

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 12, 2024**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND 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**

August 5, 2024

Board of Supervisors  
Beaumont Community Development District

**ATTENDEES:**

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

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold Public Hearings and a Regular Meeting on August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items: 3 Minutes Per Speaker*)
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank (*to potentially be provided under separate cover*)
4. Consideration of Resolution 2024-15, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023
5. Update: Developer Projects
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2024-16, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments and Providing an Effective Date
7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners

- C. Consideration of Resolution 2024-17, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Public Hearing on Amended Amenity and Operational Rules, Including Amenity Usage Rate Rule, Beaumont Clubhouse Rules & Policies, and Disciplinary & Enforcement Rule
  - A. Affidavits of Publication
    - Notice of Rule Development
    - Notice of Rulemaking
  - B. Consideration of Resolution 2024-18, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date
9. Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement
  - A. Affidavits of Publication
    - Notice of Rule Development
    - Notice of Rulemaking
  - B. Consideration of Resolution 2024-19, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
10. Consideration of Proposals/Scope of Work/Quotes
  - A. Juniper Landscaping of Florida, LLC Proposal No. 278806 [Replacing Sylvester Palm of 462 and Spanish Harbor Dr.]
  - B. ProCare Pool Service, Inc. Scope of Work #2577 [Light Installation]
  - C. Stonegate Customs, LLC
    - I. Quote #296 [New Fence]
    - II. Quote #297 [Repaint Fence]
11. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
12. 462 Crash Update

13. Acceptance of Unaudited Financial Statements as of June 30, 2024
14. Approval of July 8, 2024 Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *Evergreen Lifestyles Management*
    - Action Items/Tracker
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 9, 2024 at 1:30 PM
      - QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAN SINISCALCHI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Board Members' Comments/Requests
17. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
18. 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**

**3**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**RESOLUTION 2024-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2023;

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

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 12<sup>th</sup> day of August, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



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

**6A**

# The Villages® DAILY SUN

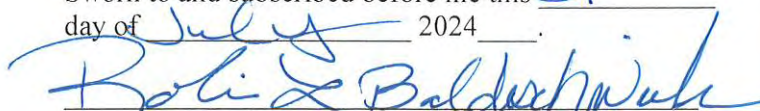
Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared **CAROL STORMS**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal **1201545** in the matter of **NOTICE OF BUDGET HEARING** was published in said newspaper in the issues of **JULY 29, 2024**

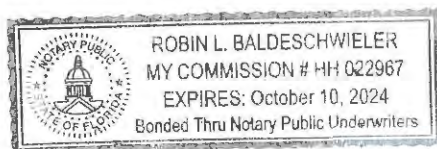
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

  
(Signature Of Affiant)

Sworn to and subscribed before me this 31  
day of July 2024.

  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



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## Legal Notices

### BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Beaumont Community Development District ("District") will hold a public hearing on **August 12, 2024 at 1:30 p.m., located at 7764 Penrose Place, Wildwood, Florida, 34785** for the purpose of hearing comments and objections on the adoption of the **proposed budget(s)** ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office")**, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager  
#1201545 July 29, 2024

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

**6B**

**RESOLUTION 2024-16**  
**[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beaumont Community Development District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2024.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     FY 2025 Budget

**Exhibit A:** FY 2025 Budget

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 434,250				\$ 446,813
Allowable discounts (4%)	(17,370)				(17,873)
Assessment levy: on-roll - net	416,880	\$374,899	\$ 41,981	\$ 416,880	428,940
Interest	-	2,777	-	2,777	-
Total revenues	416,880	377,676	41,981	419,657	428,940
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	1,722	5,300	7,022	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	13,823	10,000	23,823	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	328	172	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	535	965	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,000	9,127	-	9,127	6,817
Contingencies/bank charges	500	64	436	500	5,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	8,685	7,491	1,194	8,685	8,936
Supplies	300	-	300	300	300
Total professional & administrative	102,125	66,325	53,022	119,347	128,293

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	35,000	32,149	2,851	35,000	40,000
Security amenity center	500	-	500	500	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	6,853	1,147	8,000	8,000
Repairs and maintenance	2,500	750	1,750	2,500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	4,927	-	4,927	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,050	93,950	160,000	174,400
Mulch	65,000	-	30,000	30,000	35,000
Plant replacement	5,000	10,190	-	10,190	5,000
Tree treatment	8,500	-	-	-	5,000
Irrigation repairs	2,000	-	2,000	2,000	2,000
Roadway maintenance	2,500	-	2,500	2,500	2,500
Total field operations	314,750	126,088	153,498	279,586	300,650
Total expenditures	416,875	192,413	206,520	398,933	428,943
Excess/(deficiency) of revenues over/(under) expenditures	5	185,263	(164,539)	20,724	(3)
<b>Other Financing Sources/(Uses)</b>					
Transfers out*	-	-	(34,098)	(34,098)	-
Total other financing sources/(uses)	-	-	(34,098)	(34,098)	-
Net change in fund balances	5	185,263	(198,637)	(13,374)	(3)
Fund balance - beginning (unaudited)	81,954	153,688	338,951	153,688	140,314
Fund balances - ending					
Committed					
Working capital	-	-	-	-	112,349
Unassigned	81,959	338,951	140,314	140,314	27,962
Fund balance - ending (projected)	\$ 81,959	\$ 338,951	\$ 140,314	\$ 140,314	\$ 140,311

\*Excess Developer funding in this fund from prior fiscal years is applied against amounts due from Developer to the Special Revenue Fund - Single Family Program.

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures**

**Professional & administrative**

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,817
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	5,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	8,936
Supplies	300

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures (continued)**

**Field operations (shared)**

Management	40,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	8,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	1,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	174,400
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	35,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$428,943</u></u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM**  
**FISCAL YEAR 2025**

	Fiscal Year 2024			
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Proposed Budget FY 2025
<b>REVENUES</b>				
Assessment levy: on-roll - gross				
Single Family program	\$ 295,057			\$ 936,980
Allowable discounts (4%)	(11,802)			(37,479)
Assessment levy: on-roll - net	283,255	\$ 254,730	\$ 28,525	\$ 283,255
Landowner contribution	-	-	73,084	73,084
Interest and miscellaneous	500	-	500	500
Total revenues	283,755	254,730	102,109	356,839
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Onsite management	33,000	-	33,000	33,000
Lifestyles events	12,000	5,776	6,224	12,000
Accounting	1,500	750	750	1,500
Streetlighting electric	6,240	1,815	4,425	6,240
Streetlighting maintenance	2,000	-	2,000	2,000
Landscape maintenance	20,000	-	20,000	20,000
Tree treatment	7,160	-	-	-
Plant replacement	5,000	-	2,500	2,500
Irrigation repairs	2,500	219	2,281	2,500
Pool maintenance	21,600	12,710	8,890	21,600
Gym equipment- PM	1,000	550	450	1,000
Repairs and maintenance	7,500	1,101	3,500	4,601
Electricity	15,000	7,904	7,096	15,000
Gate electricity	10,000	1,456	2,000	3,456
Insurance	16,000	25,033	-	25,033
Phone/cable/internet	6,000	5,465	535	6,000
Water/sewer/propane	8,000	1,311	2,500	3,811
Janitorial	35,000	-	17,500	17,500
Pressure washing	5,000	-	5,000	5,000
Security monitoring/gates	10,000	7,132	7,200	14,332
Gate repairs and maintenance	3,500	-	3,500	3,500
Pest control	1,200	1,080	120	1,200
Permits/licenses	750	-	750	750
Holiday decorating	1,000	-	1,000	1,000
Supplies	3,000	-	3,000	3,000
Contingencies	1,000	-	1,000	1,000
Capital outlay	37,900	-	-	-
Reserve study	5,000	-	-	-
Total single family program	277,850	72,302	135,221	207,523
<b>Other Fees and Charges</b>				
Tax collector	5,901	5,090	811	5,901
Total other fees and charges	5,901	5,090	811	5,901
Total expenditures	283,751	77,392	136,032	213,424
Excess/(deficiency) of revenues over/(under) expenditures	4	177,338	(33,923)	143,415
<b>Other Financing Sources/(Uses)</b>				
Transfers in*	-	-	44,331	44,331
Total other financing sources/(uses)	-	-	44,331	44,331
Net change in fund balances	-	177,338	10,408	187,746
Fund balance - beginning (unaudited)	-	(118,949)	58,389	(118,949)
Fund balances - ending				
Committed				
Working capital	-	-	-	-
Unassigned	-	58,389	68,797	68,797
Fund balance - ending (projected)	\$ -	\$ 58,389	\$ 68,797	\$ 68,797

\*Excess Developer funding in other funds from prior fiscal years is applied against amounts due from Developer to this fund.

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

**Expenditures**

Onsite management	\$ 30,000
Lifestyles events	6,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electric	6,240
Streetlighting maintenance	2,000
Landscape maintenance	21,800
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	21,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	4,000
Insurance	26,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	6,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

<b>Expenditures (continued)</b>	
Security monitoring/gates	14,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	3,000
Capital outlay	35,000
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	18,740
Total expenditures	<u><u>\$ 294,490</u></u>



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**FISCAL YEAR 2023**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 107,181				\$ 99,830
Allowable discounts (4%)	(4,287)				(3,993)
Assessment levy: on-roll - net	102,894	\$ 92,532	\$ 10,362	\$ 102,894	95,837
Interest and miscellaneous	500	-	500	500	500
Total revenues	103,394	92,532	10,862	103,394	96,337
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,620	11,380	16,000	17,440
Irrigation water	500	219	281	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	-	1,000	1,000	1,000
Pool maintenance	13,200	6,700	6,700	13,400	13,600
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	6,000	3,235	2,765	6,000	6,000
Insurance	3,000	-	3,000	3,000	5,000
Bank fees	500	-	250	250	500
Phone/cable/internet	2,000	609	625	1,234	1,500
Water/sewer	2,000	895	1,105	2,000	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	403	500	903	1,000
Pest control	5,500	385	750	1,135	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	5,000	-	-	-	250
Total other contractual	101,250	17,441	67,031	84,472	94,340
<b>Other fees and charges</b>					
Tax collector	2,144	1,849	295	2,144	1,997
Total other fees and charges	2,144	1,849	295	2,144	1,997
Total expenditures	103,394	19,290	67,326	86,616	96,337
Excess/(deficiency) of revenues over/(under) expenditures	-	73,242	(56,464)	16,778	-
<b>Other Financing Sources/(Uses)</b>					
Transfers out*	-	-	(10,233)	(10,233)	-
Total other financing sources/(uses)	-	-	(10,233)	(10,233)	-
Net change in fund balances	-	73,242	(66,697)	6,545	-
Fund balance - beginning (unaudited)	56,000	84,155	157,397	84,155	90,700
Fund balances - ending					
Committed					
Working capital	-	-	-	-	27,834
Unassigned	56,000	157,397	90,700	90,700	62,866
Fund balance - ending (projected)	\$ 56,000	\$ 157,397	\$ 90,700	\$ 90,700	\$ 90,700

\*Excess Developer funding in this fund from prior fiscal years is applied against amounts due from Developer to the Special Revenue Fund - Single Family Program.

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	17,440
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	5,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	

**Expenditures (continued)**

Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	1,997
Total expenditures	<u><u>\$ 96,337</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	261,264	\$ 234,954	\$ 26,310	\$ 261,264	261,264
Interest	-	11,293	-	11,293	-
Total revenues	261,264	246,247	26,310	272,557	261,264
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	50,000
Interest	205,275	103,434	101,841	205,275	202,088
Total debt service	255,275	153,434	101,841	255,275	252,088
<b>Other fees &amp; charges</b>					
Tax collector	5,443	4,695	748	5,443	5,443
Total other fees & charges	5,443	4,695	748	5,443	5,443
Total expenditures	260,718	158,129	102,589	260,718	257,531
Excess/(deficiency) of revenues over/(under) expenditures	546	88,118	(76,279)	11,839	3,733
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(6,077)	-	(6,077)	-
Total other financing sources/(uses)	-	(6,077)	-	(6,077)	-
<b>Fund balance:</b>					
Net increase/(decrease) in fund balance	546	82,041	(76,279)	5,762	3,733
Beginning fund balance (unaudited)	463,971	499,005	581,046	499,005	504,767
Ending fund balance (projected)	<u>\$ 464,517</u>	<u>\$ 581,046</u>	<u>\$ 504,767</u>	<u>\$ 504,767</u>	<u>508,500</u>
<b>Use of fund balance:</b>					
Debt service reserve account balance (required)					(261,458)
Principal expense - November 1, 2025					(55,000)
Interest expense - November 1, 2025					(100,247)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 91,795</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
<b>Total</b>	<b>3,195,000.00</b>		<b>3,324,084.49</b>	<b>6,519,084.49</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 435,461				\$ 435,461
Allowable discounts (4%)	(17,418)				(17,418)
Net assessment levy - on-roll	418,043	\$375,258	\$ 42,785	\$ 418,043	418,043
Assessment prepayments	-	15,151	-	15,151	-
Interest	-	14,316	-	14,316	-
Total revenues	418,043	404,725	42,785	447,510	418,043
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	100,000	100,000	-	100,000	105,000
Interest	303,713	152,500	151,213	303,713	298,519
Total debt service	403,713	252,500	151,213	403,713	403,519
<b>Other fees &amp; charges</b>					
Tax collector	8,709	7,497	1,212	8,709	8,709
Total other fees & charges	8,709	7,497	1,212	8,709	8,709
Total expenditures	412,422	259,997	152,425	412,422	412,228
Excess/(deficiency) of revenues over/(under) expenditures	5,621	144,728	(109,640)	35,088	5,815
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(207,354)	-	(207,354)	-
Total other financing sources/(uses)	-	(207,354)	-	(207,354)	-
Fund balance:					
Net increase/(decrease) in fund balance	5,621	(62,626)	(109,640)	(172,266)	5,815
Beginning fund balance (unaudited)	681,811	763,236	700,610	763,236	590,970
Ending fund balance (projected)	\$ 687,432	\$700,610	\$ 590,970	\$ 590,970	596,785
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2025					(110,000)
Interest expense - November 1, 2025					(148,144)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 134,735</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	105,000.00	4.250%	150,375.00	255,375.00	5,400,000.00
05/01/25	-		148,143.75	148,143.75	5,400,000.00
11/01/25	110,000.00	4.750%	148,143.75	258,143.75	5,290,000.00
05/01/26	-		145,531.25	145,531.25	5,290,000.00
11/01/26	115,000.00	4.750%	145,531.25	260,531.25	5,175,000.00
05/01/27	-		142,800.00	142,800.00	5,175,000.00
11/01/27	120,000.00	4.750%	142,800.00	262,800.00	5,055,000.00
05/01/28	-		139,950.00	139,950.00	5,055,000.00
11/01/28	125,000.00	4.750%	139,950.00	264,950.00	4,930,000.00
05/01/29	-		136,981.25	136,981.25	4,930,000.00
11/01/29	130,000.00	4.750%	136,981.25	266,981.25	4,800,000.00
05/01/30	-		133,893.75	133,893.75	4,800,000.00
11/01/30	135,000.00	5.500%	133,893.75	268,893.75	4,665,000.00
05/01/31	-		130,181.25	130,181.25	4,665,000.00
11/01/31	145,000.00	5.500%	130,181.25	275,181.25	4,520,000.00
05/01/32	-		126,193.75	126,193.75	4,520,000.00
11/01/32	155,000.00	5.500%	126,193.75	281,193.75	4,365,000.00
05/01/33	-		121,931.25	121,931.25	4,365,000.00
11/01/33	160,000.00	5.500%	121,931.25	281,931.25	4,205,000.00
05/01/34	-		117,531.25	117,531.25	4,205,000.00
11/01/34	170,000.00	5.500%	117,531.25	287,531.25	4,035,000.00
05/01/35	-		112,856.25	112,856.25	4,035,000.00
11/01/35	180,000.00	5.500%	112,856.25	292,856.25	3,855,000.00
05/01/36	-		107,906.25	107,906.25	3,855,000.00
11/01/36	190,000.00	5.500%	107,906.25	297,906.25	3,665,000.00
05/01/37	-		102,681.25	102,681.25	3,665,000.00
11/01/37	200,000.00	5.500%	102,681.25	302,681.25	3,465,000.00
05/01/38	-		97,181.25	97,181.25	3,465,000.00
11/01/38	210,000.00	5.500%	97,181.25	307,181.25	3,255,000.00
05/01/39	-		91,406.25	91,406.25	3,255,000.00
11/01/39	225,000.00	5.500%	91,406.25	316,406.25	3,030,000.00
05/01/40	-		85,218.75	85,218.75	3,030,000.00
11/01/40	235,000.00	5.625%	85,218.75	320,218.75	2,795,000.00
05/01/41	-		78,609.38	78,609.38	2,795,000.00
11/01/41	245,000.00	5.625%	78,609.38	323,609.38	2,550,000.00
05/01/42	-		71,718.75	71,718.75	2,550,000.00
11/01/42	260,000.00	5.625%	71,718.75	331,718.75	2,290,000.00
05/01/43	-		64,406.25	64,406.25	2,290,000.00
11/01/43	275,000.00	5.625%	64,406.25	339,406.25	2,015,000.00
05/01/44	-		56,671.88	56,671.88	2,015,000.00
11/01/44	290,000.00	5.625%	56,671.88	346,671.88	1,725,000.00
05/01/45	-		48,515.63	48,515.63	1,725,000.00
11/01/45	310,000.00	5.625%	48,515.63	358,515.63	1,415,000.00
05/01/46	-		39,796.88	39,796.88	1,415,000.00

