

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 10, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**

April 3, 2023

Board of Supervisors  
Beaumont Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
---

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on April 10, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor, Greg Meath [SEAT 5] *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Security Camera Estimates *(to be provided under separate cover)*
5. Ratification of Engagement with Jere Earlywine at Kutak Rock, LLP
  - Consideration of Fee Agreement
6. Acceptance of Unaudited Financial Statements as of February 28, 2023
7. Approval of February 13, 2023 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *Evergreen Lifestyles Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: May 8, 2023 at 1:30 PM [Presentation of Fiscal Year 2024 Budget]

○ QUORUM CHECK

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

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

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

Sincerely,



Chuck Adams  
 District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

Beaumont Community Development District  
c/o Craig Wrathell and  
John Curtis  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431  
wrathellc@whassociates.com  
jcurtis@kolter.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Meredith Hammock and Lauren Gentry in KE LAW GROUP PLLC's Tampa Office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. Further, given the manner in which legal fees for open financing matters are structured, no fee has been paid to date. Should you elect to have this matter go with Mr. Earlywine, the fee may be apportioned between KE LAW GROUP PLLC and KUTAK ROCK LLP.

Please advise Jere Earlywine and KE Law Group PLLC in writing, as quickly as possible, of the District's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,

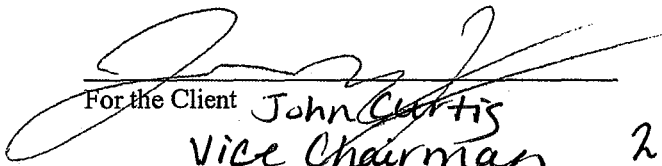
/s/ Jere Earlywine

**Instructions**

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.

  
For the Client *John Curtis*  
*Vice Chairman*      *2-7-23*

## RETENTION AND FEE AGREEMENT

### I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Beaumont Community Development District (“**Client**”)  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

and

- B. Kutak Rock LLP (“**Kutak Rock**”)  
107 West College Avenue  
Tallahassee, Florida 32301

### II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

**IV. FEES**

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Jere Earlywine	\$295
Associates	\$265
Contract Attorney	\$235
Paralegals	\$190

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

**V. BILLING AND PAYMENT**

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.



