terms and provisions of the applicable Supplemental Trust Indenture. The District is located within the incorporated area of the City of Wildwood, Florida in Sumter County, Florida. The plan for development within the District is a mixed-use community comprising both residential and commercial uses to be built in multiple phases. The commercial development is to be located within a designated area within the District referred to as "Assessment Area Two." KLP Beaumont Commercial, LLC, a Florida limited liability company, is the landowner and a master developer (the "Developer") of Assessment Area Two.

**THIS BONDHOLDER CONSENT ONLY RELATES TO THE BONDS SECURED
BY THE SPECIAL ASSESSMENTS LEVIED ON THE ASSESSABLE LANDS WITHIN
ASSESSMENT AREA TWO WITHIN THE DISTRICT.**

Purpose of Consent

The Developer has requested that the District amend the Third Supplemental as described below:

1. The Reserve Account is currently funded in the amount of \$552,648.15 which is equal to maximum annual debt service on the Bonds at the time of issuance. As of the Record

Date, the maximum annual debt service on the Bonds is \$257,300. The Developer has requested that the 2019 Reserve Account requirement be reduced to the then maximum annual debt service from time to time and to deposit such excesses into the Series 2019 Acquisition and Construction Account to be applied toward the costs of the Assessment Ara Two – Commercial Project not otherwise funded with the initial deposit of net proceeds of the Bonds deposited into the Series 2019 Acquisition and Construction Account.

2. Pursuant to the terms and provisions of the Third Supplemental, the Bonds are subject to optional redemption on or after November 1, 2029 at a redemption price of par plus accrued interest to the applicable redemption date. In consideration of receiving the Bondholder Consent described in paragraph 1 above, both the District and the Developer will agree to amend the first optional redemption date to November 1, 2031 with a redemption price equal to par plus accrued interest to the applicable redemption date.

The amendments to the Third Supplemental described in paragraphs 1 and 2 above are collectively referred to as the “Third Supplemental Amendments.” In order to effect the Third Supplemental Amendments, pursuant to terms of the Master Indenture, the written consent of the beneficial owners of all of the outstanding Bonds is required.

The District and the Trustee will enter into a First Amendment to the Third Supplemental (the “First Amendment”) to reflect the Third Supplemental Amendments in the form attached hereto as Exhibit A. Greenberg Traurig, P.A., Bond Counsel to the District and the draftsman of the First Amendment, will render an opinion that the Third Supplemental Amendments are permitted under the Master Indenture and the Third Supplemental Amendments will not adversely affect the tax status of the Bonds. A draft copy of such Bond Counsel Opinion is attached hereto as Exhibit B.

The District and the Developer respectfully request that the beneficial owners of the Bonds provide their written consent to the Third Supplemental Amendments as evidenced by the First Amendment attached hereto as Exhibit A.

Nuveen High Yield Municipal Bond Fund (legal name of beneficial owner)

By: John Miller - RR
Name: John Miller
Title: Head of Municipals
Date: 3/23/22
DTC Participant: 2023
CUSIP: 074463 AF7
Principal Amount: 1,900,000

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

March 8, 2022

Mr. James P. Harvey, Chairman
Beaumont Community Development District
C/O Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Reference: Stormwater Management Needs Analysis Preparation – Proposal
Beaumont Community Development District**

Dear Mr. Harvey:

Morris Engineering and Consulting, L.L.C. appreciates this opportunity to provide professional services for the above referenced project. We understand that you seek to engage Morris Engineering to prepare the required Wastewater Services and Stormwater Management Needs Analysis and Report for the above referenced community. The analysis will be prepared pursuant to Chapter 2021-194, Laws of Florida/HB 53 and will be prepared in a format as directed by the District Counsel. The analysis will set forth the 20-year needs of the stormwater management system and provide responses to the required inquiries of the Statute.

PAYMENT OF SERVICES

We propose to furnish the above outlined services based on our current hourly rate schedule, last approved by the Board, with an estimated fee of approximately \$4,500.00. Invoices will be submitted for payment based on actual hours spent working on the project.

ASSUMPTIONS AND EXCLUSIONS

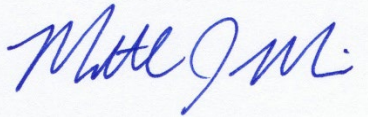
The above Scope of Services and associated Fees are based on the following Assumptions and Exclusions:

1. The above services do not include any full engineering or permitting services.

This proposal and the attached three (3) pages of General Conditions represent the entire understanding between Morris Engineering and Consulting, LLC and Client in respect to the Project and may only be modified in writing signed by both parties. If this Proposal satisfactorily sets forth your understanding of our agreement, please sign and date in the space provided below and return this Agreement to Morris Engineering and Consulting, L.L.C., 6997 Professional Parkway East, Suite B; Sarasota, Florida 34240

This proposal is offered for a period of thirty (30) days from the above date.

Sincerely,
MORRIS ENGINEERING AND CONSULTING, L.L.C.



Matthew J. Morris, P.E.
President

Accepted this _____ day of _____, 2022 by:

James. P. Harvey, Chairman – Beaumont Community Development District

General Conditions

1. This Proposal and the anticipated scope of services to be provided by Morris Engineering and Consulting, LLC requires that the Client provide all information as to its requirements for the Project, examine and respond promptly to Morris Engineering and Consulting's submission, and give prompt written notice to Morris Engineering and Consulting whenever the Client observes, or otherwise becomes aware of, any defect or dissatisfaction with the services provided by Morris Engineering and Consulting.
2. In order for Morris Engineering and Consulting to perform its proposed services, the Client must provide Morris Engineering and Consulting with the following:
 - A. All required permit application documentation and all fees for all government agencies or utilities having jurisdiction over the Project. Morris Engineering and Consulting does not advance any application fees, etc., and expects the Client to furnish these at the time of submittal.
 - B. Provide sufficient documentation verifying the Client has authorization or ownership over the Project to make applications and receive governmental and utility permits, and to bind the property owners and their successors to any permit conditions or requirements.
 - C. Make all necessary provisions to guarantee Morris Engineering and Consulting's ability to enter upon public and private property of the Project.
3. All services rendered in this contract and reimbursable expenses will be invoiced monthly and payment is due within thirty (30) days of the invoice date. If Morris Engineering and Consulting does not receive payment within thirty (30) days of the invoice date, the invoice amount will be assessed a finance charge in the amount of 18% per annum from said thirtieth day. If any invoice payment is not received within 30 days of the invoice date, Morris Engineering and Consulting reserves the right to suspend any or all services without notice until full payment is made. The Client agrees that Morris Engineering and Consulting shall not be liable for its failure to perform any services or obligations set forth in this Proposal while services are suspended by reason of the Client's failure to timely remit payment in the manner identified above.
4. Out-of-pocket expenses including, but not limited to, county aerials or maps, deeds, air travel, blueprints, outside consultants, express mailing or delivery charges, long distance phone calls and mileage will be billed as an extra.
5. In the event of substantial failure by either Morris Engineering and Consulting or the Client to perform in accordance with the terms contained herein, through no fault of the terminating party, either party shall have the right to terminate this Proposal upon three (3) days written notice. In the event of termination, Client agrees to pay Morris Engineering and Consulting for all services rendered and expenses incurred to the date of termination, plus reasonable costs incurred by Morris Engineering and Consulting in terminating this Proposal. Failure to

make payment when due shall be considered a substantial failure to perform by the Client and grounds for termination.

6. Morris Engineering and Consulting and the Client acknowledge that this Proposal shall be controlled by the laws of the State of Florida. In the event of a dispute, Sarasota County, Florida shall be the proper venue for any action brought hereunder. In the event that the Client breaches this Proposal, or if this contract is placed in the hands of an attorney for collection, then Morris Engineering and Consulting shall be entitled to recover from Client all reasonable attorney's fee and costs incurred by reason of Client's breach.
7. To the fullest extent permitted by law, and notwithstanding any other provision of this Proposal, the total liability, in the aggregate, of Morris Engineering and Consulting, LLC, its officers, directors, employees, agents, and consultants, and any of them, to Client and anyone claiming by, through, or under Client, for any and all claims, losses, liabilities, costs or damages whatsoever arising out of, resulting from or in any way related to the services rendered by Morris Engineering and Consulting, LLC under this Proposal from any cause, including but not limited to the negligence, professional errors, or omissions, strict liability, breach of contract, or warranty (express or implied) of Morris Engineering and Consulting, LLC, its officers, directors, employees, agents or consultants or any of them, shall not exceed the compensation actually received by Morris Engineering and Consulting, LLC under this Proposal.
8. Morris Engineering and Consulting represents to the Client that Morris Engineering and Consulting's services shall be performed in accordance with those standards of care, skill and diligence and those practices and procedures which are at this time commonly followed by engineers in performing the same or similar services in the locale where Morris Engineering and Consulting's office is located.
9. Approval of any plans or permit applications is discretionary with the municipalities and regulatory agencies having jurisdiction over the project. Morris Engineering does not guaranty, certify or make any promise(s) with respect to the timing of any approval of plans, permit applications, certifications or other submittals or any requirements that may be imposed by the municipalities and regulatory agencies having jurisdiction over the project with respect to the plans, applications and other documents prepared by Morris Engineering.
10. The services to be provided by Morris Engineering and Consulting are being performed solely for the benefit of the Client, and no benefit is meant to be conferred upon any other person or entity, and no such other person or entity should rely upon Morris Engineering and Consulting's performance of those services to the Client. No claim against Morris Engineering and Consulting shall accrue to any contractor, subcontractor, consultant, architect, supplier, fabricator, manufacturer, lender, tenant, surety, purchaser, or any other third-party as a result of the performance or non-performance by Morris Engineering and Consulting of services.