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	325,000.00	5.625%	39,796.88	364,796.88	1,090,000.00
05/01/47	-		30,656.25	30,656.25	1,090,000.00
11/01/47	345,000.00	5.625%	30,656.25	375,656.25	745,000.00
05/01/48	-		20,953.13	20,953.13	745,000.00
11/01/48	360,000.00	5.625%	20,953.13	380,953.13	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
<b>Total</b>	<b>5,505,000.00</b>		<b>4,875,462.56</b>	<b>10,380,462.56</b>	



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2025						Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 1 and 2</u>								
66	SF 50'	794.52	3,457.49	-	-	1,218.44	5,470.45	3,079.39
41	SF 40'	635.62	3,457.49	-	-	1,218.44	5,311.55	2,924.95
128	TH	508.49	-	745.00	-	794.64	2,048.13	2,088.70
235								
<u>Commercial</u>								
38.57	Commercial	4,630.92	-	-	15,229.43	-	19,860.35	19,730.14
38.57								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2025						Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 1 and 2</u>								
4	SF 50'	794.52	3,457.49	-	-	1,218.44	5,470.45	3,079.39
1	SF 40'	635.62	3,457.49	-	-	1,218.44	5,311.55	2,924.95
6	TH	508.49	-	745.00	-	794.64	2,048.13	2,088.70
11								

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2025						Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 2 and 3</u>								
57	SF 50'	794.52	3,457.49	-	-	1,218.44	5,470.45	3,079.39
30	SF 40'	635.62	3,457.49	-	-	1,218.44	5,311.55	2,924.95
87								

**On-Roll Assessments**

		Projected Fiscal Year 2025						Fiscal Year
	Unit Type	GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	2024 Total
<u>Phases 2 and 3</u>								
48	SF 50'	794.52	3,457.49	-	-	1,218.44	5,470.45	3,079.39
24	SF 40'	635.62	3,457.49	-	-	1,218.44	5,311.55	2,924.95
<u>72</u>								

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

**7A**



The Villages  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1201484** in the matter of

**NOTICE OF FY2025 BUDGET & O&M  
ASSESSMENT HEARING**

was published in said newspaper in the issues of

**JULY 22, 2024**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

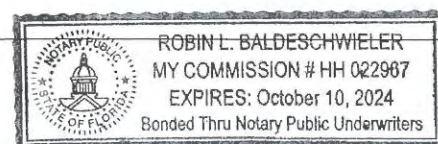
*AS*

(Signature Of Affiant)

Sworn to and subscribed before me this 24  
day of July 2024.

*Robin L. Baldeschwieler*  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



**BEAUMONT COMMUNITY  
DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Beaumont Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 12, 2024 at 1:30 p.m., located at 7764 Penrose Place, Wildwood, Florida, 34785.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2024/2025 O&M Assessment <sup>(1)</sup>	Proposed FY 2024/2025 SRF Assessment <sup>(1)</sup>
SF 50'	175	1.25	\$794.52	\$1,080.52
SF 40'	96	1.00	\$635.62	\$1,080.52
TH	134	0.80	\$508.49	\$745.00
Commercial	38.57	7.29	\$4,630.92	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A**

**TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager





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

**7B**

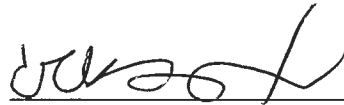
STATE OF FLORIDA                     )  
COUNTY OF PALM BEACH         )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Beaumont Community Development District ("District"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 22, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

**FURTHER AFFIANT SAYETH NOT.**

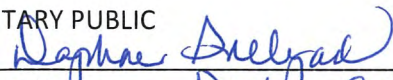
  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 22 day of July, 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided \_\_\_\_\_ as identification, and who ☐ did or ☒ did not take an oath.



**DAPHNE GILLYARD**  
Notary Public  
State of Florida  
Comm# HH390392  
Expires 8/20/2027

NOTARY PUBLIC

  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH 390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:** Copies of Forms of Mailed Notices, including Addresses

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 22, 2024

**VIA FIRST CLASS MAIL**

WEST PROPERTY LLC  
100 W LUCERNE CIR STE 501

ORLANDO, FL 32801

[PARCEL ID]: G04N249  
Unit Type: 1.04 acres Commercial

RE: Beaumont Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 12, 2024 at 1:30 p.m., located at 7764 Penrose Place, Wildwood, Florida, 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010** (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
***Summary of O&M Assessments***

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$839,464** in gross revenue. The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2024/2025 O&M Assessment <sup>(1)</sup>	Proposed FY 2024/2025 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$794.52	\$1,080.52
SF 40’	96	1.00	\$635.62	\$1,080.52
TH	134	0.80	\$508.49	\$745.00
Commercial	38.57	7.29	\$4,630.92	-



<b>PIN</b>	<b>Owners_Name</b>
G04N249	WEST PROPERTY LLC
G04N250	SUNBELT INVESTMENTS LLC
G04N251	DADE CITY PROPERTIES LLC
G04N252	DADE CITY PROPERTIES LLC
G04N253	SWEETWATER CAR WASH VILLAGES L
G04N254	BEAUMONT PROPERTIES LLC
G04S421	DD14 WILDWOOD LLC
G04S422	K-BERGER 8 LLC
G04N264	WILDWOOD LAND HOLDINGS LLC
G04P256	KINGSWERE FURNITURE LLC
G04P257	KINGSWERE FURNITURE LLC
G04P258	LIBERTY BEAUMONT LLC
G04P259	SHSB 466 LLC
G04P260	WILDWOOD APTS HOLDINGS LLC
G04Q247	CFT NV DEVELOPMENTS LLC
G04Q248	BARON ASSOCIATES LLC & ROBIN H
G04Q261	WILDWOOD LAND HOLDINGS LLC

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 22, 2024

**VIA FIRST CLASS MAIL**

3150IRIS106 LLC  
5911 PHEIL PATH  
THE VILLAGES, FL 32163  
[PARCEL ID]: G04N188

RE: Beaumont Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

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Sincerely,



Chuck Adams  
District Manager

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SF 40’	96	1.00	\$635.62	\$1,080.52
TH	134	0.80	\$508.49	\$745.00
Commercial	38.57	7.29	\$4,630.92	-

<b>PIN</b>	<b>Owners_Name</b>
G04N188	3150IRIS106 LLC
G04N223	5291 DRAGONFLY LLC
G04R321	A & K FL INVESTMENT LLC
G04R385	A & K FL INVESTMENT LLC
G04N178	A & M PROPERTY HOLDINGS LLC
G04N020	ABDUL CHARLES KALLIL & CAROL A
G04N101	ABDUR-RAZZAAQ YUSEF & FITZPATR
G04N218	AKHIGBE MACAULAY OKOH & ANNETT
G04N096	ALANIZ DOROTHY ROCHELLE & DAVI
G04N100	ANDERSON LORI LEIANUEANUEONALA
G04N065	APONTE DAVID GALARZA & SEDA TO
G04R378	ARCHER KENDES & JOVETTE MICHEL
G04N086	ARIEMMA JOSEPH T & FUMIKO
G04R345	ATTIA GEORGE & MICHAEL CHRISTI
G04N157	AUGUSTAVE JEANROSBY & AUGUSTAV
G04N124	AVELLA RUTH & MULLEN STEVEN (J
G04R353	AXTON KIMBERLY SUZANNE
G04N213	AYALA HUGO ANDRES CISNEROS
G04N043	BADR AHMED K & MKADMI NAJOUA (
G04R401	BAHR MELISSA LYNN & CLARK CARO
G04N219	BAILEY TERRI ANN
G04R417	BAKER DREW ALLAN
G04R267	BALDASARE MARIA DEL CARMEN
G04R308	BANDARU JYOTHSNA PRIYADARSHINI
G04N222	BARRY ELH IBRAHIMA GI
G04N069	BASSIRI-TEHRANI BRIAN & BASSIR
G04R330	BASSIRI-TEHRANI FARHAD & BRIAN
G04R331	BASSIRI-TEHRANI FARHAD & BRIAN
G04N116	BATCHELDER DEBBIE SUE
G04N143	BEAUDOIN RODDIE HENRY & MARGAR
G04R275	BEAVER KATHLEEN ANN & JEFFERY
G04N199	BECKROW TINA MARIE & BECKROW B
G04N087	BEDFORD STEPHANIE NICOLE & CHA
G04N211	BEHR WILLIAM JAMES & REBECCA G
G04N128	BELCHER MARIE A
G04N139	BELLA CATALINA INVESTMENTS LLC
G04R288	BELLANCO JACQUELINE & ROBERT P
G04N208	BENDER MIREYA IVONNE
G04R274	BENNETT LORI ANN & NUNN MITCHE
G04N107	BERGAMINO RACHEL FRANCES & FRA
G04N152	BHATTI FARIA & CHOUDHRY AMAD J
G04N173	BLAKE TYSON S
G04N181	BLASBERG KIMBERLY JILL
G04N177	BLASBERG LARRIE S (TTEE)
G04N030	BLISS CHRISTOPHER ANTHONY & BL
G04N119	BLUNT MARQUESA ROESHAUN

G04N103 BOSCIA ROSLYN A  
G04N243 BOSLER BRUCE EDWARD & VALERIE  
G04N163 BOULET BRICE HENRY  
G04R409 BRANCH CLIFTON LEE & KAREN  
G04R289 BRIDGES JOE F & ANGELEIA (LE)  
G04R386 BRIGHT LISA ANN & NICHOLAS ALE  
G04N021 BRIGLEVIC KENNETH & GAIL MARIE  
G04N179 BROWN GINA ROSE & STEVEN CRAI  
G04N090 BROWN MONICA NEATRICE  
G04R399 BROWN ROBERT ZACHERY & SYDNEY  
G04N229 BROWN STEPHEN ROBERT JR  
G04R324 BRVENIK-BORER LAURA JEAN  
G04R347 BURDGE TODD CARTER & JEAN ANN  
G04R380 BURKART KEVIN BRAD & BURKART I  
G04R300 BURNS MICHAEL DAVID & SHAPIRO  
G04N234 BURTT LISA MARIE  
G04N216 CALAR INVESTMENT LLC  
G04N089 CAPERS JOHN ANTHONY & ROSSI NA  
G04N084 CAPUTO CHRISTOPHER JOHN & MEGA  
G04R379 CARGANILLA ANTONIO AQUINO & MA  
G04N214 CARLSON JOSH DONOVAN & MARY KA  
G04N062 CARMEN MARGARITA GAUTIER LLOVE  
G04N233 CARMENINI CELESTINO IGINIO & S  
G04N034 CARRICK ALYSSA MARIE  
G04N144 CARRICK SHANNON ANN  
G04N005 CARTER TEEROL SHANAY  
G04R264 CASEY MICHAEL A TTEE  
G04N042 CAULK RICHARD ALLEN  
G04N011 CHAUDHARI HARDIK CHELJIBHAI  
G04R277 CHEN GUO PING & HUANG CHAN JUA  
G04N063 CHEN MENGLAN  
G04N047 CHESKEY ALEXANDER CARL (LE)  
G04R375 CHISM ROBERT DANIEL & BARNER H  
G04N239 CHUNG RANDALL L (TTEE) & HAMAM  
G04N015 CHUNG RANDALL L TTEE & HAMAMOT  
G04N187 CLAPHAM JONATHAN ERIK & PEDRAZ  
G04N203 CLARK ROBERT WILLIAM  
G04R294 CLARREY KIMBERLY JANE & TIMOTH  
G04R339 CLAVIER ENRIQUE ALFREDO PEREZ  
G04N026 CLINE CHRISTOPHER WILLIAM & ST  
G04R317 COLLIE CHARLES GORDON & KATHLE  
G04N053 COLLISON GREGORY LEE II  
G04N113 COLON FRANKIE ELIER TANCO & CA  
G04R332 COMPERCHIO JOSEPH A & SANDRA L  
G04R269 CONKLIN KERRIN ROSEMARIE  
G04R350 COOPER FRANKLIN ELLSWORTH & YV  
G04N221 COPE JUSTIN ARNOLD