## **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **X. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

**XI. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**BEAUMONT COMMUNITY  
DEVELOPMENT DISTRICT**

**KUTAK ROCK LLP**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_



By: \_\_\_\_\_

Jere L. Earlywine

Date: March 6, 2023

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2023**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2023**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>										
Cash	\$ 432,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,039
Investments										
Revenue	-	-	-	255,990	355,507	847	-	-	-	612,344
Reserve	-	-	-	260,636	416,152	80,017	-	-	-	756,805
Prepayment	-	-	-	1,973	1,217	163	-	-	-	3,353
Construction	-	-	-	-	-	-	298,240	-	21	298,261
Interest	-	-	-	83	45	6	-	-	-	134
Sinking	-	-	-	35	27	-	-	-	-	62
Bond redemption	-	-	-	-	-	217	-	-	-	217
Undeposited funds	79,240	-	-	-	-	-	-	-	-	79,240
Due from Developer	19,542	-	-	-	-	-	-	-	-	19,542
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	17,400	109,144	17,285	22,240	-	-	-	-	166,069
Due from KLP Beaumont commercial	-	-	-	18,182	-	-	-	-	-	18,182
Due from KLP Village	27,957	32,437	-	-	117,532	-	-	-	-	177,926
Due from SRF - single family	31,413	-	-	-	-	-	-	-	-	31,413
Due from SRF - townhome	2,417	3,166	-	-	-	-	-	-	-	5,583
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Total assets	<u>\$ 597,396</u>	<u>\$ 54,793</u>	<u>\$ 109,144</u>	<u>\$ 554,184</u>	<u>\$ 912,720</u>	<u>\$ 81,250</u>	<u>\$ 298,240</u>	<u>\$ -</u>	<u>\$ 21</u>	<u>\$ 2,607,748</u>
<b>LIABILITIES</b>										
Liabilities:										
Accounts payable	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Accounts payable - onsite	104,060	538	2,793	-	-	-	-	-	-	107,391
Due to other	-	-	7,109	-	-	-	3,386	-	-	10,495
Due to general fund	-	31,413	2,417	-	-	-	-	-	-	33,830
Due to SRF - single family	17,400	-	3,166	-	-	-	-	-	-	20,566
Due to SRF - town home	109,144	-	-	-	-	-	-	-	-	109,144
Due to debt service fund 2019 area two	17,285	-	-	-	-	-	-	-	-	17,285
Due to debt service fund 2019-A1	22,240	-	-	-	-	-	-	-	-	22,240
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	3,075	-	-	3,075
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>300,137</u>	<u>31,951</u>	<u>15,485</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>6,461</u>	<u>-</u>	<u>-</u>	<u>364,832</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Deferred receipts	47,499	32,437	-	18,182	117,532	-	-	-	-	215,650
Total deferred inflows of resources	<u>47,499</u>	<u>32,437</u>	<u>-</u>	<u>18,182</u>	<u>117,532</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>215,650</u>
<b>FUND BALANCES</b>										
Assigned:										
Restricted for										
Debt service	-	-	-	534,691	785,701	81,250	-	-	-	1,401,642
Capital projects	-	-	-	-	-	-	291,779	-	21	291,800
Unassigned	249,760	(9,595)	93,659	-	-	-	-	-	-	333,824
Total fund balances	<u>249,760</u>	<u>(9,595)</u>	<u>93,659</u>	<u>534,691</u>	<u>785,701</u>	<u>81,250</u>	<u>291,779</u>	<u>-</u>	<u>21</u>	<u>2,027,266</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 597,396</u>	<u>\$ 54,793</u>	<u>\$ 109,144</u>	<u>\$ 554,184</u>	<u>\$ 912,720</u>	<u>\$ 81,250</u>	<u>\$ 298,240</u>	<u>\$ -</u>	<u>\$ 21</u>	<u>\$ 2,607,748</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28,2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 24,617	\$ 320,076	\$ 357,562	90%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	-	22,497	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	-	5,024	-	N/A
Total revenues	<u>24,617</u>	<u>355,070</u>	<u>412,136</u>	86%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	1,490	25,000	6%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	7,000	10,500	67%
Telephone	17	83	200	42%
Postage	17	100	500	20%
Printing & binding	42	208	500	42%
Legal advertising	-	342	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	-	11	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	492	6,402	7,449	86%
Supplies	-	-	300	0%
Total professional & administrative	<u>4,651</u>	<u>44,118</u>	<u>112,389</u>	39%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	4,703	19,089	20,000	95%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	4,125	10,000	41%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	1,034	1,034	2,000	52%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	853	10,107	8,000	126%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,044	50,174	160,000	31%
Mulch	23,795	56,279	65,000	87%
Plant replacement	57,891	60,669	5,000	1213%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	471	2,728	2,000	136%
Fertilixation & pest control	-	110	-	N/A
Roadway maintenance	-	950	2,500	38%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>105,616</u>	<u>208,950</u>	<u>299,750</u>	70%
Total expenditures	<u>110,267</u>	<u>253,068</u>	<u>412,139</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(85,650)	102,002	(3)	
Fund balances - beginning	335,410	147,758	25,402	
Fund balances - ending	<u>\$ 249,760</u>	<u>\$ 249,760</u>	<u>\$ 25,399</u>	