11. Notices - All notices shall be addressed to the parties at the addresses stated on the first page of this Proposal and shall be considered as delivered when postmarked, if dispatched by certified or registered mail, or when received in all other cases.
12. The Client and Morris Engineering and Consulting agree to waive all claims against the other for any consequential damages that may arise out of or relate to this Proposal. The Client agrees to waive all consequential damages including but not limited to the Client's loss of use of the Property, delay damages, any rental expenses incurred, loss of service of employees, finance charges, or loss of reputation. Morris Engineering and Consulting agrees to waive damages including but not limited to, loss of profits not related to this Project, or loss of reputation.
13. Except as provided above, neither party shall assign or transfer any interest in this Proposal without the prior, express, and written consent of the other which may be withheld for any reason.
14. Nothing in this Proposal shall be construed as creating any personal liability on the part of any officer, agent or employee of Morris Engineering and Consulting, LLC, nor shall it be construed as giving any rights or benefits under this Proposal to anyone other than the parties to this Proposal.
15. The failure of either party to this Proposal to insist upon the performance of any of the terms and conditions of this Proposal, or the waiver of any breach of any of the terms and conditions of this Proposal, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue to remain in full force and effect as if no such forbearance or waiver had occurred.
16. If any action is filed in relation to this Proposal, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorneys' fees and costs including those incurred upon appeal.
17. The invalidity of any portion of this Proposal shall not be deemed to affect the validity of any other provision. If any provision of this Proposal is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
18. This Proposal shall constitute the entire agreement between the parties and prior understanding or representation of any kind preceding the date of this Proposal shall not be binding upon either party except to the extent incorporated in this Proposal.
19. Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if placed in writing and signed by an authorized representative of each party.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6A

Beaumont Site Inspection Report February 3, 2022

Common Area Turf:

- Turf density:
 1. Pockets of invasive grasses and broadleaf weeds moving in. Noticed accelerated dieback of mature leaf tissue.
- Turf color:
 1. Turf color presented inconsistent showing signs of multiple nutrient deficiencies (*Sample 1, 2, 5*)

Homesites and Clubhouse Turf:

- Turf density:
 1. Turf quality is much better but still noticed accelerated dieback of mature leaf tissue.
- Turf color:
 1. More consistent color but still showing signs of nutrient deficiencies (*Sample 3, 4, 6*)

Soil Sample Parameters

A soil sample was pulled from six random locations to establish a baseline. Soil profile tests were performed at the same six locations. All of these tests came back with the same basic results, the soil profile is the main reason for concern.

The relative amounts of clay, silt, and sand particles determine your soil profile

- Clay particles are microscopic and flat.
- Silt particles are more angular and larger than clay but still microscopic.
- Sand particles are the largest of the three types, they can be angular or rounded.

For most plants, the ideal mixture is approximately forty percent sand, forty percent silt, and twenty percent clay. Soil with this makeup is called *loam*, which provides a balance of water-holding capacity, drainage, and fertility. Soils composed of mostly one particle type can pose challenges for gardeners:

- Clay soils are naturally fertile, but the individual particles are so small that they pack tightly, leaving little room for water and air. Clay soil drains poorly, stays wet longer than other soils, contains little oxygen, and dries as hard as concrete.
- Silt soils have moderate fertility and medium-sized particles and pore spaces that hold some water and air. They pack tightly, especially when wet. They may get powdery or dusty when dry. Silt particles are easily carried away by runoff and are small enough to be blown away by wind.
- Sandy soils contain few nutrients. Sand particles are large; water drains quickly from the pore spaces, and any nutrients that are present tend to leach out. Sandy soils don't pack tightly like clay and silt soils.

You can take advantage of its natural assets, however, and compensate for its challenges by working on the soil profile which is a very slow process.

- Organic matter: Decayed plants and animals become *humus*, a substance that helps soil particles bind together. Adding organic matter improves the structure of sandy and clay soils.
- Soil organisms: As they tunnel through the soil, earthworms, beetles, and other organisms open spaces between soil particles, allowing air, water, and roots to pass through easily. Encourage these beneficial soil organisms by providing food and habitat for them in the form of organic matter.
- Aeration: Reduces compacted soil, adds air pocket allowing additional root growth, enhances nutrient uptake and organic matter.

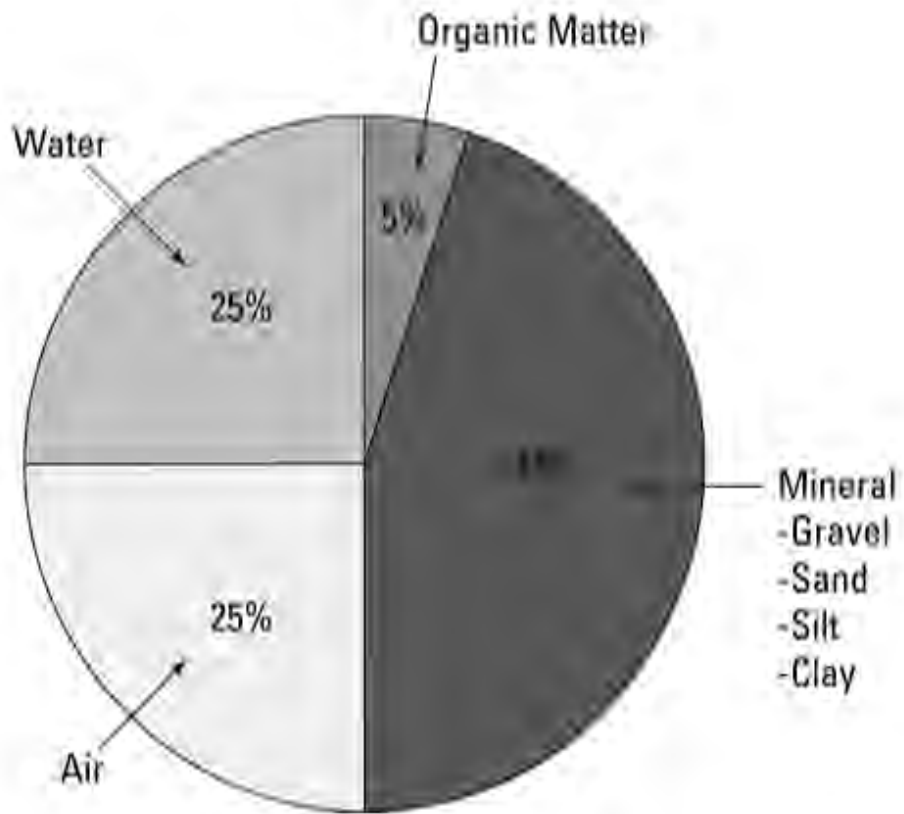
Improving Soil Conditions

Adding organic matter to your soil on a regular basis tied with aerification is very important in improving your soil profile. Organic matter helps sandy soils stick together into aggregates that retain the proper amount of moisture and helps clay soils drain better. Sand is considered large irregular particles that do not compact or hold moisture. It allows for rapid leaching of water as well as nutrients. During hot summer conditions, watering is extremely important because of the sand based soil condition. This will require constant irrigation monitoring to ensure drought conditions are managed.

Fertilization programs will need to be tailored to existing soil conditions. Soil profile will require manipulation by providing multiple aerifications as well as frequent organic applications. Over time, this prescription will create a nutrient holding soil profile.

Frequent fertilization programs can only go as far as the state allowable nitrogen allowance. Adding more foliar applications will help, but only marginally. However, even with all these plans, changing soil profile is a slow process, unless you scrape off top six inches, bring in healthy fill and resod.

Floralawn recommends adding two to three aerification services as well as five organic applications. Three of those organic applications will be provided with the aerification service. Two of the organic applications will be in place of two of the six normal services. After a year, a new soil sample will need to be taken to see how much of the soil profile we were able to change and revisit the program at that point to fit the sample results.