G04N118 COPELAND SYDNEY JEAN & TIMOTHY  
G04R360 CORBETT CLAIRE ANN (LE)  
G04R370 CORONADO JOHN ADOLFO & VICTORI  
G04N039 COUNTRY ROAD LLC  
G04N082 COUNTRY ROAD LLC  
G04N238 COWDEN JOHN FRANCIS & MARILYN  
G04N241 COX JOHN WILLIAM JR & JANINE S  
G04R278 CRAWFORD DANIEL SCOTT  
G04N132 CREACH STEPHEN KENT & KATHERIN  
G04N013 D R HORTON INC  
G04N014 D R HORTON INC  
G04N066 D R HORTON INC  
G04R287 DAWSON CORY ALLEN  
G04N212 DCM LAND HOLDINGS LLC  
G04N018 DE ALCANTARA NESTI RUY GUSTAVO  
G04R335 DE GRAVE JOHN MICHAEL & HORTON  
G04N092 DECKER MANDI MAE  
G04R358 DEDOVIC PREL  
G04R348 DEUTSCH JOSEPH FREDERICK & MAN  
G04N172 DIAZ-CABRERA MARIA M  
G04R361 DO JUDY & NGUYEN ERIC (TIC)  
G04R292 DYER LEVI EVERETT & NEWPORT SA  
G04N036 EDWARDS WALTER D TTEE  
G04N154 ENG HARRY M TTEE  
G04N029 ENNES WALTER DUARTE JR & JANIC  
G04N120 ESMA YZMAELA PARICA & SCHOFIEL  
G04N166 ET-3 LP  
G04N168 ET-3 LP  
G04N169 ET-3 LP  
G04R398 FANDINO JULIO CESAR DUENAS & R  
G04N073 FANELLI NICHOLAS PAUL & ARSENA  
G04R333 FANG SIMIE  
G04R322 FARAG MARIZE SAAD & BASILY MAR  
G04N002 FARRINGTON TAYLOR ANTHONY & TI  
G04N151 FASHINGBAUER JOSEPH ALBERT & S  
G04N075 FEBINGER EDWARD JOSEPH & DIANE  
G04N012 FERRER RAUL ALEXIS RIVERA & LA  
G04N196 FERTIG SHARYN ILYSE  
G04R281 FINKE JOYCE ELAINE (TTEE)  
G04N080 FKH SFR PROPCO K LP  
G04N162 FLEURANT FRITZ ST JR & HUGHES  
G04R396 FLORES-SAVAGE JUANA & CASTILLO  
G04R298 FORTIN PIERRE R & TERA  
G04R355 FORZA JOHN & ROSARIO  
G04R363 FRANCES MARIE CECILIA (LE)  
G04R373 FRANCIS MICHELLE  
G04N072 FRANCISCO LEA CABALLES

G04N055 FRANCISCO MARICAR A  
G04N106 FRIEDLANDER ELYSSA C  
G04N175 GANDHI KRINA  
G04N174 GANDHI LISA  
G04R337 GANESAN HARI NARAYAN & SUBRAMA  
G04R416 GARCIA LINDA MARIE & RODRIGUEZ  
G04N038 GAUSE SONYA M  
G04N067 GENATO RICHARD JAMES & ORDON R  
G04R323 GHALY MAGED GHALY TAKAWY & HER  
G04N167 GIALLANZA STEVEN JOSEPH  
G04N220 GIBBS CRISSY LYNN  
G04R342 GIERTZ DONALD EUGENE & JOYCE A  
G04R325 GILMORE HAYDEN CLAY & LOUGHRAN  
G04N201 GILSENAN SHANE MICHAEL  
G04N138 GOLDSTEIN ROBERT D & ELIZABETH  
G04R359 GORDON RAQUEL JULIET-ANN  
G04N085 GRAHAM KENNEDY ELIZABETH  
G04R283 GRAY RHONDA L  
G04R293 GREEN DAYNA LYNN  
G04R364 GREENE CAMELA SUE & JOHN LEE  
G04N078 GREGORY MARK EARL & PHYLLIS BU  
G04N052 GRUETZMACHER MICHAEL CASEY & L  
G04N237 GUERRERO MAGLARI DUVASCA ORTIZ  
G04N161 GUILHEN GABRIEL BARLTI & MILLE  
G04R367 GUILLAUME AHMANIE GABRIELLE &  
G04N008 GUILLAUME MARGARETTE & JOSEPH  
G04N117 GUNTER JOSEPH EMANUEL & LISA J  
G04N232 GUTIERREZ JULIO CESAR FUENTES  
G04N031 HARVEY JAMES P & SONYA CHLANDA  
G04R307 HARVEY ROBERT DANIEL & DONNA M  
G04N095 HAWKES JAMIE L  
G04N044 HAYES CAROL A  
G04N037 HEALY THOMAS ANDREW & ALYSSA  
G04R383 HEIM JESSICA ROBIN  
G04N064 HENIN KENNETH JAMES & JACKIE L  
G04N141 HERNANDEZ SANDRA CAROLINA HERN  
G04R403 HERRING JOAN  
G04N136 HILL KEVIN ALEXANDER  
G04N235 HOLTUM HEATHER ANNE VON & LOCK  
G04R374 HURRELL BRIAN SCOTT & JOANNE  
G04N210 HUSSEIN MAEN ABDELKARIM  
G04N028 ILIC ANNA JUNE  
G04R400 IVEY MICHAEL CLYDE & MINDY ELI  
G04R271 IZADPANAH NAHID & NASROLLAH  
G04N081 JACKSON JULIE MARIE  
G04R354 JACKSON STEVEN GLEN (TTEE)  
G04R349 JACOB ARNOLD WILLIAM III & MEL

G04N006 JENKINS MARCHAHALA TTEE  
G04N108 JENKINS WILBERT C JR  
G04R377 JIANG CUIPING & LU WENKUI (W/H)  
G04R320 JIANG FENFANG & HUANG TING MIN  
G04N160 JIANG NANA  
G04R326 JIANG NANA & LI ZHEN (W/H)  
G04N146 JOHNSON NICHOLAS J & HACKER RE  
G04N111 JOHNSON ROBERT & JEAN M  
G04N094 JOHNSON TAMMY PRICE & LARRY LO  
G04R263 JONES DAVID L  
G04N246 JONES JERRY RICHARD  
G04R420 JONES TANYA LEIGH & BUZBY RICH  
G04N164 JONKA ELSIE  
G04R388 JORDON JAMES CLIFFORD III & LE  
G04N159 JULES DORN DARLINE  
G04N206 JULIEN SHELLEY TAMARA  
G04R301 KAMALSYAH-WIBOWO CAMELIA (TTEE)  
G04N209 KEENAN JAMES W & VASQUEZ REBEC  
G04R352 KESSEL SETH ASHER  
G04N129 KING TOCCOA JESSICA & JOSEPH A  
G04N050 KLOSTERMAN KATHRYN JEAN & GREG  
G04N077 KRANTZ MARK ALAN & JILL EILEEN  
G04R357 KRUEGER BERND DETLEF  
G04R299 KUSUMA JOYCE DEVINA  
G04N105 LAJEWSKI DANIEL CLIFFORD  
G04N145 LAKE NICOLE LYNN  
G04N110 LANGLEY ADRIAN TAYLOR & TESAR  
G04N059 LAOS VILMA VERONIKA REYES & CU  
G04N226 LAVEIGNE STEPHANIE DEE  
G04R291 LEFLY DIANNE LOUISE  
G04R343 LEHNECKER SAMANTHA RAE & CANNA  
G04N245 LEON RAFAEL E VALDEZ  
G04R304 LI JIANYUN  
G04R382 LI SAIPING & ZHANG ZHENHUI (W/  
G04R284 LI SAIPING & ZHANG ZHENHUI W/H  
G04N155 LIN QIAO LING  
G04R282 LIVELY DENISE LORRAINE  
G04N195 LOPEZ NICOLE MARIE  
G04R313 LOUIS ASTRID  
G04R297 LOZANO RAY FRANCIS TUANO  
G04R285 LU JOCELYN & GAO JERRY W/H  
G04N079 LUCASAN REGINE GAIL REGENCIA  
G04R327 LUDEMANN KAILEY ELIZABETH  
G04R411 LUNA SIXTO LEONAL & MARTA NOEM  
G04R305 LUSTAN FRANK EUGENE & CAROL P  
G04R351 MARKHAM BRIAN D & PALLASCH CEC  
G04N010 MARKS DAVID ALFRED & JENNIFER



G04N057 MARTINEZ ILLEANA ASTRID  
G04R336 MARTINO ROBERT & MAYRA MERCEDE  
G04R414 MATHEWS JUSTIN POWELL & CHERYL  
G04N230 MCAULIFFE MICHAEL ALAN  
G04R270 MCCAUSLAND CHRISTOPHER ANDREW  
G04N027 MCCRACKEN CATHY ANN & SMITH NE  
G04N025 MCCRAW ZABRINA PARKER  
G04N051 MCDANIEL CHRISTOPHER R & CARLE  
G04R279 MCLAUGHLIN TERENCE ALLEN & BAX  
G04R365 MCMICAN KAREN FRANCES  
G04N131 MENDEZ MARISELY ORTIZ  
G04R266 MESSIHA CARLA MARIA & SAMUEL S  
G04R295 MEUSE JENNIFER LYNN & CODY EDW  
G04N088 MICHAELS GEORGE C & CAROLANN E  
G04R328 MICKLE MATTHEW GEORGE & MICKLE  
G04N176 MILES AUSTIN KEITH  
G04N121 MILLAN GUSTAVO  
G04R273 MILLEN ROBERT BARRY & LINDA MA  
G04N016 MILLER DONALD J  
G04N236 MITCHELL SAMUEL KYLE & HANNAH  
G04N198 MORILLO CARLOS V & CACERES-ALA  
G04N130 MOSELEY SAMANTHA JOSEPHINE  
G04R290 MULLER ANDREIA  
G04R340 MUNN GAVIN CHRISTOPHER & REBEC  
G04N071 MURRAY CASEY JOHN & NEFTALI  
G04N182 NASS COLIN EVAN & LAI O  
G04R404 NAYA COMPANY LLC  
G04R329 NEU ELLEN LOUISA  
G04N191 NEWMAN ANDREW GORDON & TERESA  
G04N009 NGUYEN ANH THIKIM  
G04R314 NGUYEN DEVINA TAM  
G04N045 NGUYEN NGOC VAN & DUYN HOANG  
G04R303 NGUYEN PETER TAN & ROLYNN GHLO  
G04R268 NGUYEN QUY  
G04R316 NGUYEN THIEN CAO & TRAN NHAN T  
G04R334 NOVAK KATHERINE LEE  
G04R344 NOVAK SHANE MICHAEL & NOVAK BR  
G04R311 ORELLANA OSCAR ALBERTO & DE CA  
G04R362 OSBORNE WYNN STUART & REBECCA  
G04N224 OWNBY DUSTIN EDWARD & RICO-OWN  
G04N061 OYOLA PERFECTO & IRIS  
G04N140 PARKS DANIEL TIMOTHY  
G04N032 PATEL ASHISH  
G04N033 PATEL ASHISH  
G04N068 PATEL PRIYANKA AJAY & PATEL MA  
G04N007 PATEL RIPALKUMAR RASIKBHAI  
G04N040 PATEL UJJVAL JAGDISHBHAI

G04N126 PAVIGLIANTI BRIAN A  
G04R392 PAXTON LENA JANE & HAMILTON RO  
G04R405 PEREZ BRYAN JOSE & HETRICK RHI  
G04N125 PEREZ CORINNE MARIE  
G04R302 PERKINS JAMES D & LANA J  
G04R372 PHAM HOANG TUONG THUY & NGUYEN  
G04N133 PHETHEAN GEORGE EVANS & VICKIE  
G04R394 PICARD CHRISTOPHER ROBERT  
G04N076 PICKETT BRENDA L  
G04N240 POIRIER CRYSTAL MARIE & DAVID  
G04N193 PORTUGAL RENZO MARIO CAVIGIOLO  
G04N242 POTTS DEBORAH  
G04R356 POWELL DIANNE W  
G04N114 PROFUTURO INTEGRAL LLC  
G04N004 QUILES EMMANUEL & KARYSSA LEIG  
G04R262 RADY DOUGLAS JASON & LISA MARI  
G04N153 RAMOS JOSE CARLO ORTIZ & EVANS  
G04R376 RANGANATHAN MURALI & TAMARA LY  
G04R381 RANGANATHAN MURALI & TAMARA LY  
G04N200 RANGANATHAN MURALI & TAMARA LY  
G04N049 REDMOND KELLIE MARIE & JOSHUA  
G04N228 RESTORE USA VI LLC  
G04R366 RETTIG AMBER MARIE  
G04N149 REYES NAISHA ILLIANIL & MILLAN  
G04R408 ROBERTS AUSTIN TANNER & FRASER  
G04N001 ROBERTS JOY K  
G04N091 ROBERTS KAREN DENISE  
G04N060 RODRIGUEZ JUAN CARLOS JAIME &  
G04N109 RODRIGUEZ NELSON ROBERTO CORDE  
G04R296 ROGERS LEAH ANN  
G04N183 ROGERS ROCHELLE RENEE  
G04N097 ROHM SHARON HILLIAN  
G04N135 ROOSEVELT TIFFANY RENEE  
G04N127 ROXANNE INVESTMENTS INC  
G04N205 RUIZ LUIS & RIVERA CARMEN ANTO  
G04R406 RUSSO SALVATORE & SANDRA WINNI  
G04N102 SALISBURY STEPHANIE NICHOLE  
G04N192 SAMMONS STEPHANIE LYN  
G04N115 SANABRIA LUIS ALBERTO JR & CYN  
G04R407 SANABRIA RAMONA MAGDALENA  
G04N207 SANCHEZ MARIA V & CUASTUMAL JU  
G04N184 SANDERLING REALTY ASSOCIATES L  
G04N189 SANDERLING REALTY ASSOCIATES L  
G04N202 SANTIAGO CHRISTOPHER & WILLIAM  
G04N123 SCHAEELICKE BURKHARD & ELIZENDA  
G04R346 SCHOPP BERNICE FRANCES & SCHEV  
G04N186 SCRANTON KIMBERLY ANN