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28,2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 11,099	\$ 144,314	\$ 158,684	91%
Landowner contribution	-	-	61,672	0%
Lot closing	-	6,407	-	N/A
Lot closing KLP Villages	-	9,611	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>11,099</u>	<u>160,332</u>	<u>220,856</u>	73%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Management	-	-	33,000	0%
Lifestyles events	463	4,632	12,000	39%
Accounting	125	625	1,500	42%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	32,089	20,000	160%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	220	-	N/A
Plant replacement	-	7,437	5,000	149%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	1,120	6,551	13,500	49%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	75	143	7,500	2%
Electricity	-	1,941	15,000	13%
Gate electricity	-	3,236	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	548	3,127	6,000	52%
Water/sewer/propane	-	548	8,000	7%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	10,000	0%
Gate repairs and maintenance	1,295	1,295	3,500	37%
Security amenity center	-	3,374	-	N/A
Pest control	-	480	1,200	40%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>3,626</u>	<u>81,476</u>	<u>217,550</u>	37%
<b>Other fees &amp; charges</b>				
Tax collector	<u>222</u>	<u>2,886</u>	<u>3,306</u>	87%
Total other fees & charges	<u>222</u>	<u>2,886</u>	<u>3,306</u>	87%
Total expenditures	<u>3,848</u>	<u>84,362</u>	<u>220,856</u>	38%
Excess/(deficiency) of revenues				
over/(under) expenditures	7,251	75,970	-	
Fund balances - beginning	(16,846)	(85,565)	5,226	
Fund balances - ending	<u>\$ (9,595)</u>	<u>\$ (9,595)</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 28,2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,809	\$ 62,526	\$ 68,044	92%
Landowner contribution	-	-	3,124	0%
Lot closing	-	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>4,809</u>	<u>80,322</u>	<u>71,668</u>	112%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	314	750	42%
Streetlighting electricity	328	1,386	4,000	35%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	2,744	16,320	1,000	1632%
Irrigation repairs	-	714	1,000	71%
Pool maintenance	870	5,017	10,500	48%
Repairs and maintenance	-	580	2,000	29%
Electricity	-	2,053	5,000	41%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	618	1,037	2,000	52%
Water/sewer	-	555	2,000	28%
Janitorial	-	-	10,000	0%
Pressure washing	-	-	2,000	0%
Security amenity center	50	246	2,500	10%
Pest control	-	320	5,500	6%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>4,673</u>	<u>36,328</u>	<u>70,250</u>	52%
<b>Other fees &amp; charges</b>				
Tax collector	96	1,251	1,418	88%
Total other fees & charges	<u>96</u>	<u>1,251</u>	<u>1,418</u>	88%
Total expenditures	<u>4,769</u>	<u>37,579</u>	<u>71,668</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	40	42,743	-	
Fund balances - beginning	93,619	50,916	33,595	
Fund balances - ending	<u>\$ 93,659</u>	<u>\$ 93,659</u>	<u>\$ 33,595</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 17,638	\$ 229,330	\$ 261,264	88%
Interest	1,572	5,110	-	N/A
Total revenues	<u>19,210</u>	<u>234,440</u>	<u>261,264</u>	90%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	45,000	45,000	100%
Interest	-	104,869	208,303	50%
Total debt service	<u>-</u>	<u>149,869</u>	<u>253,303</u>	59%
<b>Other fees &amp; charges</b>				
Tax collector	353	4,587	5,443	84%
Total other fees and charges	<u>353</u>	<u>4,587</u>	<u>5,443</u>	84%
Total expenditures	<u>353</u>	<u>154,456</u>	<u>258,746</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	18,857	79,984	2,518	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(941)	-	N/A
Total other financing sources	<u>-</u>	<u>(941)</u>	<u>-</u>	N/A
Net change in fund balances	18,857	79,043	-	
Fund balances - beginning	515,834	455,648	759,966	
Fund balances - ending	<u>\$ 534,691</u>	<u>\$ 534,691</u>	<u>\$ 762,484</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 22,694	\$ 295,074	\$ 323,398	91%
Assessment levy: off-roll	-	80,528	92,751	87%
Lot closing	-	40,121	-	N/A
Interest	2,345	7,606	-	N/A
Total revenues	<u>25,039</u>	<u>423,329</u>	<u>416,149</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	95,000	95,000	100%
Interest	-	154,938	307,856	50%
Total debt service	<u>-</u>	<u>249,938</u>	<u>402,856</u>	62%
<b>Other fees &amp; charges</b>				
Tax collector	454	5,903	6,737	88%
Total other fees and charges	<u>454</u>	<u>5,903</u>	<u>6,737</u>	88%
Total expenditures	<u>454</u>	<u>255,841</u>	<u>409,593</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	24,585	167,488	6,556	
Fund balances - beginning	761,116	618,213	661,743	
Fund balances - ending	<u>\$ 785,701</u>	<u>\$ 785,701</u>	<u>\$ 668,299</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-2 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28,2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Interest	\$ 266	\$ 2,129	\$ -	N/A
Total revenues	<u>266</u>	<u>2,129</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Total debt service	<u>-</u>	<u>282,734</u>	<u>278,867</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	266	(280,605)	(278,867)	
Fund balances - beginning	80,984	361,855	278,867	
Fund balances - ending	<u>\$ 81,250</u>	<u>\$ 81,250</u>	<u>\$ -</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28,2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1,503	\$ 6,279
Total revenues	1,503	6,279
<b>EXPENDITURES</b>		
Construction costs	-	197,746
Total expenditures	-	197,746
Excess/(deficiency) of revenues over/(under) expenditures	1,503	(191,467)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	941
Total other financing sources/(uses)	-	941
Net change in fund balances	1,503	(190,526)
Fund balances - beginning	290,276	482,305
Fund balances - ending	\$ 291,779	\$ 291,779

**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 28,2023**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
Construction costs - Developer		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**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 28,2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 96,960
Interest	21	21
Total revenues	21	96,981
<b>EXPENDITURES</b>		
Construction costs - Developer	-	96,961
Total expenditures	-	96,961
Excess/(deficiency) of revenues over/(under) expenditures	21	20
Fund balances - beginning	-	1
Fund balances - ending	\$ 21	\$ 21



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 13, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Candice Smith	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Teo Ruiz	Evergreen Lifestyle Management
Jennifer Chapman (via telephone)	Evergreen Lifestyle Management
Phyllis Gregory	Resident
Joe Batell	Resident
Perfetto Rola	Resident
Laurie Anderson	Resident
Juniper Representative	
Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:31 p.m.