SAMPLE 1



REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

TURF AND ORNAMENTAL SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

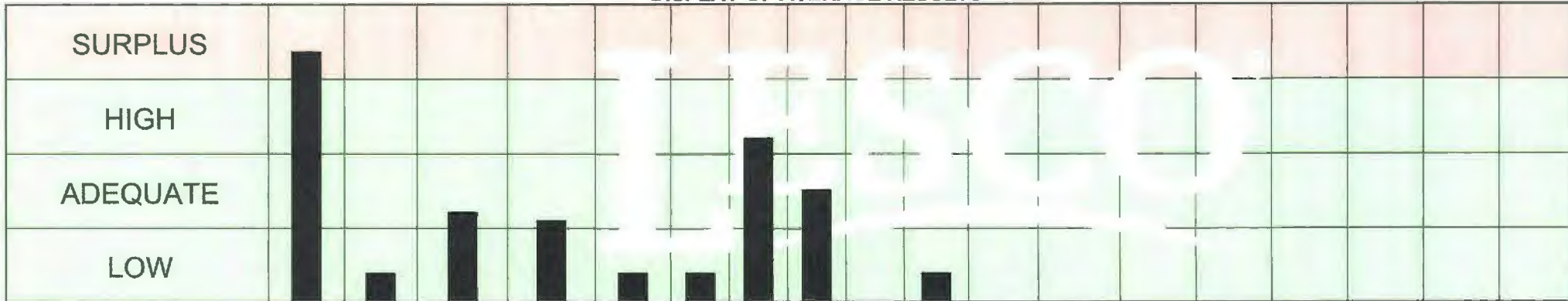
Spectrum Analytic

1087 Jamison Road NW
 Washington Court House, OH 43160-8748

www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS							CALCULATED VALUES						RESULTS OF ANALYSIS							
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient					Soluble Salts mmhos/cm	O.M. %	
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu	Na			
1	C34922	6.4	7.4	220	74	2142	202	4.9	1.6	82	15			1.0					22	0.15	0.7
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11	AVERAGE RESULTS																				

DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT									
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn
1	SAMPLE 1	ST. AUGUSTINE	LAWN	MED.	5	Ca	4.50-5.50	S	0.00	4.50				
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11	RECOMMENDATIONS FOR AVERAGE RESULTS													

Spectrum Analytic

1087 Jamison Road NW
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**SITONE LANDSCAPE
3560 REYNOLDS RD
LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 1	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34922		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		77.00 %	
Silt		1.00 %	
Clay		23.00 %	
Texture		Sandy Clay Loam	

SAMPLE 2



REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

TURF AND ORNAMENTAL SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

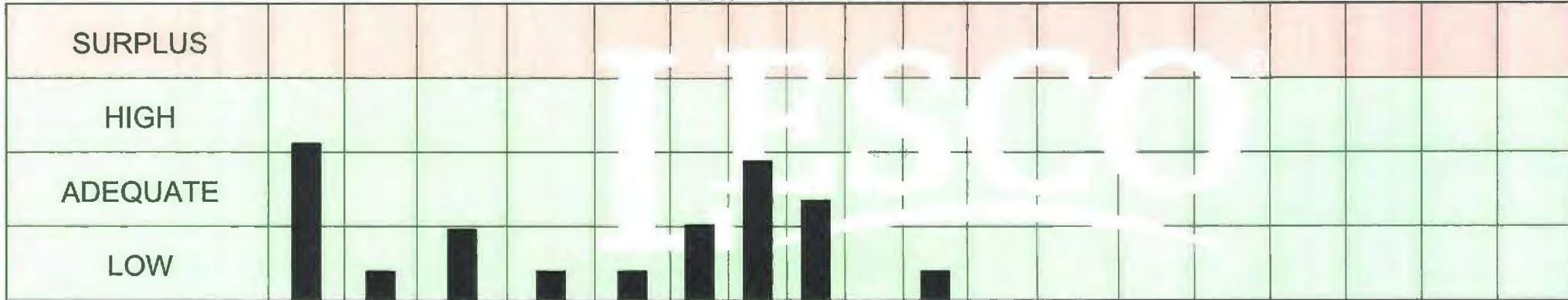
Spectrum Analytic

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 Washington Court House, OH 43160-8748

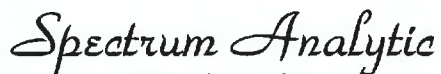
www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS						CALCULATED VALUES						RESULTS OF ANALYSIS									
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient					Soluble Salts mmhos/cm	O.M. %		
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu	Na				
1	C34923	7.2		102	58	984	88	2.4	2.6	78	14			1.5						16	0.08	0.4
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11	AVERAGE RESULTS																					

DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT									
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn
1	SAMPLE 2	ST. AUGUSTINE	LAWN	MED.	0		4.50-5.50	S	0.00	6.00				
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11	RECOMMENDATIONS FOR AVERAGE RESULTS													



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**SITONE LANDSCAPE
3560 REYNOLDS RD
LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 2	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34923		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		93.00 %	
Silt		0.00 %	
Clay		7.00 %	
Texture		Sand	



REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

TURF AND ORNAMENTAL SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

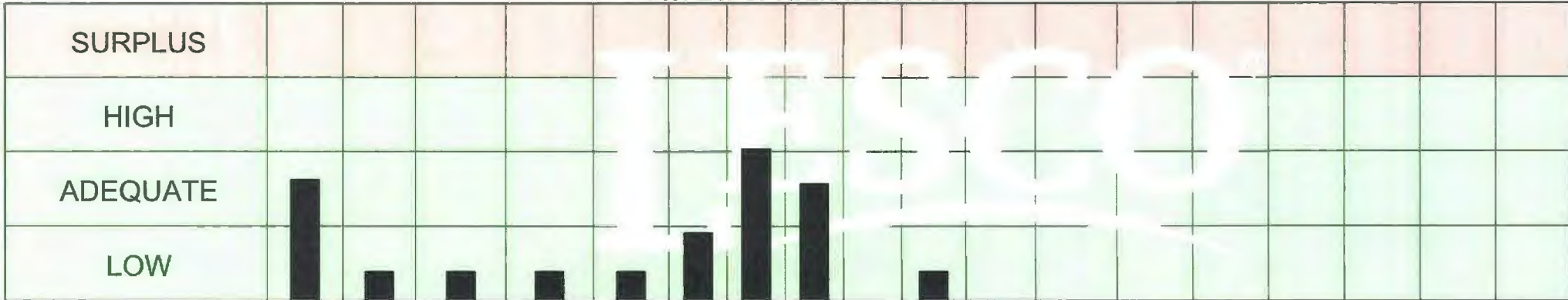
Spectrum Analytic

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Line Number	RESULTS OF ANALYSIS							CALCULATED VALUES					RESULTS OF ANALYSIS								
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient				Soluble Salts mmhos/cm	O.M. %		
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu			Na	
1	C34924	7.3		70	32	620	62	1.4	2.4	80	16			1.5					10	0.06	0.4
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DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT									
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn
1	SAMPLE 3	ST.AUGUSTINE	LAWN	MED.	0		4.50 - 5.50	S	0.25	6.00				
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11	RECOMMENDATIONS FOR AVERAGE RESULTS													

**SITONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 3	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34924		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		94.00 %	
Silt		1.00 %	
Clay		5.00 %	
Texture		Sand	



REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

TURF AND ORNAMENTAL SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

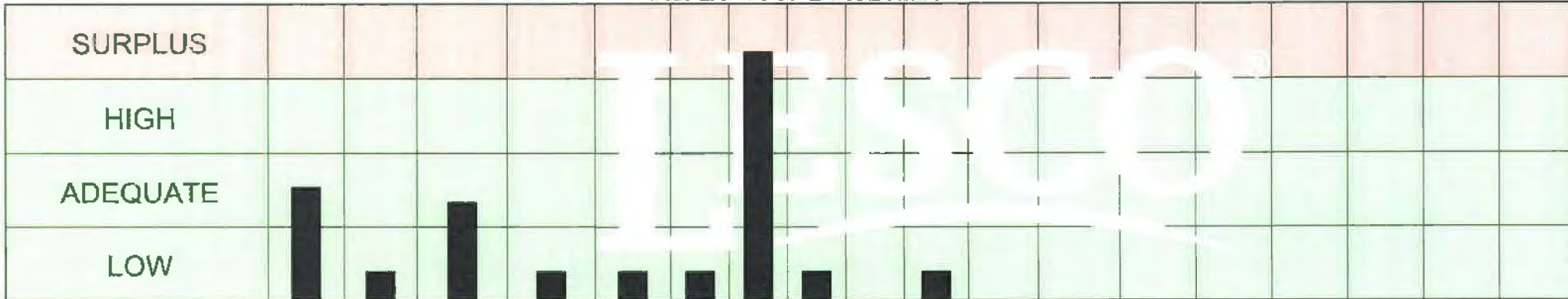
Spectrum Analytic

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 Washington Court House, OH 43160-8748

www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS						CALCULATED VALUES						RESULTS OF ANALYSIS								
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient					Soluble Salts mmhos/cm	O.M. %	
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu	Na			
1	C34925	7.7		66	36	2708	92	5.5	0.7	93	6			0.6					16	0.12	0.5
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DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT										
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn	
1	SAMPLE 4	ST.AUGUSTINE	LAWN	MED.	0		4.50-5.50	S	0.25	6.00	1.50				
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11	RECOMMENDATIONS FOR AVERAGE RESULTS														

**SITEONE LANDSCAPE
3560 REYNOLDS RD
LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 4	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34925		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		94.00 %	
Silt		1.00 %	
Clay		5.00 %	
Texture		Sand	

Swamp 5'