G04N035 SELETOS CYNTHIA ANN & JAMES PE  
G04N041 SENCHAK THOMAS JOHN & ROBERT M  
G04R390 SENEAL MICHAEL WAYNE & SHARON  
G04R410 SHARKEY HOLLIE BROOK  
G04N017 SHIELDS NASTASSIA ELENA  
G04N231 SINGH JASVINDER & KAUR TIRENDE  
G04R338 SINISCALCHI JANET MARILYN & WI  
G04R306 SMITH DIANE ELAINE  
G04N158 SMITH KENNETH GABRIEL OLMO  
G04N215 SMITH LEATHIA JEAN  
G04N148 SMITH SIERRA NICOLE  
G04N024 SOTO IDA ZOE  
G04N197 SOULLIERE MAXX JOSEPH & BRENN  
G04R286 SPENCER ERIC LEE & AMY LYNN  
G04R387 STA ANA RODOLFO LLAGAS & MARIA  
G04R368 STACY KAREN LYNN  
G04N112 STANCHIO ELAINE A (TTEE)  
G04N185 STETTER FRANK JOSEPH  
G04N137 STEWART KEITH ALAN & RONALD AL  
G04R384 STOKES MICHEAL LEE & KATHY LYN  
G04N142 STURGES HEATHERLYN MARIE  
G04N056 SUMAGPANG CLARIBEL GARLITOS &  
G04N074 SWARTS DAVID  
G04N046 TABORDA ANTHONY FRANCISCO  
G04N244 TABRON MICHAEL DELANEY & TABRO  
G04N225 TAMPA RONALD A & FANG SIMIE (J  
G04N190 TE ROLANDO JR  
G04R272 TEBBETS JASON & MELISSA ANN  
G04R412 TEHRANI KAMRAN BASSIRI  
G04R418 TEHRANI KAMRAN BASSIRI  
G04N070 TEHRANI KAMRAN BASSIRI  
G04R312 THE BONNIE NORMA BOYD LIVING T  
G04R391 THEODOROPOULOS ROXANNE KRISTA  
G04N048 TJBB PROPERTY LLC  
G04N019 TOMBOC CHRISTINE BAES & BUTCH  
G04R280 TOPPING MARNA LYNN & JERRY ROS  
G04N104 TORRES ALFREDO & ANDRADE MARIA  
G04R369 TORRES-RAMIREZ VICTOR ANGEL &  
G04R310 TRIVEDI PANNA & TRIVEDI VISHAL  
G04N098 TRIVEDI PAYAL J & PATEL MITEN  
G04N171 TURNBULL JENNIFER JUNE  
G04N093 TURON MARY M  
G04N122 VACCARO LORI ANN & RONALD STEV  
G04N150 VAN HOUTEN RANDILYNN ANN  
G04N022 VAN SCHAIK STEPHEN  
G04N003 VANNATTA BRUCE DAVID  
G04R371 VELLORE KUMAR KRISHNAN & GOVIN

G04R389 VILLALOBOS ERIKA SORLANGEE HER  
G04R393 VILLALOBOS ERIKA SORLANGEE HER  
G04N165 VITALO JOSEPH ANTHONY II & VIT  
G04N170 VITALO JOSEPH ANTHONY III  
G04N054 WALKER CARRIE  
G04N083 WALSH ROBERT L & MEGAN N  
G04R419 WARD JOHN F & LISA ROBERTSON  
G04R341 WARE MISTY MAY  
G04R276 WARREN EVELYN ROSE  
G04N147 WATKINS SEAN PATRICK  
G04N023 WELLS BRIAN DANIEL & CHERIE AN  
G04R413 WEST BARBARA MORRISON  
G04R315 WHEAT RICHARD THOMAS & AUSTRAB  
G04N217 WHEELER MICHAEL OWEN  
G04R265 WILKERSON DETLEV JOE & SUELI D  
G04N204 WILLIAMS ARIANE TOPEZE  
G04N194 WILSON COURTNEY M  
G04R397 WILSON JOANNA LYNN  
G04R319 WILSON ROBERT BURGESS & DANA M  
G04R402 WINFREE JEREMY ROBERT  
G04N156 WOODY RICHARD LANDON  
G04R318 YOUNG JOHNIE L & BONNIE L  
G04R309 ZELADA KELVIN ALBERTO & CARLEY  
G04R395 ZELAYA ARAGON SHEYLA KARINA  
G04N099 ZELAYA MIRTHA LORENA & GONZALE  
G04N180 ZIMMERMAN JAMES KIRK & KARI NI  
G04N134 ZORN DENISE JANE  
G04N227 ZUKOWSKI ZENAE D

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

**7C**

**RESOLUTION 2024-17**  
**[FY 2025 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Beaumont Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Sumter County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

- 1. FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.
- 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
  - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in

future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** 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.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of August, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



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

**8A**

# The Villages® DAILY SUN

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

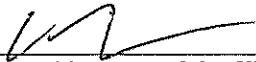
Before the undersigned authority personally appeared

**ALLAN LOVELL**

who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1200137

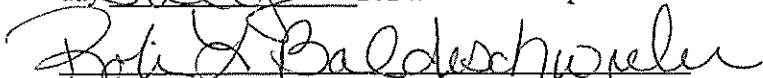
in the matter of **NOTICE OF RULE DEVELOPMENT** was published in said newspaper in the issue(s) of  
**July 11, 2024**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

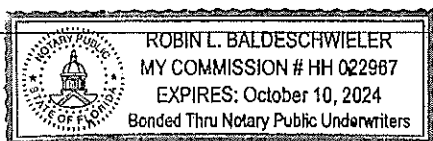


(Signature Of Affiant)

Sworn to and subscribed before me this 19  
day July 2024.

  
Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

## NOTICE OF RULE DEVELOPMENT BY THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Beaumont Community Development District (the "District") hereby gives notice of its intention to develop a set of rules for parking enforcement and the towing of vehicles and a set of rules and rates related to the District's amenity facilities. The purpose and effect of each of these sets of rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on August 12, 2024, at 1:30 p.m. at 7764 Penrose Place, Wildwood, Florida, 34785.

Additional information regarding this public hearing may be obtained from the District's website, <https://www.beaumontcdd.net/>, or by contacting the District Manager, Antonio Shaw, at [shawa@whhassociates.com](mailto:shawa@whhassociates.com), or by calling (561) 571-0010.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Antonio Shaw  
District Manager

#01200137

July 11, 2024

# The Villages® DAILY SUN

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared

**ALLAN LOVELL**

who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a **Legal Ad #1200139**

in the matter of **NOTICE OF RULEMAKING** was published in said newspaper in the issue(s) of

**July 12, 2024**

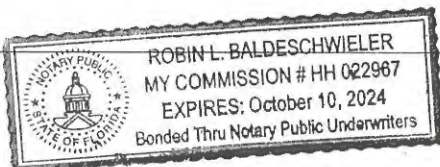
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 19  
day July 2024.

Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

## NOTICE OF RULEMAKING BY BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Beaumont Community Development District ("District") on August 12, 2024, at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida, 34785.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt revised amenity rules and rates ("Amenity Rules and Rates") and proposed rules related to parking enforcement and towing of unauthorized vehicles ("Parking Rules," together with the "Amenity Rules and Rates," the "Rules") for District publications. The proposed Rules may be adjusted at their respective public hearings pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The Villages Daily Sun on July 11, 2024.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to either the Amenity Rules and Rates or the Parking Rules as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Antonio Shaw, District Manager  
Beaumont Community  
Development District

**#01200139 July 12, 2024**

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

**8B**

## **RESOLUTION 2024-18**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Beaumont Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District previously adopted a resolution adopting amenity rules and rates (“Prior Rules and Rates”); and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the revised amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Amenity Rules and Rates”); and

**WHEREAS**, the Board finds that the Amenity Rules and Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

**SECTION 1.** The Amenity Rules and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Amenity Rules and Rates shall replace the Prior Rules and Rates imposed by the District and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

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

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

**PASSED AND ADOPTED** this 12<sup>th</sup> day of August 2024.

**ATTEST:**

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Revised Amenity Rules and Rates

**EXHIBIT A**

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

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**AMENITIES AND OPERATIONAL RULES**  
**(SINGLE FAMILY HOMEOWNER VERSION)**  
**Adopted on August 12, 2024**

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**Tammy Collins, Amenity Manager**  
**Real Manage, LLC**  
**E-mail: [BEAUCDD@CiraMail.com](mailto:BEAUCDD@CiraMail.com)**



# **BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENITY AND OPERATIONAL RULES**

## **TABLE OF CONTENTS**

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

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

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

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

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

User *	Annual Fee for Single Family Amenity	Annual Fee for Townhome Amenity
Property Owner**	\$1,126.58	\$563.95
Non-Resident Patrons	\$2,698.80	\$1,744.11

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

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

3. **Hours of Operation.** The hours of operation for the Clubhouse are 8:00 a.m. to 10:00 p.m.

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

Room / Area	Rental Fee	Deposit
Club Room	\$150 for 4 hours + \$50 each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour max.)	\$250

Club Room AND Activity/Art Room	\$225 for 4 hours + \$60 each additional hour (up to 8 hour max.)	\$250
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\* Rate and deposit based on facility being rented, type of event, and staffing needs.

**4. Miscellaneous Fees.**

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

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

**6. Homeowners Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted three (3) free meetings per month, subject to availability and approval by the Amenity Manager. Reservations of the homeowner's association for meetings take priority over other rentals.

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

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

**9. Timeframes.** Rentals, including those by social clubs and homeowner's association meetings are permitted one hour before and after their scheduled event for set-up and cleaning, respectively. unless permitted more time at the discretion of the Amenity Manager or require an accommodation on account of a disability.

**10. Prior Rules; Policies.** The District's prior rules setting amenities rates, if any, are hereby rescinded.

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

Law Implemented: ss: 190.011, 190.035, Fla. (Stat. 2023)

# Beaumont CDD Contact Information

[www.BeaumontCDD.net](http://www.BeaumontCDD.net)

Beaumont is Professionally Managed by:



Real Manage, LLC

# **Amenities Complex Hours of Operation**

## **Clubhouse**

Open daily with fob access from 8:00am to 10:00pm, for Private Events, Community Sponsored Events/Activities, CDD/HOA Meetings & Social Clubs

**Lifestyles Coordinator and Management will prioritize events and keep a calendar of events and activities.**

## **Operating Hours**

*\*\*All hours of operation are subject to change.  
The Beaumont CDD and Management team maintains the right to close the facilities due to any unforeseen circumstances.*

## **Fitness Center**

5:00am to 11:00pm

## **Swimming Pool Daily**

Open ~ 8:00am to Dusk

## **Outdoor Areas Daily**

Open ~ Dawn to Dusk

## **New Residents and Non-Resident Patrons Orientations:**

By Appointment Only –

email [BEAUCDD@CiraMail.com](mailto:BEAUCDD@CiraMail.com)

**BEAUMONT**

**CDD**

**Amenity Complex**

**Rules**

**&**

**Policies**

## **GENERAL RULES**

### **Access to Amenity Complex**

Key fobs are required for the entrances to the entire Amenity Complex. Residents and Non-Resident Patrons must comply with the various minimum age requirements for the different sections of the Amenity Complex (i.e., gym & pool). Likewise, the staff may request Residents and Non-Resident Patrons identify themselves to assist with verification of patronage. **All guests of Residents and Non-Resident Patrons must be accompanied by a Resident or Non-Resident Patron at all times.**

### **Key Fobs**

Every home is entitled to two (2) access fobs, free of charge. The maximum number of fobs per household is four (4), the cost of an extra fob is fifty dollars (\$50). Resident or Non-Resident Patrons may only use the access fob registered in their name.

Residents may assign their access fob to a lessee. To assign the access fob to their lessees, the Resident shall contact the Amenity Manager and register the fob(s) under the name(s) of their lessee(s).

### **Lost Key Fob**

Residents and Non-Resident Patrons must immediately notify the Amenity Manager of a lost or stolen fob for deactivation. Any unauthorized use of a fob, resulting in any loss, damage, or expense, shall be the sole responsibility of the currently registered Residents and Non-Resident Patrons. There will be a charge of fifty dollars (\$50) for replacement of lost or damaged key fobs.

## **Guests**

Each Resident and Non-Resident Patron has a maximum of 3 guests, per day, in the pool area. Notwithstanding the foregoing, Residents are limited to three guests per household. Additional guest passes may be purchased from the Amenity staff for \$10 per guest per day. The additional guest passes can be purchased by cash or check only. However, the three (3) guest rule does NOT apply if the Resident and Non-Resident Patron has rented out the clubhouse space(s), but only for the space rented out.

## **Smoking**

Smoking, including all e-cigarettes, vaping, cigar and pipe smoking, is prohibited within the Amenity Complex (Clubhouse, Gym and Restrooms) and pool area, to the extent permitted by the Florida Clean Air Act.

## **Alcohol**

No alcohol allowed anywhere on Amenity Property.

## **Pets/Animals**

No pets, with the exception of registered service animals, are allowed in, or on, the premises of the Amenity Complex including the main building, courts and/or the outdoor pool areas.

## **Parking**

When visiting the clubhouse, parking is located in the lot beside the Clubhouse. Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse as well as at the Townhomes' Pool Area.



## **Cooking**

No active cooking or usage of any cooking appliance (i.e., indoor/outdoor grills, pizza ovens, crock pots, toaster ovens or open flames) are allowed anywhere in or around the Amenity Complex.

## **Beaumont Event Request**

Residents (Single Family and Townhomes) and Non-Resident Patrons have the privilege of holding private parties and events by renting the Beaumont Club Room and the Activity/Art Room **ONLY**. Events must be scheduled before using these areas by filling out a Rental Request Form located on the Beaumont Community website.

Event Request Forms will only be accepted from Residents (Single Family and Townhomes) and Non-Resident Patrons whose status is in good standing and continues to remain in good standing up to their event. A rental fee as well as a deposit are required before the day of the event with the deposit returned upon compliance with Community and Event Rules listed in this document and the rental agreement.

Completed rental forms can be dropped off at the Clubhouse during Amenity Manager hours. In addition to the clubhouse, any damages to other areas of the Amenities Complex (courts and pool area) by a Resident, Non-Resident Patron, or their guest(s) will be the responsibility of the Resident or Non-Resident Patron, including deduction from the security deposit.

Rental of the clubhouse does **not** include any other complex components. All other individual components of the Amenities Complex (**Kitchen, Covered Patio, Single Family & Townhome Swimming Pools, Courts, and Parking Lots**), are not available to be rented for their exclusive use by Residents and Non-Resident Patrons without prior written approval of the CDD Board. Questions

concerning these areas for community events should be directed to the Amenity Manager.

# **Code of Conduct**

## **General Rules of Courtesy & Conduct**

All Residents and Non-Resident Patrons and their guests are expected to abide by the Governing Documents for Beaumont North HOA in addition to the CDD's rules and policies which may be amended from time to time, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including the use of profanity, or otherwise abusive or disruptive behavior will not be tolerated, and disciplinary actions may be taken and enforced.

Residents and Non-Resident Patrons and their guests will not harass or accost any other Resident, Non-Resident Patron, occupant, guest, club employee, director, officer, committee member or member of the management team.

Any Resident or Non-Resident Patron who conducts him/herself in violation of the Rules and Policies is subject to disciplinary action which may include suspension of membership privileges or monetary fines as determined by the Board, in accordance with the CDD's **Disciplinary & Enforcement Rule**.

Residents, Non-Resident Patrons, and guests are prohibited from profiting financially from their membership by charging occupants or guests to use the facilities.

## **Interference with Employees/Vendors**

Any inattention to duty, or discourtesy on the part of any employee, staff member, or service vendor should be immediately reported to the Amenity Manager. However, under no circumstances will

Residents and Non-Resident Patrons/guests interfere with, attempt to discipline, or otherwise direct employees or vendors in the course of CDD business. Comments and complaints are to be civilly directed to the Amenity Manager and may be required to be submitted in writing before taking action on the complaint.