Supervisors Smith, Simpson and Curtis were present. Supervisors Walker and Meath were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident and HOA President Phyllis Gregory asked if the CDD plans to install privacy fencing around the perimeter of the property in the near future to reduce noise and deter trespassers.

40 Ms. Smith stated that fencing was not on the list of capital improvements through the  
41 CDD so the expense would have to be funded from the operation and maintenance (O&M); it  
42 was not budgeted for Fiscal Year 2023 but the Board can keep it in mind, as the Fiscal Year 2024  
43 budget season approaches.

44 Resident and President of the Townhomes Joe Batell voiced resident concerns about the  
45 type of fence that will be installed between them and the wetlands. Residents are also  
46 concerned about pet owners cutting through their area, not picking up dog waste, damaging  
47 the grass between the retention pond and the wetlands and the future repair costs due to the  
48 wear and tear. Mr. Curtis will follow up with Mr. Batell.

49 Resident Perfetto Rola felt that the area from the Trail Winds property line and Penrose  
50 is wide open and needs a fence, as trespassers regularly cut through that area.

51 Resident Laurie Anderson stated that she and one of her neighbors want to call  
52 attention to eight dead palm trees along Spanish Harbor.

53 A resident asked what can be done to restrict residents from allowing non-residents use  
54 the amenities.

55 Discussion ensued regarding fob use and misuse and potential solutions to non-resident  
56 use of the amenities, including installing signage and sending letters to homeowners.

57

58 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Elected Supervisor, Greg Meath [SEAT 5]  
(the following to be provided in a separate  
package)**

59

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

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

62 **C. Financial Disclosure Forms**

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

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

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

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

67 This item was deferred.

68

69

70

71 **FOURTH ORDER OF BUSINESS** **Consideration of Security Camera**  
72 **Estimates (to be provided under separate**  
73 **cover)**  
74

75 Ms. Chapman stated she obtained quotes from two vendors for additional cameras; one  
76 is from ADT, who initially installed the cameras. The current cameras need to be given more  
77 memory to record for at least 30 days instead of only three days.

78 Asked if the cameras are connected to a cloud and remotely-monitored, Ms. Chapman  
79 replied that the cameras are motion-detected and can only hold three days of footage. She  
80 requested proposals for cameras with remote access and full memory and received responses  
81 from ADT and Envera.

82 Discussion ensued regarding the security systems offered by Envera, Freedom Access  
83 and ADT, the gates at the Penrose entrance and purchasing cameras for the clubhouse and pool  
84 areas to deter vandals.

85 Ms. Chapman was asked to consider other vendors.  
86

87 **FIFTH ORDER OF BUSINESS** **Consideration of Various Requests from**  
88 **the POA**  
89

90 Mr. Ruiz listed the POA's requests of the CDD:

- 91 ➤ Install fences around the perimeter of the community.
- 92 ➤ Set the pool temperature to 84 degrees.
- 93 ➤ Advise as to which entity is responsible for repairing the cracks on the sidewalks.

94 Ms. Chapman stated there are cracks on the perimeter wall and the stones in the  
95 different sections are coming apart.

- 96 ➤ Consider placing wildlife warning signs and cameras at both entrances.
- 97 ➤ Consider installing several dog stations around the retention ponds.
- 98 ➤ Repair the lights on Penrose. (This action item was completed.)
- 99 ➤ Address the gopher problem.

100 It was noted that Evergreen will pursue quotes from pest control companies.

101 Mr. Ruiz asked who originally installed the back door entrance.

102 A Board Member stated that there is no wiring on the back door.

103 Ms. Chapman stated homeowner complaints were received about construction workers'  
104 loud radios. Mr. Adams stated that is a Code Enforcement matter. Mr. Curtis will provide  
105 Evergreen with contact information for Code Enforcement.

106 Discussion ensued regarding construction traffic, safety concerns, City Police  
107 Department, speed bumps, educating the community about speeding, street parking and  
108 reducing the speed limit from 25 to 20 miles per hour (mph).