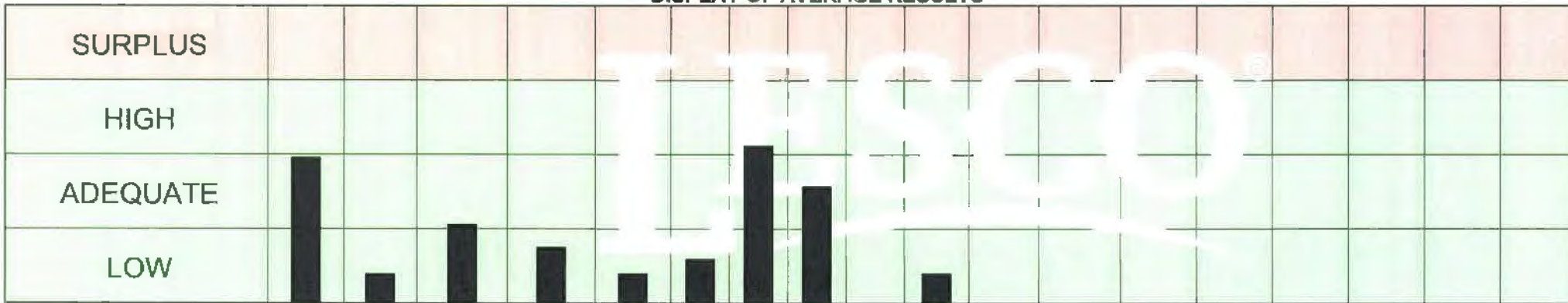
REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

**TURF AND ORNAMENTAL
 SOIL TEST AND RECOMMENDATION REPORT**
 SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

Spectrum Analytic
 1087 Jamison Road NW
 Washington Court House, OH 43160-8742
 www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS						CALCULATED VALUES					RESULTS OF ANALYSIS										
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient					Soluble Salts mmhos/cm	O.M. %		
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu	Na				
1	C34926	7.6		86	56	1336	132	3.1	2.0	81	16				1.1					16	0.10	1.1
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11	AVERAGE RESULTS																					

DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT									
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn
1	SAMPLE 5	ST.AUGUSTINE	LAWN	MED.	0		4.50-5.50	S	0.00	6.00				
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11	RECOMMENDATIONS FOR AVERAGE RESULTS													

Spectrum Analytic

1087 Jamison Road NW
Washington Court House, OH 43160-8748

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**SITEONE LANDSCAPE
3560 REYNOLDS RD
LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 5	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34926		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		91.00 %	
Silt		1.00 %	
Clay		9.00 %	
Texture		Sand	

SAMPLER 6



REPORT TO: 11131
 SITEONE LANDSCAPE
 3560 REYNOLDS RD
 LAKELAND, FL 33803-7327

TURF AND ORNAMENTAL SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: PREMIER LAWN & PEST
 340937
 01/19/2022

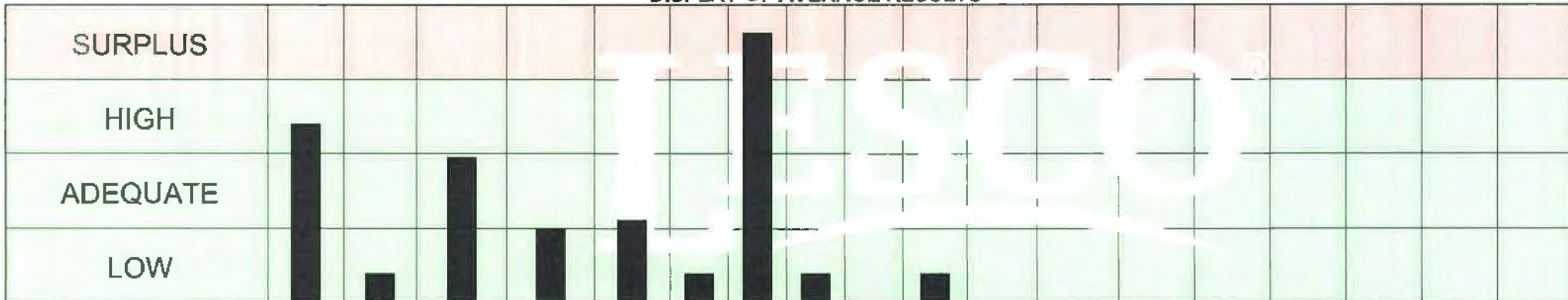
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Line Number	RESULTS OF ANALYSIS							CALCULATED VALUES						RESULTS OF ANALYSIS							
	LAB NO	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation					Pounds per Acre Available Nutrient					Soluble Salts mmhos/cm	O.M. %	
				P	K	Ca	Mg		K	Ca	Mg	H	Na	Fe	Mn	Zn	Cu	Na			
1	C34927	7.7		134	48	5746	152	11.4	0.5	94	5			0.3					14	0.14	0.7
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11	AVERAGE RESULTS																				

DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT									
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn
1	SAMPLE 6	ST.AUGUSTINE	LAWN	MED.	0		4.50-5.50	S	0.00	6.00	4.50			
2														
3														
4														
5														
6														
7														
8														
9														
10														
11	RECOMMENDATIONS FOR AVERAGE RESULTS													

Spectrum Analytic

1087 Jamison Road NW
Washington Court House, OH 43160-8748

www.spectrumanalytic.com

**SITEONE LANDSCAPE
3560 REYNOLDS RD
LAKELAND, FL 33803-7327**

Prepared For
340937 PREMIER LAWN & PEST

Sample Information			
Sample	SAMPLE 6	Sampled	01-18-2022
Description	LAWN	Tested	01-19-2022
Sample Type	Turf and Ornamental Soil		
Lab Number	C34927		

Certificate of Analysis

Analysis	Guarantee	Result	Method
Sand		91.00 %	
Silt		1.00 %	
Clay		9.00 %	
Texture		Sand	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6B



Proposal

Date: 3/7/2022

Work Order #1571

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

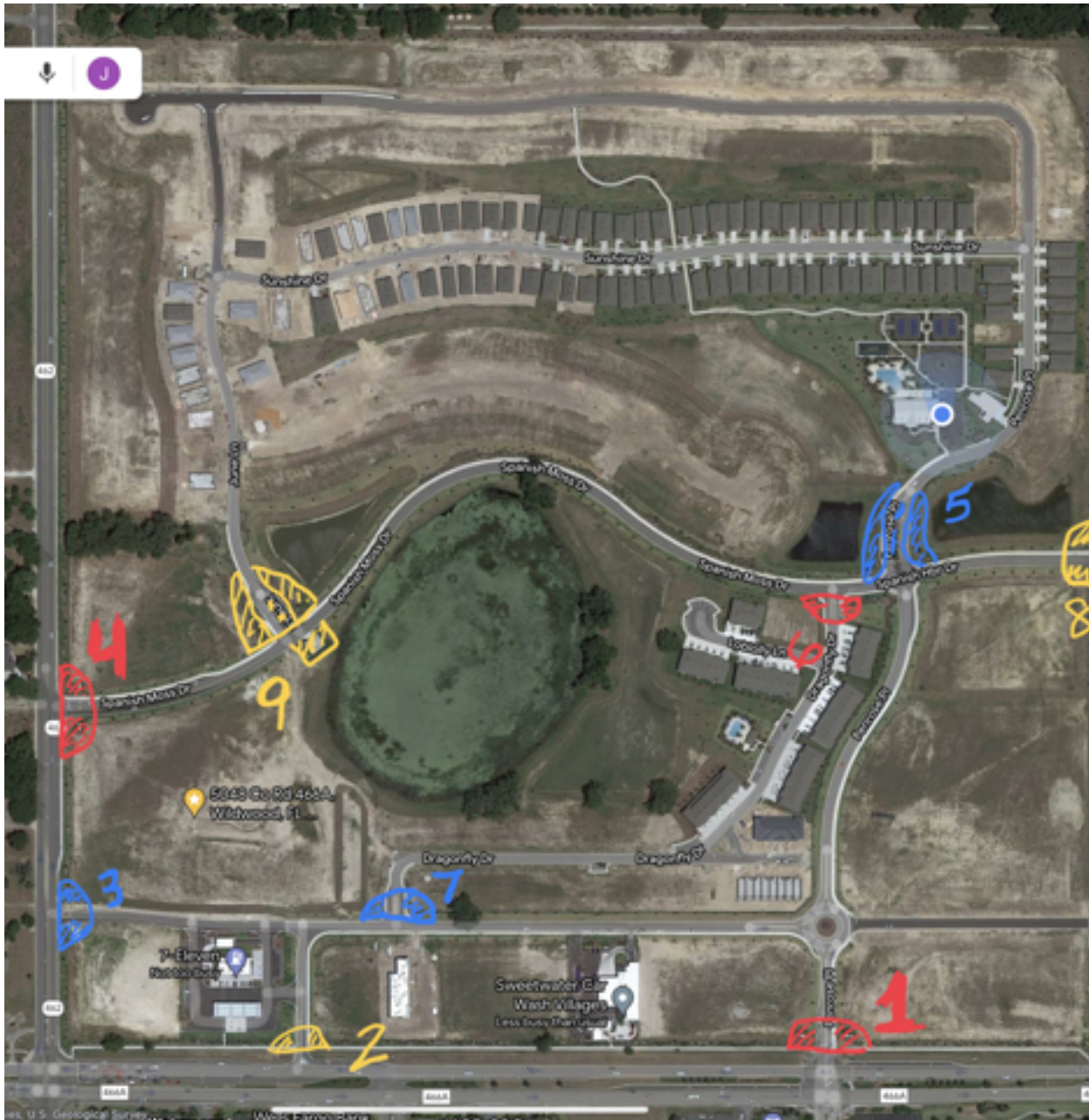
Location 4 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,665.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,433.66 (Seventeen Thousand Four Hundred Thirty-Three Dollars and Sixty-Six Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6C