### **Safety Is Paramount**

Any Resident, Non-Resident Patron, or guest not adhering to the posted safety rules may be asked to leave. With respect to safety, proper behavior and sanitation, the Amenity Staff member's judgment will prevail in all instances. Any complaint relating to a facility monitor's decision may be later appealed to the Amenity Manager and the CDD Board. However, until such appeal is heard, the facility member may result in disciplinary action.

### **Disclaimer**

***Homeowners and guests using the facilities do so at their own risk.***

The safety of our Residents, Non-Resident Patrons and guests of our community is our primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The Beaumont CDD and Property Management Company assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and Non-Resident Patrons are responsible for their actions and those of their guests.

Video Surveillance is in use and monitored. An infraction may result in loss of privilege, fines, and/or prosecution.

### **Property Damage**

Each Resident and Non-Resident Patron shall be liable for any property damage at the amenities caused by him or her, his or her

guests, or members of his or her family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Resident, Non-Resident Patron and guest, as a condition of invitation to the premises of the amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the amenities.

## **USE AT OWN RISK: INDEMNIFICATION**

**Any Resident, Non-Resident Patron, guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Resident, Non-Resident Patron, guest, or other person, and any of his or her guests and any members of his or her family.**

**Should any Resident, Non-Resident Patron, guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Resident, Non-Resident Patron, guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or**

**other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

**Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.**

## **FACILITIES RULES AND POLICIES**

### **Attire**

- ❖ Residents and Non-Resident Patrons and their guests should dress in a manner appropriate to the activities being enjoyed at the Clubhouse.
- ❖ Shoes/sandals/flip flops and shirts must be worn in the interior of the clubhouse at all times.
- ❖ Wet swimwear is not permitted within the Clubhouse.
- ❖ Management shall request anyone in the Clubhouse to conform to the dress code rules regarding attire.
- ❖ Management may suspend dress code rules from time to time for certain events. There will be visible signs posted during these time periods.

### **Parking Lot**

- ❖ Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse

### **Pool**

- ❖ There are no lifeguards on duty; **Swim at your own risk.**
- ❖ Pool is under constant video surveillance.
- ❖ Entry to the pool area must be made through the front gate with the Residents' and Non-Resident Patrons' key fob.
- ❖ Gates are to remain closed at all times unless held open by Amenity Management **ONLY.**
- ❖ **DO NOT** open the pool gates to allow entry for anyone who does not have a Residents' and Non-Resident Patrons' key fob on their person.
- ❖ Shower before entering the pool.
- ❖ **NO Diving or Flipping,** as the pool depth does not support these activities.



- ❖ **NO Running** around pool deck area.
- ❖ Use of the pool is at the Residents' and Non-Resident Patrons' own risk. Each Resident and Non-Resident Patron is personally liable for any injury to his or her immediate family members and guests using the pool.
- ❖ A maximum of three (3) guests per household per day are allowed and **MUST be accompanied by an adult Resident or Non-Resident Patron at all times.** Use of the pool is at the Resident's or Non-Resident Patron's own risk. Each Resident is personally liable for any injury to his or her immediate family members and guests using the pool. Guest left unaccompanied will be asked to leave the area.
- ❖ Children under the age of 14 must be accompanied and supervised by an adult at all times.
- ❖ Official swim wear only, no cutoffs.
- ❖ All incontinent or non-potty-trained individuals must wear a fitted waterproof garment over a diaper or swim diaper. Any individual responsible for the contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the district.
- ❖ No person with open wounds is allowed in the pool.
- ❖ Trash receptacles are placed in various locations around the pool area for your convenience. Please help keep the pool areas clean by throwing away all trash and ensuring the trash can lids are securely in place.
- ❖ No food or beverages allowed within eight (8) feet of the pool, which is a state requirement.
- ❖ No glass containers allowed.
- ❖ Coolers are allowed.
- ❖ Drunken, rowdy, disruptive, obnoxious behavior/language, including music allowed.
- ❖ Small individual speakers may be played at a level as to not disturb others or surrounding Residents and Non-Resident Patrons.

- ❖ Only standard pool toys and individual floatation devices permitted; no party inflatables allowed anywhere in pool area.
- ❖ No scooters, bikes, skates, rollerblades, skateboards or hoverboards allowed anywhere in pool area.
- ❖ It is state recommended there should be at least 30 minutes of no thunder or lightning occurrences for active swimming to commence.
- ❖ Tables, chairs and lounges are on a first come first serve basis while actively in the pool area. Tables will NOT be saved for later use. Please return all furniture to its original location after usage and bring down open umbrellas, to prevent damage in a pop-up storm
- ❖ Do no block the zero-entry area. Low setting chairs may be placed in the water no deeper than water at seat level at the zero-entry area as long as entry to the water by bathers is not compromised.
- ❖ Lounge chairs, standard sized chairs or tables are not permitted in the water at any time.
- ❖ Items left after daily pool closure will be placed in lost and found and disposed of every Wednesday afternoon.

### **Clubhouse**

- ❖ Rental request forms are located on the Beaumont Community Website address in this package.
- ❖ Clubhouse is under constant video surveillance
- ❖ Access to the Clubhouse is available daily (**see Complex Hours of Operation**) with Residents and Non-Resident Patrons fob. Private rental, community events or activities take priority (see activity schedule on Beaumont web site).
- ❖ Wet swimwear is not allowed in the Clubhouse.
- ❖ Shirt/cover-up is required in the Clubhouse.

- ❖ Doors are to remain locked and are only to be unlocked by Amenity Staff.
- ❖ Doors are not to be propped open except by Amenity Staff.
- ❖ Catered or premade food is allowed.
- ❖ Items placed in the kitchen, and refrigerator/freezer by Amenity staff are not to be used or taken (including any condiments, bottled water, paper plates, napkins or paper towels) these items are strictly for Lifestyles Community Events.
- ❖ Please return kitchen items (utensils) in good, cleaned condition where they belong
- ❖ Upon conclusion of your private event please ensure all doors to the facility are closed and locked.
- ❖ If any trash is not disposed of properly, deposit will be forfeited.

### **Covered Patio Area**

- ❖ Please be mindful of other Residents and Non-Resident Patrons and their guests, space is on a first come first serve basis, and **CANNOT** be restricted.
- ❖ Coolers are allowed.
- ❖ TV remotes are to remain in holders attached to the walls. Please keep volume at a level so as not to disturb others' enjoyment of the space.
- ❖ Outdoor bar seating is on a first come first serve basis.

### **Fitness Center**

- ❖ Fitness Center is under constant video surveillance.
- ❖ Access Fobs are required while using the Fitness Center and must be produced to management if requested.
- ❖ Use of the fitness equipment is done at your own risk. Please familiarize yourself with the proper use of the fitness equipment before using.

- ❖ Televisions are provided, but **headphones must be used at all times.**
- ❖ It is the responsibility of each person to consult with their physician, and each person should be deemed to be in good physical condition and free from any physical, medical or psychological conditions, disabilities, impairments or ailments, chronic or otherwise, which would preclude, impair or prevent him or her from using the Fitness Center or engaging in active or passive exercise.
- ❖ Neither the Amenity Manager nor the Beaumont CDD shall be liable for any injuries or damage to or loss of property of Residents and Non-Resident Patrons or their Guests while using the Fitness Center
- ❖ Due to a number of safety issues, children under the age of sixteen (16) years must be accompanied by an adult. Children twelve (12) and under are not allowed in the fitness center at any time.
- ❖ Casual workout attire is appropriate (i.e., t-shirts, shorts, warm-up pants, leotards and leggings).
- ❖ Rubber-soled athletic shoes covering the entire foot must be worn. No bare feet, sandals, spiked shoes, work boots or flip flops are allowed.
- ❖ No swimsuits, wet or dry.
- ❖ Do **NOT** move any equipment. Moving equipment may cause units to become unbalanced requiring a technician to be called for services at violator's expense.
- ❖ There is a 30-minute time limit on each piece of equipment when people are waiting.
- ❖ Use of a spotter when lifting free weights is recommended. Do not drop free weights on the floor and return them to their proper place at completion of usage.
- ❖ **NO** food is permitted. Closed plastic beverage containers are allowed.

- ❖ Please wipe down equipment after each use with disinfectant wipes provided.
- ❖ One Personal Trainer is permitted as a guest of a Resident or Non-Resident Patron. The Personal Trainer must be registered with the Amenity Manager and provide evidence of certifications and insurance. Personal Trainers may train Residents and Non-Resident Patrons of Beaumont **ONLY** at a maximum of two at one time.
- ❖ Horseplay, profanity, disruptive and/or indecent behavior is strictly prohibited.
- ❖ Please report any issues or concerns to the Amenity Manager as soon as possible.

### **Courts (Bocce and Pickle Ball)**

- ❖ There is no attendant on duty at either court, play at your own risk.
- ❖ Do not remove Bocce Balls without prior approval from Amenity Staff.
- ❖ Do not adjust or remove nets in the pickle ball areas.
- ❖ Please keep areas free of trash.
- ❖ Please do not allow children to play in these areas.
- ❖ No use by outside teams for games or practice without prior approve from CDD Board.

**Beaumont Community Development District**  
***Disciplinary & Enforcement Rule***

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

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

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

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

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

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

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

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

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

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

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

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023)

## ACKNOWLEDGEMENT

### Resident Handbook.

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

Owner’s Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing address if different from above:

\_\_\_\_\_

Date Access Fobs issued:

Date Homeowner Signed:

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

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



## CONSENT AND WAIVER AGREEMENT

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

Participant Name: \_\_\_\_\_

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

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

Phone Number (Home): \_\_\_\_\_

Phone Number (Alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Emergency Contact Phone Number: \_\_\_\_\_

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

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

# BEAUMONT

Dear Beaumont CDD Townhome Residents:

We are pleased that you have made Beaumont your home and are proud of the pool amenity our District has made available for yours' and your family's enjoyment.

As the Beaumont CDD continues to grow, it is important for everyone to be consistent regarding the rules and regulations relating to the Beaumont CDD and the Amenity Pool. So, for the *safety* and *enjoyment* of the entire community, please respect and follow all Rules and Policies.

Please accept our warmest welcome. Once you have unpacked, take a breath and a moment to register on the Beaumont community website for information regarding our community.

Thank you and once again Welcome!

Sincerely,

Your Beaumont CDD  
Board of Supervisors

# BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

(Beaumont CDD)

*Townhome Residents*

## GUIDE

Tammy Collins, LCAM, Community Manager



Phone: (877) 221-6919

Email: [BEAUCDD@CiraMail.com](mailto:BEAUCDD@CiraMail.com)

# **Table of Contents**

1. Beaumont Community Development District Contact Information
2. Amenity Hours of Operation
3. Amenity Complex Usage Rates
4. Beaumont Townhome Rules & Policies
5. Disciplinary & Enforcement Policy
6. Acknowledgement
7. Participant Consent & Waiver Agreement

# Beaumont CDD Contact Information

[www.BeaumontCDD.net](http://www.BeaumontCDD.net)

Beaumont is Professionally Managed by:



Real Manage LLC

Beaumont Townhome Community Website:

[www.BeaumontTownhome.com](http://www.BeaumontTownhome.com)

**Amenity Hours of Operation**

## **Operating Hours**

*\*\*All hours of operation are subject to change.*

*The Beaumont CDD and Management team maintains the right to close the facilities due to any unforeseen circumstances.*

## **Swimming Pool Daily**

Open ~ 8:00am to Dusk

## **New Resident Orientations:**

By Appointment Only –

email [BEAUCDD@CiraMail.com](mailto:BEAUCDD@CiraMail.com)

[www.BeaumontTownhome.com](http://www.BeaumontTownhome.com)

## **Amenity Complex Usage Rates**

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

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1. **Introduction:** This rule addresses various rates, fees and charges associated with the amenities.
  
2. **Annual User Fees:** A Single-Family Property Owner does not have to pay any annual user fees for the use of the Single-Family Amenity, and a **Townhome Property Owner does not have to pay any annual user fees for the use of the Townhome Pool, because those fees are already included in the landowner's respective debt and operations and maintenance assessments.** With those exceptions, all patrons are required to pay an annual user fee to access and use the District's Amenities Complex, as follows:

User *	Annual Fee for Single Family Amenity (Clubhouse, Gym & Pool)	Annual Fee for Townhome Amenity (Townhome pool)
Property Owner**	\$1,126.58	\$563.95
Non-Resident Patrons	\$2,698.80	\$1,744.11

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

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

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

Room / Area	Rental Fee	Deposit
Club Room	\$150 for 4 hours + \$50 each additional hour (up to 8 hour maximum)	\$250
Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour maximum)	\$250
Club Room AND Activity/Art Room	\$225 for 4 hours	\$250

	+ \$60 each additional hour (up to 8 hour maximum)	
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**Note:** Rate and deposit based on facility being rented, type of event, and staffing needs.

#### 4. Miscellaneous Fees:

Item	Fee
Additional Daily Guest Pass	\$10.00 / guest
Replacement of or extra household fob	\$50.00 each
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

5. **Homeowner's Association Meetings:** Unless otherwise provided in the CDD's official policies, as may be amended from time to time, each Homeowner's Association located within the boundaries of the CDD is permitted three (3) free meetings per month, subject to availability.
6. **Additional Costs:** The CDD may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
7. **Adjustment of Rates:** Not more than once per year, the CDD Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the CDD Board to be in the best interests of the CDD. The CDD Board may also in its discretion authorize discounts for certain services.
8. **Prior Rules\ Policies:** The CDD's prior rules setting amenities rates, if any, are hereby rescinded.
9. **Severability:** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2023)



~~BEAUMONT~~  
**BEAUMONT**

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**CDD**

**Townhome**

**Rules**

**&**

**Policies**

## **GENERAL INFORMATION**

### **Access to Pool**

Access Fobs are required for the entrances to the pool area. Residents and Non-Resident Patrons must comply with the various minimum age requirements for the different sections of the pool. Likewise, the staff may request Residents and Non-Resident Patrons identify themselves to assist with verification of patronage. **All guests of Residents and Non-Resident Patrons must be accompanied by a Resident or Non-Resident Patron at all times.**

### **Key Fobs**

Every home is entitled to two (2) access fobs, free of charge. The maximum number of fobs per household is four (4), the cost of an extra fob is fifty dollars (\$50). Resident or Non-Resident Patrons may only use the access fob registered in their name.

Residents may assign their access fob to a lessee. To assign the access fob to their lessees, the Resident shall contact the Amenity Manager and register the fob(s) under the name(s) of their lessee(s).

### **Lost Key Fob**

Residents and Non-Resident Patrons must immediately notify the Amenity Manager of a lost or stolen fob for deactivation. Any unauthorized use of a fob, resulting in any loss, damage, or expense, shall be the sole responsibility of the currently registered Residents and Non-Resident Patrons. There will be a charge of fifty dollars (\$50) for replacement of lost or damaged key fobs.