109 Mr. Curtis will confer with the Police Chief and City Engineer about speeding solutions.

110

111 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2022**

112

113

114 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022.

115 The financials were accepted.

116

117 **SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

118

119 Mr. Adams presented the Following:

120 **A. November 14, 2022 Landowners' Meeting**

121 **B. November 14, 2022 Regular Meeting**

122

123 **On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the**  
124 **November 14, 2022 Landowners' Meeting and Regular Meeting Minutes, as**  
125 **presented, were approved.**

126

127

128 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

129

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

131 Mr. Earlywine stated Staff is working on project completion items. Project completion is  
132 expected in approximately six months.

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

134 There was no report.

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

136 Ms. Chapman reported the following:

137 ➤ Mr. Ruiz is the new Community Manager for the single-family homes and the  
138 townhomes, as well as the Field Manager for the amenities. He was briefed on all open items  
139 and met with vendors.

140 ➤ Resident complaints about the pond maintenance service and pool vendors are  
141 resurfacing. Mr. Ruiz is aware and will keep the Board updated.

142 ➤ The lights on Penrose were repaired.

143 Ms. Smith stated, as homeowner requests are made and submitted to Management,  
144 Staff must pursue proposals and present them to the Board. It is not necessary to seek approval  
145 to obtain proposals. She urged Evergreen to be proactive.

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

- 147 • **NEXT MEETING DATE: March 13, 2023 at 1:30 P.M.**

- 148 ○ **QUORUM CHECK**

149 The next meeting will be held on March 13, 2023.

150

151 **NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

152

153 Ms. Smith asked for an update on the landscaping project.

154 A Juniper Landscaping (Juniper) representative stated everything that was proposed to  
155 the CDD is completed. There are two other proposals; one for pine straw for the north berm  
156 and the east berm and another proposal to redo the townhome pool area. Both proposals were  
157 submitted. Asked for copies of the proposals, the Juniper representative showed the invoices to  
158 Ms. Smith.

159 Discussion ensued regarding whether the Board should approve the proposals, the  
160 amount previously budgeted for mulch, proposal amounts, pine straw, pine bark and a  
161 surcharge on the invoice.

162

163 **TENTH ORDER OF BUSINESS**

**Public Comments**

164

165 Ms. Smith asked if there is any specific action the Board should take since the Juniper  
166 proposals were not agenda items. Mr. Earlywine suggested allowing the audience to comment  
167 on the proposals and then take action.

168

169 **On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, public**  
170 **comments, was opened.**

171

172

173 Residents discussed the pine straw, pine bark, annuals budget and mulch prices.

174 Residents in attendance unanimously supported approval of the Juniper proposal.

175

176 **On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the**  
177 **Juniper Landscaping mulch proposal, in the amount of \$24,085.60, was**  
178 **approved.**

179

180

181 **On MOTION by Ms. Smith and seconded by Mr. Simpson, with all in favor,**  
182 **public comments, was closed.**

183

184

185 Discussion ensued regarding the landscaping budget for the townhomes, miscoded  
186 items and previous plant replacement projects.

187 Mr. Adams will coordinate with Ms. Chapman and Mr. Ruiz to resolve miscoded items.

188 This item will be included on the next agenda.

189 Mr. Adams re-opened public comments.

190 Residents commented on the following:

191 ➤ Dirt that is settling in yards due to improperly installed sod resulting in planting issues  
192 and bald spots in the St. Augustine grass.

193 Mr. Adams stated the builder is responsible for those issues.

194 ➤ A broken sprinkler on Sunshine Drive such that the grass is not being watered.

195 ➤ Shrubs on the greenbelt walking area that need pine bark.

196 ➤ Dead trees in the common area, along the sidewalk.

197 ➤ The need to fertilize certain areas and for the fertilizer to be safe for dogs.

198 A resident asked how the assessment levels are calculated and who calculates them.

199 Mr. Adams stated his office does the calculation and prepares the annual budget. He  
200 explained that the assessment is related to the special and peculiar benefit that each property  
201 receives; it appears as a non-ad valorem assessment on the property tax bill.

202

203 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

204

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

206

207 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**  
208 **meeting adjourned at 2:37 p.m.**

209

210

211

212

213

214

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



215  
216  
217  
218  
219  
220  
221  
222

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 10, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 14, 2022</b>	<b>Landowners' Meeting</b>	<b>1:30 PM</b>
<b>November 14, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 12, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 9, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 13, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 13, 2023 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 10, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 8, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 12, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 10, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 14, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:30 PM</b>
<b>September 11, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>