Proposal

Date: 3/7/2022

Work Order #1572

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 5 at Beaumont

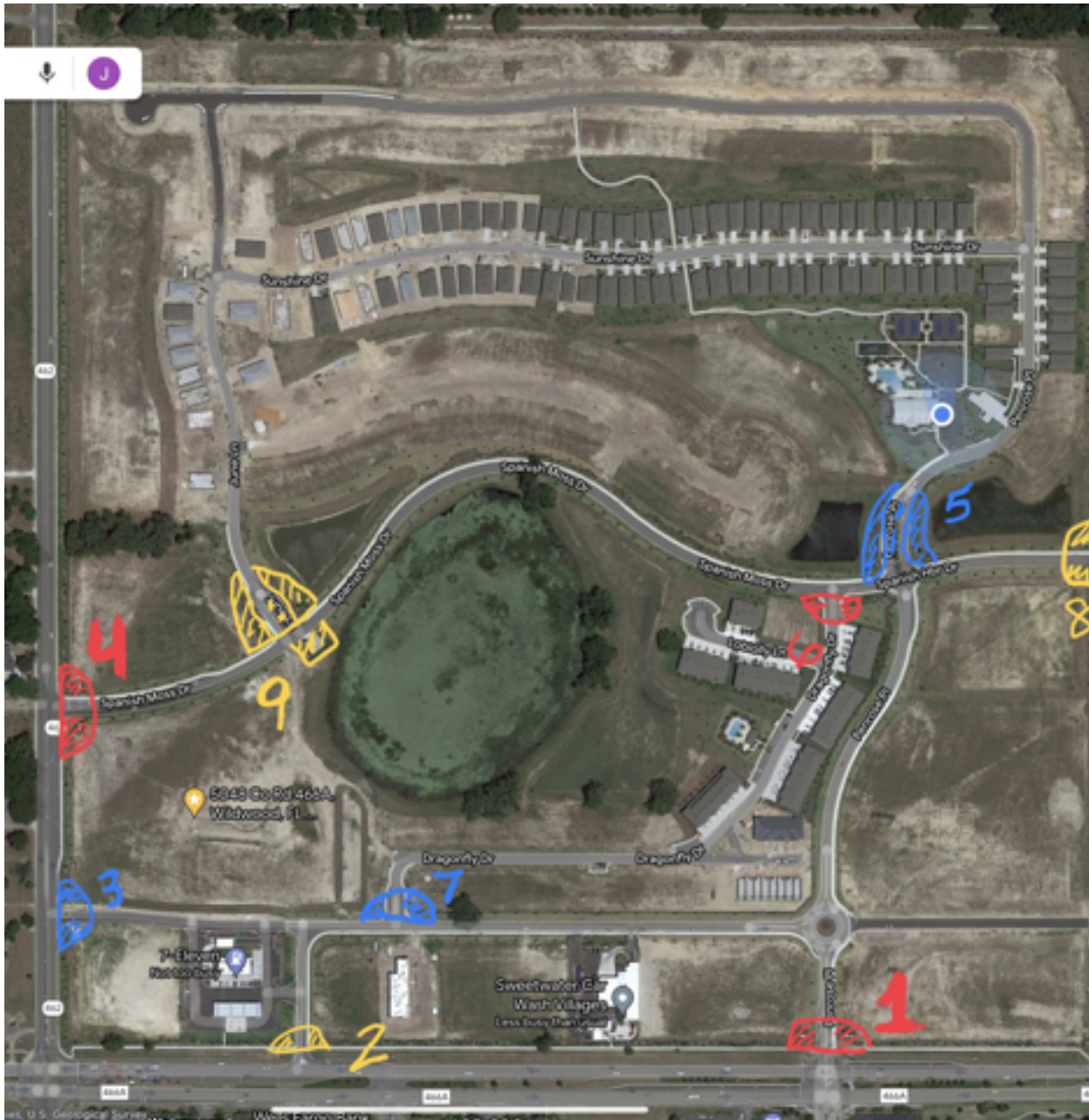
Removal of existing plant materials with installation of new plants and turf subjected within the estimate.



56







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottle Brush Std. - Installation	4.00	30 Gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots

Chocolate Mulch Install	15.00	cuyd
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$20,653.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$20,653.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6D



Proposal

Date: 3/7/2022

Work Order #1573

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 6 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

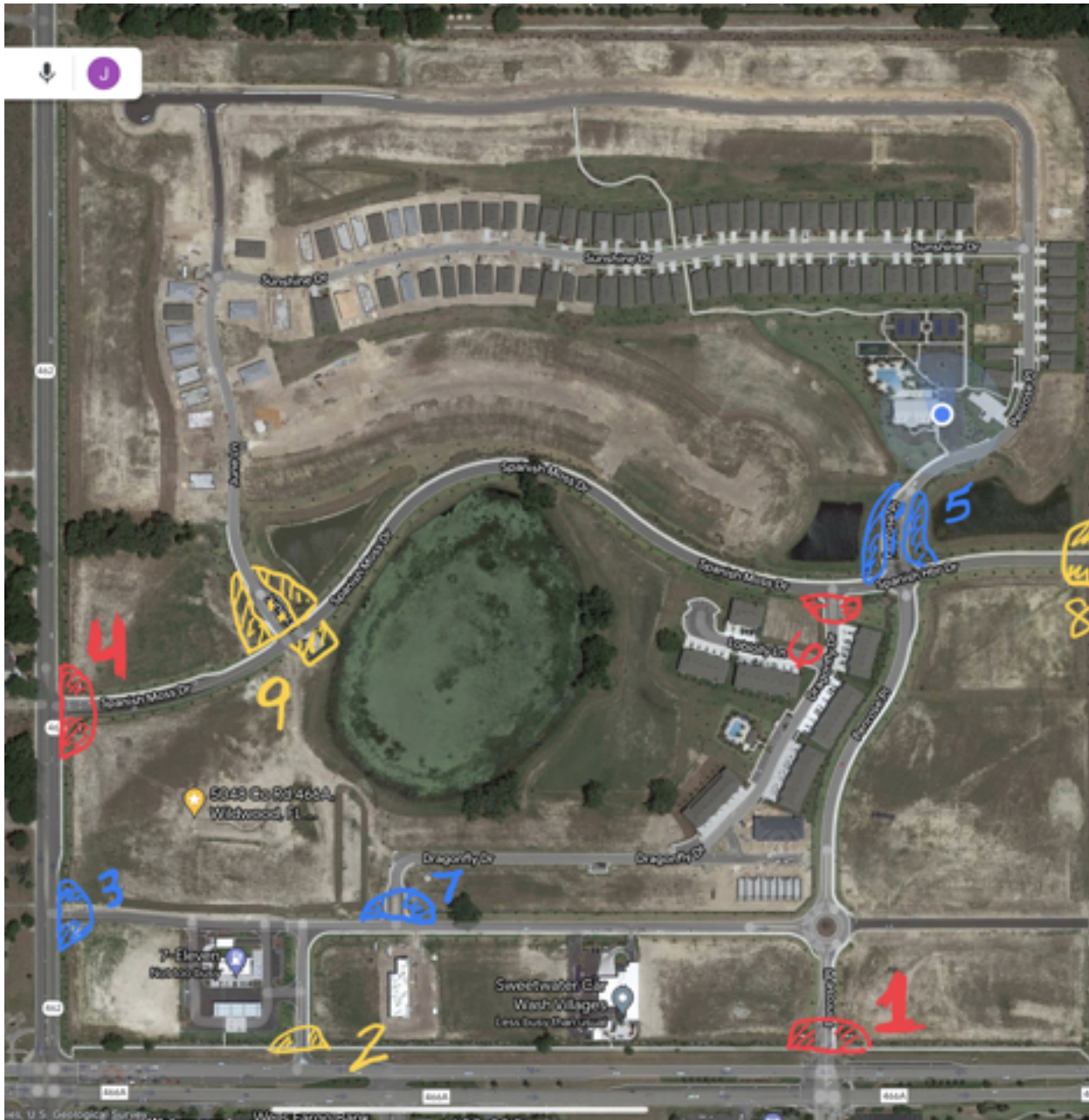
Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Majestic Beauty Hawthorne	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

Chocolate Mulch Install	6.00	cuyd
Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	16.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	18.00	3 Gal
Blue Pacific Juniper - Installation	36.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$7,284.71

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$7,284.71), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
_____ **Floralawn**

By _____
Date _____
_____ **Beaumont CDD**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6E



Proposal

Date: 3/7/2022

Work Order #1574

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 8 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	31.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,952.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,952.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6F



Proposal

Date: 3/7/2022

Work Order #1575

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 7 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd

Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	14.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	16.00	3 Gal
Blue Pacific Juniper - Installation	32.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd
Odoratissimum Viburnum - Installation	16.00	15 gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$8,423.66

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$8,423.66), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6G



Proposal

Date: 3/11/2022

Work Order #1576

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Select Mulching at Beaumont CDD

Installation of selected mulch material into highlighted areas pictured.