### **Guests**

Each Resident and Non-Resident Patron has a maximum of 3 guests, per day, in the pool area. Notwithstanding the foregoing, Residents are limited to three guests per household. Additional guest passes may be purchased from the Amenity staff for \$10 per guest per day. The additional guest passes can be purchased by cash or check only.

## **Smoking**

Smoking, including all e-cigarettes, vaping, cigar and pipe smoking, is prohibited within the pool area, to the extent permitted by the Florida Clean Air Act.

## **Alcohol**

No alcohol allowed anywhere in the pool area.

## **Pets/Animals**

No pets, with the exception of registered service animals, are allowed in, or on, in the pool area.

## **Parking**

When visiting the clubhouse, parking is located in the lot beside the Clubhouse. Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse as well as at the Townhomes' Pool Area.

## **Cooking**

No active cooking or usage of any cooking appliance (i.e., indoor/outdoor grills, pizza ovens, crock pots, toaster ovens or open flames) allowed anywhere in or around the pool.

## **Beaumont Event Request**

Beaumont Townhome pool is **Not** available for parties or rental of any kind.

# Code of Conduct

## **General Rules of Courtesy & Conduct**

All Residents and Non-Resident Patrons and their guests are expected to abide by the Governing Documents for Beaumont North in addition to the CDD's rules and policies which may be amended from time to time, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including the use of profanity, or otherwise abusive or disruptive behavior will not be tolerated, and disciplinary actions may be taken and enforced.

Residents and Non-Resident Patrons and their guests will not harass or accost any other Resident, Non-Resident Patron, occupant, guest, club employee, director, officer, committee member or member of the management team.

Any Resident or Non-Resident Patron who conducts him/herself in violation of the Rules and Policies is subject to disciplinary action which may include suspension of membership privileges or monetary fines as determined by the Board, in accordance with the CDD's **Disciplinary & Enforcement Rule**.

Residents, Non-Resident Patrons and guests are prohibited from profiting financially from their membership by charging occupants or guests to use the facilities.

## **Interference with Employees/Vendors**

Any inattention to duty, or discourtesy on the part of any employee, staff member, or service vendor should be immediately reported to the Amenity Manager. However, under no circumstances will Residents and Non-Resident Patrons/guests interfere with, attempt to discipline, or otherwise direct employees or vendors in the course of CDD business. Comments and complaints are to be civilly directed to the Amenity Manager and may be required to be submitted in writing before taking action on the complaint.

## **Safety Is Paramount**

Any Resident, Non-Resident Patron, or guest not adhering to the posted safety rules may be asked to leave. With respect to safety, proper behavior and sanitation, the Amenity Staff member's judgment will prevail in all instances. Any complaint relating to a facility monitor's decision may be later appealed to the Amenity Manager and the CDD Board. However, until such appeal is heard, the facility member may result in disciplinary action.

## **Disclaimer**

***Homeowners and guests using the facilities do so at their own risk.*** The safety of our Residents, Non-Resident Patrons and guests of our community is our primary concern. All persons using the pool area do so at their own risk and agree to abide by the rules for use of the pool area. The Beaumont CDD and Property Management Company assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and Non-Resident Patrons are responsible for their actions and those of their guests.

Video Surveillance is in use and monitored. An infraction may result in loss of privilege, fines, and/or prosecution.

## **Property Damage**

Each Resident and Non-Resident Patron shall be liable for any property damage at the pool area caused by him or her, his or her guests, or members of his or her family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Resident, Non-Resident Patron, and guest, as a condition of invitation to the premises of the pool area, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the pool area.

## **USE AT OWN RISK: INDEMNIFICATION**

**Any Resident, Non-Resident Patron, guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Resident, Non-Resident Patron, guest, or other person, and any of his or her guests and any members of his or her family.**

**Should any Resident, Non-Resident Patron, guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the pool area, and fail to obtain judgment therein against the Indemnitees, said Resident, Non-Resident Patron, guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

**Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other statutes or law.**

## **POOL RULES AND POLICIES**

### **Parking Lot**

- ❖ Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse

### **Pool**

- ❖ There are no lifeguards on duty; **Swim at your own risk.**
- ❖ Pool is under constant video surveillance.
- ❖ Entry to the pool area must be made through the gate with the access key fob.
- ❖ Gate is to remain closed at all times.
- ❖ **DO NOT** open the pool gate to allow entry for anyone who does not have a resident key fob on their person.
- ❖ **NO Diving or Flipping**, as the pool depth does not support these activities.
- ❖ **NO Running** around pool deck area.
- ❖ Use of the pool is at the Residents and Non-Resident Patrons' own risk. Each Resident and Non-Resident Patron is personally liable for any injury to his or her immediate family members and guests using the pool.
- ❖ A maximum of two (2) guests per household per day are allowed and **MUST be accompanied by an adult resident at all times.** Use of the pool is at the Resident's or Non-Resident Patrons' own risk. Each Resident is personally liable for any injury to his or her immediate family members and guests using the pool. Guest left unaccompanied will be asked to leave the area.
- ❖ Children under the age of 14 must be accompanied and supervised by an adult at all times.
- ❖ Official swim wear only, no cutoffs.
- ❖ All incontinent or non-potty-trained individuals must wear a fitted waterproof garment over a diaper or swim diaper. Any individual responsible for the contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the district.
- ❖ No person with open wounds is allowed in the pool.
- ❖ Trash receptacles are placed in various locations around the pool area for your convenience. Please help keep the pool areas clean

by throwing away all trash and ensure the trash can lids are securely in place.

- ❖ No food or beverages allowed within eight (8) feet of the pool, which is a state requirement.
- ❖ No glass containers are allowed anywhere on pool deck.
- ❖ Drunken, rowdy, disruptive, obnoxious behavior/language, including music is not allowed.
- ❖ Small individual speakers may be played at a level as to not disturb others or surrounding Residents and Non-Resident Patrons.
- ❖ Only standard pool toys and individual floatation devices permitted; no party inflatables allowed anywhere in pool area.
- ❖ No scooters, bikes, skates, rollerblades, skateboards or hoverboards allowed anywhere in pool area.
- ❖ Swimming is not permitted when thunder or lightning has been heard or observed. It is state recommended there should be at least 30 minutes of no thunder or lightning occurrences for active swimming to commence.
- ❖ Tables, chairs and lounges are on a first come first serve basis while actively in the pool area. Tables will NOT be saved for later use. Please return all furniture to its original location after usage and bring down open umbrellas, to prevent damage in a pop-up storm.
- ❖ Items left after daily pool closure will be placed in lost and found and disposed of every Wednesday afternoon.



# BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

## *DISCIPLINARY & ENFORCEMENT RULE*

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

---

1. **INTRODUCTION.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District.
2. **GENERAL RULE.** All persons using the amenities and entering District properties are responsible for and shall comply with, the rules established for the safe operations of the District's amenities.
3. **SUSPENSION OF RIGHTS.** The District, through its Board, District Manager and/or Amenity Manager, shall have the right to restrict, suspend or terminate the amenity privileges of any persons' amenity usage for any of the following behaviors.
  - ❖ Submits false information on any application for amenity usage;
  - ❖ Permits the unauthorized use of an Access Key Fob;
  - ❖ Permits suspended individuals access to amenities;
  - ❖ Exhibits unsatisfactory behavior or appearance;
  - ❖ Fails to pay amounts owed to the District in a proper and timely manner;
  - ❖ Fails to abide by any District rules or policies;
  - ❖ Treats District supervisors, staff, amenity management, contractors, other District representatives, fellow residents or a guest in an unreasonable or abusive manner;
  - ❖ Engages in conduct that is improper or likely to endanger the health, safety or welfare of the District supervisors, staff, amenity management, contractors, other District representatives, fellow residents or a guest; or
  - ❖ Damages or destroys District property
4. **AUTHORITY OF AMENITY MANAGER.** The Amenity Manager or his/her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenity Manager or his/her designee, may at any time restrict or suspend for cause(s), including but not limited to those described above, any person's (and his/her family) privileges to use any or all of the amenities for a period not to exceed thirty days.
5. **AUTHORITY OF DISTRICT BOARD MEMBERS.** In the absence of the Amenity Manager, a Board Member has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Board Member will report any such incident to the Amenity Manager for further action as may be required.

- 6. AUTHORITY OF DISTRICT MANAGER.** The District Manager may at any time restrict, suspend or terminate for cause(s), including but not limited to those described above, any person's (and his/her family) privileges to use any or all District amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.
- 7. ENFORCEMENT OF PENALTIES/FINES.** For any reason set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of one thousand dollars (\$1,000) in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.
- 8. LEGAL ACTION; CRIMINAL PROSECUTION.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.
- 9. SEVERABILITY.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Law Implemented: ss. 120.69, 190.011, 190.012. Fla. Stat. (2023)**

# ACKNOWLEDGEMENT

## Resident Rules & Policies

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

Owner's Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing address if different from above: \_\_\_\_\_

Date Access Fobs issued: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

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

**CONSENT AND WAIVER AGREEMENT**

# Beaumont Community Development District

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

Participant Name: \_\_\_\_\_

Participant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(if Participant is 18 years of age or older)

Parent/Guardian Name: \_\_\_\_\_

(if Participant is a minor child)

Parent/Guardian Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(if Participant is a minor child)

Address: \_\_\_\_\_

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

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

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

**9A**

# The Villages® DAILY SUN

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

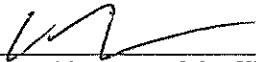
Before the undersigned authority personally appeared

**ALLAN LOVELL**

who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1200137

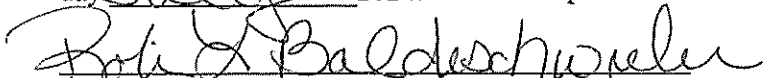
in the matter of **NOTICE OF RULE DEVELOPMENT** was published in said newspaper in the issue(s) of  
**July 11, 2024**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

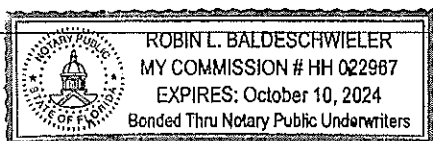


(Signature Of Affiant)

Sworn to and subscribed before me this 19  
day July 2024.

  
Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

## NOTICE OF RULE DEVELOPMENT BY THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Beaumont Community Development District (the "District") hereby gives notice of its intention to develop a set of rules for parking enforcement and the towing of vehicles and a set of rules and rates related to the District's amenity facilities. The purpose and effect of each of these sets of rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on August 12, 2024, at 1:30 p.m. at 7764 Penrose Place, Wildwood, Florida, 34785.

Additional information regarding this public hearing may be obtained from the District's website, <https://www.beaumontcdd.net/>, or by contacting the District Manager, Antonio Shaw, at [shawa@whhassociates.com](mailto:shawa@whhassociates.com), or by calling (561) 571-0010.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Antonio Shaw  
District Manager

#01200137

July 11, 2024



# The Villages® DAILY SUN

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake


Before the undersigned authority personally appeared

**ALLAN LOVELL**

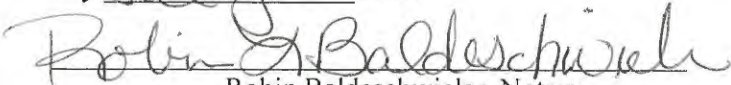
who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a **Legal Ad #1200139**

in the matter of **NOTICE OF RULEMAKING** was published in said newspaper in the issue(s) of  
**July 12, 2024**

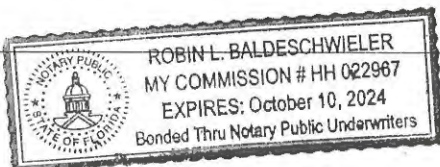
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(Signature Of Affiant)

Sworn to and subscribed before me this 19  
day July 2024.

  
Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

## NOTICE OF RULEMAKING BY BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Beaumont Community Development District ("District") on August 12, 2024, at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida, 34785.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt revised amenity rules and rates ("Amenity Rules and Rates") and proposed rules related to parking enforcement and towing of unauthorized vehicles ("Parking Rules," together with the "Amenity Rules and Rates," the "Rules") for District publications. The proposed Rules may be adjusted at their respective public hearings pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The Villages Daily Sun on July 11, 2024.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to either the Amenity Rules and Rates or the Parking Rules as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Antonio Shaw, District Manager  
Beaumont Community  
Development District

**#01200139 July 12, 2024**

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

**9B**



## RESOLUTION 2024-19

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

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

**WHEREAS**, the District desires to adopt a *Parking Enforcement Rule* (“Rule”) in accordance with the provisions of Section 715.07, Florida Statutes; authorize the engagement of a towing operator to tow unauthorized vehicles; and provide for the operation and enforcement of the Rule as set forth herein;

**WHEREAS**, the Board scheduled the date of the public hearing for July 8, 2024, at 1:00 p.m., at 7764 Penrose Place, Wildwood, Florida, 34785, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Sumter County, Florida, consistent with the requirements of the Act; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

**SECTION 1.** The District Manager’s actions in setting the public hearing are hereby ratified.

**SECTION 2.** The District hereby adopts the Rule, attached hereto as **Exhibit A**.

**SECTION 3.** If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this day 12<sup>th</sup> of August 2024.

**ATTEST:**

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Parking Enforcement Rule

## Exhibit A

## **EXHIBIT A**

### **BEAUMONT COMMUNITY DEVELOPMENT DISTRICT *RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

---

In accordance with Chapter 190, Florida Statutes, and on August 12, 2024, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Beaumont Community Development District ("District") adopted the following rule to govern overnight parking and parking enforcement on certain District property.

---

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

2. **PARKING RULES.**

#### ***General***

- a. No parking is allowed on any District-owned right-of-ways between the hours of 10:00 p.m. to 7:00 a.m., unless such vehicle has been duly registered by the Amenity Manager, the owner of such vehicle has a valid annual parking pass, and that parking pass is visibly displayed in the vehicle in question ("**Permitted Vehicle**").
- b. Households with more than three licensed drivers may request an annual parking pass from the Amenity Manager for the additional vehicle(s) owned by person residing at that household. Annual passes will cost one hundred and twenty-five dollars (\$125.00) and will be effective for one (1) year from October 1 through September 30. The cost of an annual pass issued after October 1 will be prorated.
- c. Permitted Vehicles parking on the street must do so with the proper flow/direction of traffic. No person may park their vehicle with the left side of their vehicle against a curb and the right side of the vehicle facing the road at any time, regardless of permitting status.
- d. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
- e. Parking on grassy areas owned by the District or in which the District owns an easement is strictly prohibited for both vehicles and Permitted Vehicles.
- f. Permitted Vehicles may not park in front of street signs or fire hydrants or on top of curbs.
- g. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.
- h. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services. No vehicles used in business for the

purpose of transporting good, equipment and the like, shall be parked on District property overnight.

- i. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

#### ***Clubhouse***

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

#### ***Townhomes***

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

### **3. TOWING/REMOVAL PROCEDURES.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein ("**Towing Operator**").
- c. **TOWING/REMOVAL AUTHORITY.** The Towing Operator will/shall be permitted to conduct "roam" towing from 10:00 p.m. to 7:00 a.m., in accordance with this Rule. The Towing Operator does not require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

- 4. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other

applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

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

Effective date: August 12, 2024

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

**10A**



## Proposal

**Proposal No.:** 278806

**Proposed Date:** 06/12/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Replacing a Sylvester Palm on 462 and Spanish Harbor Drr

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$11,363.79</b>
Maintenance Division Labor	2.00	HR	\$65.00	\$130.00	
Sylvestris Date Palm, FL Fancy, 10-12' ct, FF - FGP5	1.00	FG	\$10,147.86	\$10,147.86	
Palm Bracking Kit w/ Ratchets; 2 Straps; 2 Ratches 3 Battens & Burlap Tree Frog	1.00	EA	\$45.93	\$45.93	
Delivery and Fuel	1.00	EA	\$1,040.00	\$1,040.00	
<b>Irrigation Inspection/Repairs/Upgrades</b>					<b>\$65.00</b>
Maintenance Division Labor	1.00	HR	\$65.00	\$65.00	
<b>Total:</b>					<b>\$11,428.79</b>



Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>

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

**10B**

ProCare Pool Service Inc  
P.O. Box 491548  
Leesburg, FL 34749  
+13525306411  
office@pcpoolservice.com  
pcpoolservice.com



# SCOPE OF WORK

**ADDRESS**

Tammy Collins  
Beaumont CDD  
7764 Pen Rose Place  
Wildwood, FL 34785

**SCOPE OF WORK # 2577**  
**DATE 08/05/2024**

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Sales</b>	2	925.00	1,850.00
	HAYWARD			
	100' 12V 300W Equivalent			
	White Universal CrystaLogic®			
	LED Light			
	Product #:			
	HAY-30-1106			
	Mfg. Part #:			
	LPLUS11100			
	<b>Labor - Commercial</b>	4	140.00	560.00
	Light install			
	For location:			
	7764 Penrose Place (North)			
	Wildwood, FL 34785			
	Light work needing done on the			
	next 2 lights.			

Thank you for your business! I take credit cards, ACH Payments and checks can be sent to ProCare Pool Service, PO Box 491548, Leesburg, FL 34749.  
Thank you!

TOTAL

\$2,410.00

Accepted By

Accepted Date

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

**10CI**

Stonegate Customs Llc  
6500 SE. 110th St.  
Bellevue, FL 34420  
Phone:352-812-5574  
Contact:352-812-5574  
Email:stonegatecustoms@gmail.com

**Customer Address**  
Tammy Collins Evergreen Lifestyles  
Management  
270 W Plant Street, Suite340  
Winter Garden , FL. 34787  
877-221-6919  
Beaucdd@ciemail.com

Quote #: 296  
Date: Jul 29, 2024

Description	Total
<b>Beaumont subdivision new fence</b>	<b>\$1,475.00</b>
Install 32' of 6'H Black Aluminum fence with black wind screen for privacy in front of electrical boxes	
Install a 12' double drive gate with wind screen.	\$
3,850.00	
Install 400' of 4'H three rail fence matching existing fence	
Paint 400' of fence matching existing color.	10,900.00
5 Years Warranty on Installation	
<b>Total</b>	<b>\$1,475.00</b>

Terms and Conditions

Scope of Work: Stonegate Customs, LLC. will provide services as described in the attached quote. Stonegate Customs, LLC. will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment of 50% is due upon acceptance of quote. The balance of the contract is due the day of project completion.

Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Stonegate Customs, LLC. and Customer.

Warranty: Stonegate Customs, LLC. warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: This proposal is valid for 30 days. Stonegate Customs, LLC reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

<hr/>	
Name	Date

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

**10CII**

Stonegate Customs Llc  
6500 SE. 110th St.  
Bellevue, FL 34420  
Phone:352-812-5574  
Contact:352-812-5574  
Email:stonegatecustoms@gmail.com

**Customer Address**  
Tammy Collins Evergreen Lifestyles  
Management  
270 W Plant Street, Suite340  
Winter Garden , FL. 34787  
877-221-6919  
Beaucdd@ciemail.com

Quote #: 297  
Date: Jul 29, 2024

Description	Total
<b>Across from Beaumont subdivision repaint the fence</b>	<b>\$1,250.00</b>
Pressure wash 132' of three rail wood fence	
Paint 132' of three rail wood fence matching Beaumont color	
5 Years Warranty on Installation	
<b>Total</b>	<b>\$1,250.00</b>



Terms and Conditions

Scope of Work: Stonegate Customs, LLC. will provide services as described in the attached quote. Stonegate Customs, LLC. will provide all services, materials, labor, tools, and equipment needed for completion of services.

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Conditions: This proposal is valid for 30 days. Stonegate Customs, LLC reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

_____	_____
Name	Date

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**11**

## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 12, 2024

**RE:** HB7013 - Special Districts Performance Measures and Standards Reporting

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

## **Exhibit A:** Goals, Objectives and Annual Reporting Form

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date



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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2024**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2024**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 314,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,309
Investments									
Revenue	-	-	-	231,051	351,640	-	-	-	582,691
Reserve	-	-	-	260,523	206,453	-	-	-	466,976
Prepayment	-	-	-	954	17,174	-	-	-	18,128
Construction	-	-	-	-	-	-	406	-	406
Interest	-	-	-	289	427	-	-	-	716
Sinking	-	-	-	105	210	-	-	-	315
Bond redemption	-	-	-	732	3,163	-	-	-	3,895
Due from Developer	29,132	117,418	-	-	-	-	-	1,400	147,950
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	133,109	170,254	-	-	-	-	-	303,363
Due from SRF - single family	111,443	-	-	-	-	-	-	-	111,443
Due from SRF - townhome	44,178	3,166	-	-	-	-	-	-	47,344
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 503,850</u>	<u>\$ 255,483</u>	<u>\$170,254</u>	<u>\$ 493,654</u>	<u>\$ 579,067</u>	<u>\$ -</u>	<u>\$ 406</u>	<u>\$ 1,400</u>	<u>\$ 2,004,114</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 4,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,383
Accounts payable - onsite	1,670	11,317	2,771	-	-	-	-	-	15,758
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to general fund	-	111,443	44,178	-	-	-	-	-	155,621
Due to SRF - single family	133,109	-	3,166	-	-	-	-	-	136,275
Due to SRF - town home	170,254	-	-	-	-	-	-	-	170,254
Due to KLP Beaumont commercial	-	-	-	1,313	-	-	-	-	1,313
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	6,538	-	4,700	11,238
Tax payable	671	-	-	-	-	-	-	-	671
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>340,087</u>	<u>122,760</u>	<u>57,224</u>	<u>1,313</u>	<u>9,487</u>	<u>9,923</u>	<u>-</u>	<u>4,700</u>	<u>545,494</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	117,416	-	-	-	-	-	1,400	143,153
Total deferred inflows of resources	<u>24,337</u>	<u>117,416</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>143,439</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	492,341	569,294	-	-	-	1,061,635
Capital projects	-	-	-	-	-	(9,923)	406	(4,700)	(14,217)
Unassigned	139,426	15,307	113,030	-	-	-	-	-	267,763
Total fund balances	<u>139,426</u>	<u>15,307</u>	<u>113,030</u>	<u>492,341</u>	<u>569,294</u>	<u>(9,923)</u>	<u>406</u>	<u>(4,700)</u>	<u>1,315,181</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 503,850</u>	<u>\$ 255,483</u>	<u>\$170,254</u>	<u>\$ 493,654</u>	<u>\$ 579,067</u>	<u>\$ -</u>	<u>\$ 406</u>	<u>\$ 1,400</u>	<u>\$ 2,004,114</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 386,062	\$ 416,880	93%
Interest and miscellaneous	-	3,052	-	N/A
Total revenues	-	389,114	416,880	93%
 <b>Professional &amp; administrative</b>				
Supervisor fees	1,938	6,459	-	N/A
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	4,383	25,298	15,000	169%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	750	1,000	75%
Trustee	-	7,000	10,500	67%
Telephone	17	150	200	75%
Postage	-	328	500	66%
Printing & binding	41	375	500	75%
Legal advertising	162	697	1,500	46%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	50	341	500	68%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	-	7,713	8,685	89%
Supplies	-	-	300	0%
Total professional & administrative	10,674	95,623	102,125	94%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	1,200	45,664	35,000	130%
Security amenity center	1,737	1,737	500	347%
Pest control	-	220	-	N/A
Stormwater management				
Lake maintenance	825	7,425	10,000	74%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,548	10,209	8,000	128%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	-	7,385	1,000	739%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,250	131,049	160,000	82%
Mulch	-	75,879	65,000	117%
Plant replacement	-	13,940	5,000	279%
Tree treatment	3,241	13,276	8,500	156%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>24,801</u>	<u>307,753</u>	<u>314,750</u>	98%
Total expenditures	<u>35,475</u>	<u>403,376</u>	<u>416,875</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	(35,475)	(14,262)	5	
Fund balances - beginning	<u>174,901</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 139,426</u>	<u>\$ 139,426</u>	<u>\$ 81,959</u>	

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 262,315	\$ 283,255	93%
Interest and miscellaneous	-	-	500	0%
Total revenues	-	262,315	283,755	92%
 <b>Single Family Program</b>				
Management	5,002	5,002	33,000	15%
Lifestyles events	1,015	8,428	12,000	70%
Accounting	125	1,125	1,500	75%
Streetlighting electric	340	2,761	6,240	44%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	325	325	20,000	2%
Tree treatment	2,030	2,030	7,160	28%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	1,800	18,110	21,600	84%
Gym equipment- PM	-	825	1,000	83%
Repairs and maintenance	2,374	3,975	7,500	53%
Electricity	2,418	11,779	15,000	79%
Gate electricity	625	2,354	10,000	24%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	865	8,186	6,000	136%
Sewer/ water/ propane	-	2,197	8,000	27%
Janitorial	-	-	35,000	0%
Pressure washing	4,173	6,583	5,000	132%
Security monitoring/gates	869	8,001	10,000	80%
Gate repairs and maintenance	-	7,945	3,500	227%
Pest control	130	2,640	1,200	220%
Permits/licenses	-	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	-	857	3,000	29%
Contingencies	-	4,168	1,000	417%
Capital outlay	-	-	37,900	0%
Reserve study	-	-	5,000	0%
Total single family program	22,091	122,818	277,850	44%
 <b>Other fees &amp; charges</b>				
Tax collector	-	5,241	5,901	89%
Total other fees & charges	-	5,241	5,901	89%
Total expenditures	22,091	128,059	283,751	45%
 Excess/(deficiency) of revenues over/(under) expenditures	(22,091)	134,256	4	
 Fund balances - beginning	37,398	(118,949)	4	
Fund balances - ending	\$ 15,307	\$ 15,307	\$ 8	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 95,287	\$ 102,894	93%
Interest and miscellaneous	-	-	500	0%
Total revenues	-	95,287	103,394	92%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	562	750	75%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	325	32,785	16,000	205%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	77	1,000	8%
Pool maintenance	1,100	10,080	13,200	76%
Repairs and maintenance	2,223	2,223	2,000	111%
Electricity	549	4,528	6,000	75%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	-	1,368	2,000	68%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	-	5,490	2,500	220%
Pest control	-	510	5,500	9%
Permits/licenses	-	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	5,000	0%
Total town home program	4,259	58,726	101,250	58%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,904	2,144	89%
Total other fees & charges	-	1,904	2,144	89%
Total expenditures	4,259	60,630	103,394	59%
Excess/(deficiency) of revenues over/(under) expenditures	(4,259)	34,657	-	
Fund balances - beginning	117,289	78,373	56,000	
Fund balances - ending	\$ 113,030	\$ 113,030	\$ 56,000	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 241,950	\$ 261,264	93%
Interest	2,016	18,799	-	N/A
Total revenues	2,016	260,749	261,264	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Principal prepayment	-	90,000	-	N/A
Interest	-	205,275	205,275	100%
Total debt service	-	345,275	255,275	135%
<b>Other fees &amp; charges</b>				
Tax collector	-	4,834	5,443	89%
Total other fees and charges	-	4,834	5,443	89%
Total expenditures	-	350,109	260,718	134%
Excess/(deficiency) of revenues over/(under) expenditures	2,016	(89,360)	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	-	82,696	-	N/A
Net change in fund balances	2,016	(6,664)	-	
Fund balances - beginning	490,325	499,005	463,971	
Fund balances - ending	<u>\$ 492,341</u>	<u>\$ 492,341</u>	<u>\$ 464,517</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 JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 386,432	\$ 418,043	92%
Assessment prepayments	-	15,151	-	N/A
Interest	2,354	22,424	-	N/A
Total revenues	<u>2,354</u>	<u>424,007</u>	<u>418,043</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	100,000	100,000	100%
Interest	-	302,875	303,713	100%
Total debt service	<u>-</u>	<u>402,875</u>	<u>403,713</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	7,720	8,709	89%
Total other fees and charges	<u>-</u>	<u>7,720</u>	<u>8,709</u>	89%
Total expenditures	<u>-</u>	<u>410,595</u>	<u>412,422</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,354	13,412	5,621	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(207,354)	-	N/A
Total other financing sources	<u>-</u>	<u>(207,354)</u>	<u>-</u>	N/A
Net change in fund balances	2,354	(193,942)	5,621	
Fund balances - beginning	566,940	763,236	681,811	
Fund balances - ending	<u>\$ 569,294</u>	<u>\$ 569,294</u>	<u>\$ 687,432</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 3,516
Total revenues	<u>-</u>	<u>3,516</u>
<b>EXPENDITURES</b>		
Construction costs	-	88,909
Total expenditures	<u>-</u>	<u>88,909</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(85,393)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	6,077
Transfer out	-	(88,773)
Total other financing sources/(uses)	<u>-</u>	<u>(82,696)</u>
Net change in fund balances	-	(168,089)
Fund balances - beginning	(9,923)	158,166
Fund balances - ending	<u>\$ (9,923)</u>	<u>\$ (9,923)</u>

**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 JUNE 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 406
Total revenues	<u>2</u>	<u>406</u>
<b>EXPENDITURES</b>		
Construction costs		207,354
Total expenditures	<u>-</u>	<u>207,354</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	(206,948)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	207,354
Total other financing sources/(uses)	<u>-</u>	<u>207,354</u>
Net change in fund balances	2	406
Fund balances - beginning	404	-
Fund balances - ending	<u>\$ 406</u>	<u>\$ 406</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 JUNE 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(4,700)</u>	<u>(4,700)</u>
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>

**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 July 8, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy	Chair
Jan Siniscalchi	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels (via telephone)	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Antonio Shaw	Filed Operations Manage
Bennett Davenport	District Counsel
Tammy Collins	Onsite Manager

**Residents present:**

Joe Vitalo	Natalie Izadpanah	Katie Levin	Johnie Young	George Michaels
John Forza	Sheryl Carmenini	Doug Rady	Walter Ennes	Mark Gregory
Anna Ilic	Gene Carmenini	David Swarts	Jan Ennes	Phillis Gregory
Seth Castle	Rodney Woldmann			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Siniscalchi, Smith and Williams were present in person. Supervisor Michaels attended via telephone.