-Chocolate Hardwood Mulch-

Disclaimer: Industry is seeing shortages in Pine Bark and cost are rising quickly on this material. With the plan being to steward mulch already installed the last 2 years now; this would honestly be the best time to make the switch.

We just completed a large multiple hundreds of yards installed in Leesburg and the product looks great and was a seamless transition. You will definitely be pleased with the appearance.



Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	0.00	ea
Chocolate Mulch Install	800.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$44,072.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$44,072.00 (Forty Four Thousand Seventy Two Dollars), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/11/2022

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6H



Proposal

Date: 3/7/2022

Work Order #1581

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 1 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd

Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,890.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,890.92 (Seventeen Thousand Eight Hundred Ninety Dollars and Ninety-Two Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

61



Proposal

Date: 3/7/2022

Work Order #1582

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 2 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd
Carolina Sapphire - Installation	2.00	30 Gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,167.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
Floralawn

By _____
Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6J



Proposal

Date: 3/7/2022

Work Order #1583

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 3 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,757.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,757.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6K



Proposal

Date: 3/7/2022

Work Order #1584

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 9 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second section for the Lift Station









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottlebrush Std. - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal

Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
Chocolate Mulch Install	15.00	cuyd
Red Fountain Grass - Red Fountain Grass	40.00	3 Gal
Blue Pacific Juniper - Installation	40.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$21,973.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$21,973.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

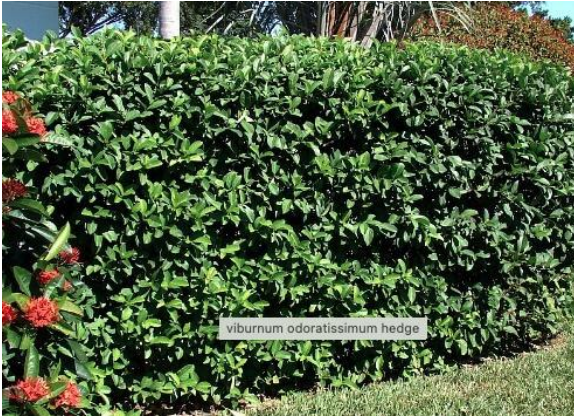
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6L

Beaumont Plant Selections

Odoratissimum-Viburnum



Red Fountain Grass



Carolina Blue Sapphire



Bottle Brush



Beaumont Plant Selections

Blue Pacific Juniper



Sky Pencil



Majestic Beauty-Indian Hawthorn



Chocolate Brown Hardwood Mulch



Pringles-Podocarpus



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Beaumont CDD/Clubhouse

% Evergreen Lifestyle Management
2100 South hiawassee Rd
Orlando, FL 32835

March 3, 2022

Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management-CDD/Clubhouse

Service	Monthly	Yearly
Landscape Maintenance	\$8,986	\$107,832
St Augustine Fertilization Program 6x times Year	\$1,711	\$20,532
Shrub Fertilization Program 4x times Year	\$390	\$4,680
Monthly Irrigation Inspection	\$1302	\$15,624
Total	\$12,389	\$148,668

Horticultural Additional Services - CDD/Clubhouse

Enhancements and additional services are available on an a la carte basis. These include turf and special treatments.

Additional Horticultural Services	Monthly	Yearly
Aerification 3x times per year	\$1,530	\$18,360
Organic Fertilization 3x times per year	\$428	\$5,138
Total	\$1,958	\$23,498

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Price
Mulch	\$55
Palm Pruning	\$65
Annual Flowers - per annual	\$2.25

PROPOSAL

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **40 times** per calendar year (Floritam) and **40 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **24 times per year** consistent with **3 times per month May through October** and **1 time per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**40 times** per year). A soft edge of all bed areas will be performed every other mowing (**20 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$65.00 per hour**. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Compensation

Floralawn agrees to provide all of the above services for an annual fee of \$00.00 to be paid in monthly fees of \$00.00 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal to avoid a finance charge of 1.5% per month (periodic rate) of the unpaid balance until paid.

Conditions

This proposal is intended for an initial term of **12 months (1 year)** with an anticipated start date of **TBD** and will remain in effect after the initial term until cancelled by either party.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8A

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874

Pest Control & Fertilization • Lawn and Ornamental Specialists
P O Box 1267
Goldenrod, FL 32733
www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDO-Commons

Name

7768 Penrose Place Wildwood, FL 34785

Address

o Evergreen Lifesites Mgmt- Jey Arayo

Phone

- LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arbor Jet Palm Program - OTC, Inid - Palmjet Fert

Sylvester Palms - 2302 - 3 applications - 2 w/ OTC, Fert

@ \$3220 - 1 application Inid, Fert @ \$1725

3 applications - March, May & Sept 2021

Current Charges: \$ 8165⁰⁰

Past Due Charges: _____

Total Due: _____

Signature

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8B

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874



Pest Control & Fertilization • Lawn and Ornamental Specialists

P O Box 1267

Goldenrod, FL 32733

www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDD - Clubhouse

Name

7768 Penrose Place Wildwood, FL 34785

Address

c/o Evergreen Lifestyles Msmt - Joey Arroyo

Phone

LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arborjet Palm Program - OTC-Imid - Palmjet Fert
Sylvester Palms - 17ea - 3 applications - 2 w/ OTC, fert
@ \$2380 - 1 w Imid, fert @ \$1275.

Ribbon Palms - 15ea - 3 applications @ \$315 each
3 applications - March, May, Sept 2021

Current Charges: \$7160⁰⁰

Past Due Charges: 0

Total Due: _____

Signature

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Beaumont Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Wildwood, Sumter County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, the effective date of the City of Wildwood Ordinance No. 02018-16 creating the District (the "Ordinance") is March 26, 2018; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board of Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. The Board is currently made up of the following individuals.

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Troy Simpson	November 2024
2	James Harvey	November 2022
3	Greg Meath	November 2024
4	Bradley Walker	November 2024
5	Candice Smith	November 2022

This year, Seats 2 and 5, currently held by James Harvey and Candice Smith, respectively, are subject to election by landowners in November 2022. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

SECTION 2. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on the 14th day of November 2022, at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

SECTION 3. The District's Secretary is hereby directed to publish notice of this landowners meeting and election in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its April 11, 2022 meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented in at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing adams@whhassociates.com or calling (561) 571-0010.

SECTION 5. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part thereof.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of April, 2022.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Beaumont Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 153.55 acres, generally located east of CR 462 and north of CR 466A, and in the City of Wildwood, Sumter County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 14, 2022
TIME: 1:30 P.M.
PLACE: 7764 Penrose Place
Wildwood, Florida 34785

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing adamsc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any

matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 14, 2022**

TIME: **1:30 P.M.**

LOCATION: **7764 Penrose Place
Wildwood, Florida 34785**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 14, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Beaumont Community Development District to be held at 1:30 p.m., on November 14, 2022 at 7764 Penrose Place, Wildwood, Florida 34785, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 14, 2022**

For Election (2 Supervisors): The one (1) candidate receiving the highest number of votes will receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Beaumont Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
2.	_____	_____
5.	_____	_____

Date: _____ Signed: _____

Printed Name: _____

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

10

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2022**

	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-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 380,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,455
Investments										
Revenue	-	-	-	204,091	256,127	14,912	-	-	-	475,130
Reserve	-	-	-	552,648	410,842	236,541	-	-	-	1,200,031
Prepayment	-	-	-	1,940	26,197	641,695	-	-	-	669,832
Construction	-	-	-	-	-	-	351,089	3,340	1	354,430
Cost of issuance	-	-	-	5,476	-	-	-	-	-	5,476
Undeposited funds	42,097	-	-	18,182	-	-	-	-	-	60,279
Due from Developer	24,336	-	-	-	-	-	-	-	-	24,336
Due from other	1,081	-	-	-	-	-	-	-	-	1,081
Due from general fund	-	57,002	76,842	9,814	10,738	-	-	-	-	154,396
Due from KLP Beaumont commercial	-	-	-	161,043	-	-	-	-	-	161,043
Due from KLP Village	-	-	-	-	178,153	-	-	-	-	178,153
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Total assets	<u>\$ 451,526</u>	<u>\$ 58,792</u>	<u>\$ 76,842</u>	<u>\$ 953,194</u>	<u>\$ 882,057</u>	<u>\$ 893,148</u>	<u>\$ 351,089</u>	<u>\$ 3,340</u>	<u>\$ 1</u>	<u>\$ 3,669,989</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Accounts payable - onsite	321	5,850	1,908	-	-	-	-	-	-	8,079
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to SRF - single family	57,002	-	-	-	-	-	-	-	-	57,002
Due to SRF - town home	76,842	-	-	-	-	-	-	-	-	76,842
Due to debt service fund 2019 area two	9,814	-	-	-	-	-	-	-	-	9,814
Due to debt service fund 2019-A1	10,738	-	-	-	-	-	-	-	-	10,738
Contracts payable	-	-	-	-	-	-	-	3,340	-	3,340
Retainage payable	-	-	-	-	-	-	18,795	4,276	8,254	31,325
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>184,817</u>	<u>5,850</u>	<u>9,017</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>18,795</u>	<u>7,616</u>	<u>8,254</u>	<u>245,147</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	24,336	-	-	161,043	178,153	-	-	-	-	363,532
Total deferred inflows of resources	<u>24,336</u>	<u>-</u>	<u>-</u>	<u>161,043</u>	<u>178,153</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>363,532</u>
FUND BALANCES										
Restricted for										
Debt service	-	-	-	790,840	694,417	893,148	-	-	-	2,378,405
Capital projects	-	-	-	-	-	-	332,294	-	-	332,294
Unassigned	242,373	52,942	67,825	-	-	-	-	(4,276)	(8,253)	350,611
Total fund balances	<u>242,373</u>	<u>52,942</u>	<u>67,825</u>	<u>790,840</u>	<u>694,417</u>	<u>893,148</u>	<u>332,294</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>3,061,310</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 451,526</u>	<u>\$ 58,792</u>	<u>\$ 76,842</u>	<u>\$ 953,194</u>	<u>\$ 882,057</u>	<u>\$ 893,148</u>	<u>\$ 351,089</u>	<u>\$ 3,340</u>	<u>\$ 1</u>	<u>\$ 3,669,989</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 13,378	\$ 224,901	\$ 162,156	139%
Landowner contribution	-	66,371	250,015	27%
Lot closing	34,697	82,055	-	N/A
Interest and miscellaneous	700	6,483	-	N/A
Total revenues	<u>48,775</u>	<u>379,810</u>	<u>412,171</u>	92%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	3,523	25,000	14%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	-	10,500	0%
Telephone	17	83	200	42%
Postage	107	224	500	45%
Printing & binding	42	208	500	42%
Legal advertising	92	92	1,500	6%
Annual special district fee	-	175	175	100%
Insurance	-	6,068	7,000	87%
Contingencies/bank charges	195	281	500	56%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	268	4,498	3,378	133%
Total professional & administrative	<u>4,804</u>	<u>35,779</u>	<u>106,518</u>	34%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	10,827	14,400	75%
Security amenity center	49	197	-	N/A
Stormwater management				
Lake maintenance	825	4,125	10,000	41%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	584	3,091	24,000	13%
Repairs and maintenance	783	1,667	2,500	67%
Monuments and street signage				
Repairs and maintenance	-	443	2,000	22%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	7,676	46,123	84,000	55%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	-	8,500	0%
Fertilization and pest control	330	1,135	16,000	7%
Irrigation repairs	-	1,180	10,000	12%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>10,247</u>	<u>69,385</u>	<u>305,650</u>	23%
Total expenditures	<u>15,051</u>	<u>105,164</u>	<u>415,546</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	33,724	274,646	(3,375)	
Fund balances - beginning	208,649	(32,273)	23,401	
Fund balances - ending	<u>\$ 242,373</u>	<u>\$ 242,373</u>	<u>\$ 20,026</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,966	\$ 83,487	\$ 85,202	98%
Landowner contribution	-	-	140,423	0%
Lot closing	28,084	42,953	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>33,050</u>	<u>126,440</u>	<u>226,125</u>	56%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	-	937	12,000	8%
Accounting	125	625	1,500	42%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,416	7,080	18,000	39%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	-	4,000	0%
Plant replacement	680	680	7,500	9%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	1,313	5,153	12,000	43%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	-	198	7,500	3%
Electricity	2,001	6,877	15,000	46%
Gate electricity	1,136	2,553	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	628	2,693	6,000	45%
Water/sewer/propane	610	1,185	12,000	10%
Janitorial	-	1,395	35,000	4%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	9,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Security amenity center	819	4,971	-	N/A
Pest control	130	325	1,200	27%
Permits/licenses	-	-	750	0%
Holiday decorating	-	498	1,000	50%
Supplies	-	580	3,000	19%
Contingencies	121	567	1,000	57%
Total single family program	<u>8,979</u>	<u>53,234</u>	<u>224,350</u>	24%
Other fees & charges				
Tax collector	99	1,670	1,775	94%
Total other fees & charges	<u>99</u>	<u>1,670</u>	<u>1,775</u>	94%
Total expenditures	<u>9,078</u>	<u>54,904</u>	<u>226,125</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	23,972	71,536	-	
Fund balances - beginning	28,970	(18,594)	5,226	
Fund balances - ending	<u>\$ 52,942</u>	<u>\$ 52,942</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 FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,927	\$ 49,208	\$ 36,916	133%
Landowner contribution	-	-	35,084	0%
Lot closing	7,442	15,947	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>10,369</u>	<u>65,155</u>	<u>72,500</u>	90%
EXPENDITURES				
Town Home Program				
Accounting	62	313	750	42%
Streetlighting electricity	-	-	2,280	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	196	980	18,000	5%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	710	3,550	9,000	39%
Repairs and maintenance	-	-	3,000	0%
Electricity	529	2,144	4,000	54%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	753	2,000	38%
Water/sewer	243	569	2,000	28%
Janitorial	-	178	12,800	1%
Pressure washing	-	-	3,000	0%
Security amenity center	-	-	2,500	0%
Pest control	2,430	4,473	900	497%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>4,170</u>	<u>13,485</u>	<u>71,730</u>	19%
Other fees & charges				
Tax collector	59	984	769	128%
Total other fees & charges	<u>59</u>	<u>984</u>	<u>769</u>	128%
Total expenditures	<u>4,229</u>	<u>14,469</u>	<u>72,499</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	6,140	50,686	1	
Fund balances - beginning	61,685	17,139	23,679	
Fund balances - ending	<u>\$ 67,825</u>	<u>\$ 67,825</u>	<u>\$ 23,680</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10,014	\$ 168,357	\$ 167,402	101%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	18,182	57,201	-	N/A
Interest	12	46	-	N/A
Total revenues	<u>28,208</u>	<u>1,081,477</u>	<u>326,012</u>	332%
EXPENDITURES				
Debt service				
Principal prepayment	855,000	855,000	-	N/A
Interest	13,627	145,748	264,244	55%
Total debt service	<u>868,627</u>	<u>1,000,748</u>	<u>264,244</u>	379%
Other fees & charges				
Tax collector	200	3,367	3,488	97%
Total other fees and charges	<u>200</u>	<u>3,367</u>	<u>3,488</u>	97%
Total expenditures	<u>868,827</u>	<u>1,004,115</u>	<u>267,732</u>	375%
Excess/(deficiency) of revenues over/(under) expenditures	(840,619)	77,362	58,280	
Fund balances - beginning	1,631,459	713,478	723,646	
Fund balances - ending	<u>\$ 790,840</u>	<u>\$ 790,840</u>	<u>\$ 781,926</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 FEBRUARY 28, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10,957	\$ 184,204	\$ 170,014	108%
Assessment levy: off-roll	-	103,925	244,214	43%
Assessment prepayments	-	15,751	-	N/A
Lot closing	22,827	82,036	-	N/A
Interest	5	22	-	N/A
Total revenues	<u>33,789</u>	<u>385,938</u>	<u>414,228</u>	93%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	157,656	313,294	50%
Total debt service	<u>-</u>	<u>252,656</u>	<u>408,294</u>	62%
Other fees & charges				
Tax collector	219	3,684	3,542	104%
Total other fees and charges	<u>219</u>	<u>3,684</u>	<u>3,542</u>	104%
Total expenditures	<u>219</u>	<u>256,340</u>	<u>411,836</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	33,570	129,598	2,392	
Fund balances - beginning	660,847	564,819	668,563	
Fund balances - ending	<u>\$ 694,417</u>	<u>\$ 694,417</u>	<u>\$ 670,955</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 43,459	\$ 110,813	39%
Assessment prepayments	-	760,043	-	N/A
Lot closing	300,240	310,928	-	N/A
Interest	8	30	-	N/A
Total revenues	<u>300,248</u>	<u>1,114,460</u>	<u>110,813</u>	1006%
EXPENDITURES				
Debt service				
Principal prepayment	415,000	750,000	-	N/A
Interest	5,836	61,242	110,813	55%
Total debt service	<u>420,836</u>	<u>811,242</u>	<u>110,813</u>	732%
Excess/(deficiency) of revenues over/(under) expenditures	(120,588)	303,218	-	
Fund balances - beginning	1,013,736	589,930	294,932	
Fund balances - ending	<u>\$ 893,148</u>	<u>\$ 893,148</u>	<u>\$ 294,932</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3	\$ 13
Total revenues	3	13
EXPENDITURES		
Capital outlay	-	46,188
Total expenditures	-	46,188
Excess/(deficiency) of revenues over/(under) expenditures	3	(46,175)
Fund balances - beginning	332,291	378,469
Fund balances - ending	\$ 332,294	\$ 332,294

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 735
Total revenues	<u>-</u>	<u>735</u>
EXPENDITURES		
Capital outlay	-	735
Total expenditures	<u>-</u>	<u>735</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,276)	(4,276)
Fund balances - ending	<u>\$ (4,276)</u>	<u>\$ (4,276)</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Net change in fund balances	 -	 -
Fund balances - beginning	(8,253)	(8,253)
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 14, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

James Harvey	Chair
Greg Meath	Vice Chair
Bradley Walker	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Joey Arroyo	Evergreen Lifestyles Management
Missy Coil	Resident
Beatriz Rocha	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:43 p.m. Supervisors Harvey, Meath and Walker were present in person. Supervisors Smith and Simpson were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Missy Coil asked what times events are held in the Amenity Building and the patio area near the pool. She was concerned about safety and that the noise level increases the later it gets. It was clarified that the pool area typically closes at dusk. Since events have extended hours and guests were observed underneath the awning and not on the pool deck, Mr. Adams recommended having the event agreements mirror the same hours as the City or County's Noise Ordinances. An event policy would be prepared.

38 Mr. Arroyo asked that Ms. Coil and homeowners call Evergreen’s after-hours number to
39 report noise level issues after hours and the answering service will convey the message to the
40 appropriate person.

41 Resident Beatriz Rocha asked about the foul sulphur odor coming from the faucets
42 during a recent event in the building. It was noted that the odor was mentioned before and the
43 City and plumbers inspected and reported it is because the water is not running often. Mr.
44 Harvey stated he would contact a plumber to resolve issue, which might entail installing a filter
45 system or a circulating pump.

46 Ms. Rocha asked if there are plans to install a playground. Mr. Harvey replied no;
47 however, once the Board transitions to the homeowners, they can decide whether to build a
48 playground, as there is sufficient space for one.

49

50 **THIRD ORDER OF BUSINESS**

**Consideration of Traffic & Mobility
Consultants, LLC, Addendum No. 4 for
Additional Post Design Services for CR 462
& Spanish Harbor Drive [NTE \$5,000]**

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Mr. Adams presented the Traffic & Mobility Consultants, LLC (TMC) Addendum No. 4.

**On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor, the
Traffic & Mobility Consultants, LLC, Agreement, Addendum No. 4, for
Additional Post Design Services for CR 462 & Spanish Harbor Drive, in a not-to-
exceed amount of \$5,000, was approved and/or ratified.**

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62

63 **FOURTH ORDER OF BUSINESS**

**Discussion: Kolter Acquisitions, LLC,
Southwest Florida Water Management
District Notices for Permit Transfer to
Operation Phase**

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68

The following items were provided for informational purposes:

- 69 **A. Letter to Approval**
- 70 **B. Letter Regarding Requirements**

71 Mr. Adams stated that the Southwest Florida Water Management District (SWFWMD)
72 approved transferring the permits from the construction phase to the operation phase. The
73 SWFWMD added requirements that the District Engineer inspect the system and file a report
74 every two years.

75 Mr. Adams asked Mr. Morris if the stormwater management system was constructed as
76 designed and permitted and if he recommends acceptance into the operational phase. Mr.
77 Morris replied affirmatively.

78

79 **On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the**
80 **acceptance of the Kolter Acquisitions, LLC and the Southwest Florida Water**
81 **Management District Notices of Permit Transfer of the District’s stormwater**
82 **management system to the Operation Phase, was approved.**

83

84

85 **FIFTH ORDER OF BUSINESS**

**Consideration of KLP Beaumont
Commercial LLC, Monument Sign Easement
(Lots 258 and 260)**

86

87

88

89 Mr. Adams presented the Monument Sign Easement Agreement for Lots 258 and 260,
90 which essentially assigns all responsibility to KLP for the maintenance and upkeep of their
91 signage on the monument and the wayfinding sign. This Agreement is identical to the one that
92 was approved for Lot 259.

93 Mr. Earlywine stated that the CDD owns the monument but the Easement Agreement
94 allows the commercial owners to install signage panels and assigns responsibility for the cost
95 and maintenance to them.

96

97 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**
98 **Monument Sign Easement Agreement for Lots 258 and 260, between, KLP**
99 **Beaumont Commercial LLC and the Beaumont Community Development**
100 **District, was approved.**

101

102

103 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03,
Granting the Chair and Vice Chair the
Authority to Execute Real and Personal**

104

105

Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

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114 Mr. Adams presented Resolution 2022-03. This Resolution grants the Chair and Vice
115 Chair the authority to execute certain documents, between meetings, to avoid construction
116 delays. The documents would then be presented for ratification at the next meeting.

117

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, Resolution 2022-03, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

126
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133 Mr. Adams presented Resolution 2022-04. Mr. Earlywine stated that this Resolution
134 adopts the Amended and Restated Prompt Payment Policies and Procedures, which were
135 updated to reflect newly passed legislative requirements pertaining to the “Local Government
136 Prompt Payment Act”. Most changes were minor; although, the late payment collection rate
137 jumped from 1% to 2%.

138

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2022-04, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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144 **EIGHTH ORDER OF BUSINESS****Update: Stormwater Management Needs
Analysis Proposal**

145

146

147 Mr. Earlywine discussed new legislation that requires the CDD to prepare a 20-Year
148 Stormwater Management Needs Analysis Report and file it with the County by June 30, 2022,
149 and every five years thereafter.

150 Mr. Adams, Mr. Morris and the Chair will work on a proposal to have the District
151 Engineer prepare the Report and the proposal will be ratified at the next meeting. Mr. Adams
152 thought that the cost should be nominal since this is a fairly new CDD and most of the data
153 needed is readily available. He stated that the CDD will probably only be dealing with erosion
154 issues over the next 20 years, not pipe or headwall replacement.

155

156 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of December 31, 2021**

157

158

159 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021.

160 The financials were accepted.

161

162 **TENTH ORDER OF BUSINESS****Approval of October 11, 2021 Regular
Meeting Minutes**

163

164

165 Mr. Adams presented the October 11, 2021 Regular Meeting Minutes.

166

167 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**
168 **October 11, 2021 Regular Meeting Minutes, as presented, were approved.**

169

170

171 **ELEVENTH ORDER OF BUSINESS****Staff Reports**

172

173 **A. District Counsel: *KE Law Group, PLLC***

174 There was no report.

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

176 There was no report.

177 **• Update: Status of Stormwater System Completion**

178 This item was discussed during the Fourth Order of Business.

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

180 Mr. Arroyo reported the following:

181 ➤ MaidPro The Villages (MaidPro), the CDD's cleaning firm, engaged a law firm to collect
182 funds because the CDD placed a stop payment on a check, which was done due to ongoing
183 service and management issues with MaidPro. MaidPro wanted to settle for half the cost but
184 Mr. Harvey offered \$15,000, which MaidPro agreed to and Mr. Earlywine was notified. As Mr.
185 Earlywine confirmed that the executed settlement documents were received, Mr. Arroyo stated
186 he would contact Corey and have him release the final payment and close out the remaining
187 amount.

188 ➤ He commended Kayla for doing a great job on her events. As more residents move in,
189 the number of events will increase. He reported there were over 100 homeowners in the north
190 section and about 70 in the townhomes but Evergreen Lifestyles was not doing anything unless
191 they decide to join the Amenity.

192 ➤ Only half of those that RSVP'd to the "Championship Final Football Game" attended.

193 ➤ He is working with Mr. Walker on punch list items pertaining to lights and the back gate.

194 ➤ He and Mr. Walker are scheduled to meet with Floralawn to discuss the palms.

195 ➤ There were no violations from an HOA standpoint.

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

197 • **NEXT MEETING DATE: March 14, 2022 at 1:30 P.M.**

198 ○ **QUORUM CHECK**

199 The next meeting would be held on March 14, 2022.

200

201 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

202

203 There were no Board Members' comments or requests.

204

205 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

206

207 Ms. Coil asked the CDD to address line of sight issues by making the Wildwood
208 intersection a four way stop and trim the plants in the area exiting the parking lot. Mr. Harvey

209 stated he would speak to Jake about the stop sign. Mr. Arroyo stated he would talk to the
210 landscaper next week.

211 Ms. Coil asked about the request for no smoking signs at the pool area. Staff would
212 check to see if they were installed.

213

214 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

215

216 There being nothing further to discuss, the meeting adjourned.

217

218 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**
219 **meeting adjourned at 2:11 p.m.**

220

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

225
226
227
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230

Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

12D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2021	Regular Meeting	1:30 PM
January 10, 2022 CANCELED	Regular Meeting	1:30 PM
February 14, 2022	Regular Meeting	1:30 PM
March 14, 2022 CANCELED NO QUORUM	Regular Meeting	1:30 PM
April 11, 2022	Regular Meeting	1:30 PM
May 9, 2022	Regular Meeting	1:30 PM
June 13, 2022	Regular Meeting	1:30 PM
July 11, 2022	Regular Meeting	1:30 PM
August 8, 2022	Public Hearing & Regular Meeting	1:30 PM
September 12, 2022	Regular Meeting	1:30 PM