**SECOND ORDER OF BUSINESS**

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

Resident and Townhomes HOA President Joe Vitalo asked about the funding sources for Items 7A, 7B and 7C and suggested placing a \$5,088 fob deposit bill under "Capital outlay" in the Townhome budget. He asked if a \$32,000 landscaping bill is for the pool and lawn maintenance, which are capital outlay expenditures, and have not been paid since November.

Mr. Adams stated that Item 7A will be funded under the General Fund "Roadway maintenance" line item, Items 7B and 7C will be under the Special Revenue Fund (SRF) - Single Family Program "Repairs and maintenance" and the landscaping charge appears to be a re-code that occurred between two financial statements. He will research it and have it re-coded, if necessary.

Resident Gene Carmenini reserved the opportunity to speak until the Fourth Order of Business. He asked for the following additions and/or changes to be made to the June 10, 2024 Regular Meeting Minutes:

Line 58: Add his briefing regarding a historical background of the drainage issue behind his residence and from 2½ years ago

Lines 59 and 60: Change "Ms. Collins" to "Ms. Judy"

Regarding a Developer update, Mr. Adams stated his emails to Mr. Curtis have gone unanswered; a conference call was scheduled with another Kolter representative for Wednesday to discuss several items, including a shortfall and a finding that was discussed at a Board Meeting in November 2023. He will have an update following that meeting.

Mr. Adams stated the meeting minutes are summarized and intended to give a general overview of Board meetings; Staff will make the corrections noted.

### THIRD ORDER OF BUSINESS

### Continued Discussion: Fiscal Year 2025 Proposed Budget

Mr. Adams recalled that, at the last meeting, there was an adjustment to the landscaping line items in the operating budget to deal with the real time proposals that were received from Juniper; those line items were entered, accordingly. Additionally, the Board must decide what to do about the potential increase in hours for the on-site Lifestyle Manager; Staff recently added funds into the "Contingency" line item in the General Fund as well as the SRF Single-Family. The Board can increase the rates for the hours for Fiscal Year 2025 and, if so, Staff will then transfer funds to enhance those services; otherwise, it will revert back to the original contingency budget amount.

Mr. Shaw stated it is necessary to add the Lifestyle Director position to the discussion, as Ms. Ashley Ligas resigned from the position, effective July 17, 2024. Currently, this is a full-time position but the Board might consider making it a part-time position of 20 or 30 hours per

75 week, which would change the funding for the position and then those funds could be used to  
76 increase the rate for the actual on-site Manager.

77 Ms. Judy stated the question about the 40-hour position was raised by the Board some  
78 time ago. Ms. Ligas was on-site for one day, which at times was not for eight hours. The Board  
79 asked about her activities the other four days of the week and never received an answer. Mr.  
80 Shaw stated he was supposed to meet with Evergreen later today to discuss this but the  
81 meeting was cancelled with the resignation. This is the Board's opportunity to dictate exactly  
82 how the position is going to be handled going forward. The Board must decide whether to  
83 continue with that position and, if so, to what capacity and what to include in the scope of  
84 work.

85 Ms. Michaels discussed resident attendance at events and how much was expended on  
86 events in the previous fiscal year and voiced her opinion that it would be cost-effective to  
87 discontinue the position and use those funds for a different line item. Asked if the suggestion is  
88 to keep the position and make it pay-as-you-go, Ms. Micheals stated she means that the  
89 position should be eliminated entirely and be replaced by an Events Coordinator. In response to  
90 a question, Mr. Shaw stated the budget for the Lifestyle Director is \$33,000, with a \$12,000  
91 allotment for events.

92 Discussion ensued regarding keeping or eliminating the Lifestyle Director position,  
93 forming resident sub-committees, on-site management, event volunteers, changing the On-site  
94 Manager from a full-time to a part-time position, the scope of work for the position and  
95 establishing the number of part-time hours.

96  
97 **On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor,**  
98 **changing the Lifestyle On-site Manager position from a full-time to a part-time,**  
99 **24-hours per week position, was approved.**

100  
101  
102 Regarding updating the on-site management budget, Mr. Davenport stated he drafted  
103 an amendment to the existing Agreement with Evergreen; Staff needs to make sure that  
104 everything is approved in advance. It was noted that the Board previously expressed its opinion  
105 that Ms. Collins should spend more time on site than the amount of time provided for in the  
106 contract; Staff is trying to amend those hours and increase the pay rate significantly from the  
107 current hourly rate. The Board should consider how much it is willing to pay for on-site



management, recognizing that Ms. Collins is not an employee of the CDD; the compensation rate is determined by Evergreen.

Discussion ensued regarding amendments to the existing Lifestyle contract, unassigned provisions, negotiating a contract increase, emergency situations, issues with the gates and the HOA's scope of service for the Amenity Manager.

Mr. Adams listed the following changes to the proposed Fiscal Year 2025 budget:

On-site Management: Change \$50,000 to \$40,000

Special Revenue Fund: Change \$45,000 to \$30,000

"Lifestyles events" line item: Change \$12,000 to \$6,000

Mr. Adams and Ms. Collins responded to questions regarding reducing the "Water/sewer/propane" line item from \$8,000 to \$5,000, whether the CDD is being charged twice for mulch in the General fund, the "Pool maintenance" description on Page 6, assessment levels and who is in charge of the streetlights, light posts, lake maintenance and dredging.

Ms. Judy discussed ongoing security issues and asked about going out to bid for a new security provider. Mr. Shaw stated Ms. Collins will obtain bids from other security vendors but he thinks the most cost-effective option is to ask Envera to do a better job; he will communicate the issues to Envera's Managers.

Mr. Davenport will continue negotiating the contract with RealManage.

Mr. Shaw asked for a motion to increase Ms. Collins' hours.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, negotiating with RealManage to increase the Operations Manager's hours to 28 hours per week, was approved.**

#### FOURTH ORDER OF BUSINESS

#### Update: Developer Projects

Mr. Adams reiterated that Staff forwarded several emails to Mr. Curtis, at Kolter, regarding a list of drainage repairs and, after no response, scheduled a conference call for Wednesday, with another Kolter representative and a DR Horton representative, as several issues are also related to DR Horton. Ms. Collins will forward photographs of the drainage areas in question to Mr. Adams.

Mr. Carmenini stated one of the areas is behind his residence and the original Board must have approved a statement of work that Mr. Curtis prepared 2½ years ago. He asked Staff

to review the minutes from that point to inform the Board of what should be done to resolve the drainage problems behind his home. Mr. Adams stated he received an email, detailing and describing each of the areas with drainage issues and voiced his opinion that this is a standoff between the Developer and the Builder, involving a failure to install sod on banks or extend sod as far down as it should have gone, which might be causing erosion and safety issues. Staff is working to have these matters resolved.

Ms. Collins provided updates on fence/gate repairs and pool repairs.

Mr. Shaw stated Staff is aware of a recent accident and the subsequent insurance claims were made and submitted. Ms. Judy provided a detailed summary of the accident.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity**

Mr. Shaw presented the Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity.

Mr. Davenport stated this is for the pond inside the apartment complex area. The permit is issued by the applicable water management district and is related to the regulation of surface flows. He recommended approval of the transfer permit for maintenance purposes and stated he is preparing a deed and bill of sale for platting purposes.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity, authorizing the Chair to execute a deed and bill of sale, once prepared, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion Items**

- **Social Media**

Mr. Shaw stated social media is not a proper means of communication for the CDD and noted that Board Members can get in trouble for communicating via social media. He cautioned against using Facebook for anything CDD-related and recommended contacting Management, via email, to facilitate keeping a record of all Board Member CDD-related social media interaction/communications.

Mr. Davenport stated it was brought to his attention that CDD business was being discussed on social media. He issued a strong reminder to the Board Members that the Sunshine Law prohibits them from discussing any CDD business in any way, outside of the context of a properly-noticed meeting.

- **Special Dispensation for Kids Craft Club**

Mr. Davenport stated, under the Americans with Disabilities Act (ADA), government entities are required to provide accommodations for individuals with disabilities but not every request needs to be accommodated; it must be a reasonable request. In general, anything that would change the nature of the activity, in this case being the area that is being requested to be reserved, posing an undue financial burden would not be considered reasonable. He believes the Board needs to make reasonable accommodations for the Kids Craft Club and hopes there will be a discussion with the resident regarding ways that the accommodations can be made in a way that works for everyone. He provided his contact information to the resident to discuss possible solutions.

- **Fence Behind Penrose Exit**

A resident stated individuals are using this area as a shortcut and voiced his opinion that strangers walking behind homes is very disconcerting to homeowners. He asked why the Developer did not finish the fence.

Discussion ensued regarding if the CDD will finish the fence and the installation costs.

Ms. Collins will obtain three fence estimates.

- **Lifestyle Director**

This item was previously discussed.

- **Pool Condition**

Resident Johnny Young discussed yellow stains in the middle of the pool and proper pool maintenance measures. Mr. Shaw stated the State of Florida conducts routine pool inspections and will alert the CDD about any algae issues. Staff will contact the pool company regarding the discoloration and rely on the State of Florida's inspection reports.

Discussion ensued regarding a new filtration system, chlorine and automatic pool chemicals.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Element Service  
Solutions, Inc. Proposals**

Ms. Collins presented the following:

**A. #7763 [Community Sign Straightening]**

On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, Elements Service Solutions, Inc. Proposal #7763 for Community Sign Straightening, in the amount of \$3,710, was approved.

**B. #7779 [Clubhouse Bathroom Faucets - Repairs]**

**C. #7781 [Clubhouse Bathroom Faucets - Replacement]**

Discussion ensued regarding repairing and replacing the faucets and the repair costs.

The consensus was for Staff to obtain additional proposals for the clubhouse restroom faucets and present them at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2024**

On MOTION by Mr. Smith and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of June 10, 2024 Regular Meeting  
Minutes**

Mr. Shaw presented the June 10, 2024 Regular Meeting Minutes. The following changes were made:

Line 58: Change "Resident Gene Carmenini stated that he wanted to address historical data to the Board, as he reported a drainage issue" to "Resident Gene Carmenini provided a briefing and historical purview of the drainage issues behind his home."

Lines 59 and 60: Change "Ms. Collins" to "Ms. Judy"

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the June 10, 2024 Regular Meeting Minutes, as amended, were approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Davenport reported the following:

➤ The candidate qualifying period to run for Seats 1 and 4 in the November 2024 General Election ended on June 14, 2024. The candidates that qualified to run for Seat 1 are Ms. Carol Michaels and Mr. David Schwartz and the candidates that qualified to run for Seat 4 are Ms. Ann Judy and Ms. Katie Levin. The terms for Seats 1 and 4 will begin on November 19, 2024.

➤ House Bill 7013 is the only statute from the most recent legislative session that will affect the CDD. It requires Special Districts to adopt goals and performance measures annually to determine if the goals were met during the fiscal year. The goals must be adopted by October 1, 2024 and a report detailing if the goals were accomplished should be submitted by December 1, 2025. Staff will prepare and present a draft at an upcoming meeting.

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

There was no report.

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

- **Action Items/Tracker**

Ms. Collins stated, effective July 1, 2024, Evergreen changed its company name to RealManage and everyone's contact information is being transferred to a new database.

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

- **517 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 12, 2024 at 1:30 PM [Adoption of FY2025 Budget, Amenity Rules and Rates and Parking Rules]**

Mr. Shaw stated he might not be available for the September 9, 2024 meeting.

Discussion ensued regarding potential September meeting dates. The September meeting will be changed from September 9 to September 16, 2024.

- **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

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

Discussion ensued regarding vendor referrals, obtaining a licensed fence vendor, liability concerns and the pool vendor.

A resident asked if residents can present an official petition asking the Board to reject engaging a Lifestyle Director. The resident voiced her opinion that Evergreen/RealManage needs to be held accountable for the lack of management services that the previous On-site Manager failed to provide for which they were paid. In her opinion, this needs to be taken into consideration when negotiating the contract.

Discussion ensued regarding the previous On-site Manager and the contract negotiations.

A resident stated several renters in his area are not receiving e-blasts. He asked about the CDD's fireworks policy and if single-family homeowners can receive deficit-funding checks.

Mr. Shaw, Mr. Davenport and Ms. Collins responded to questions regarding hiring lifestyle personnel, the amount budgeted for a Lifestyle Director, why the CDD feels the need to hire a professional to plan/organize events instead of using volunteers, if a resident can be considered for the Lifestyle Director position, bingo night and parking permits.

Resident Phillis Gregory voiced her opinion that Lifestyle Management is doing a fantastic job with the events.

Mr. Carmenini thanked the Board for their efforts helping to resolve the drainage issues and voiced his opinion that affected homeowners cannot sell their properties because Realtors informed them that a new drainage pipe needs to be installed. He stated residents are requesting specific performance to resolve this problem. He stressed his belief that the matter is urgent. Mr. Shaw stated everyone is sympathetic but this situation was inherited and Staff is going through the process of coordinating with the builder and Developer to resolve it.

### THIRTEENTH ORDER OF BUSINESS

### Adjournment

<p>On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:38 p.m.</p>
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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**STAFF**  
**REPORTS**  
**C**



# Beaumont CDD

Community Update				
Action Items (Select in the drop-down)	Description	Date Start	Target Completion	Status (Select in the drop-down)
Common Areas	Juniper to trim the palm trees Only the sylvester palms left. Chipper is down will resume 04/05/2024	2/5/2024	4/3/2024	Done
Common Areas	Powerwashing Entrances	2/5/2024	4/18/2024	Done
Common Areas	Mulch common areas, waiting for CDD approval to complete	2/5/2024	4/3/2024	Done
Common Areas	Fence repair and Fence painting CDD approval to complete. Seco is installing electrical lines down Spanish Harbor until that work is completed we have painting on hold. Vendor will remove metal gates June 17 to send out for powder coating. Fence is painted and repaired waiting for the gates.	2/5/2024		Pending
Common Areas	Widewalks and signes. Working with john Curtis to get straighten and determine who is responsible for cracks. Having DMI come out on 08/14/2024 to look at cracks and parking lot.	11/1/2023		In Progress
Common Areas	Drainage issues through North and Townhomes. Tammy obtained bids from juniper for sod and drip lines and sent those to John and Matt for review. Covered drains repaired all but 2 waiting for Hughes to come back and get those ones. Waiting for John and Matt t repond on drainage issues. Update from Chuck need to get vendor to work on swells.	11/01/023		In Progress
Common Areas	Electrical Breaker Box needs to be replaced, runs lights to parking lot and the Well. Tammy got bid from commerical electician sent to CDD for approval. Need to find new Electrical Vendor.	3/1/2024		Pending
Amenities	Juniper to relandscape the pool area at the Townhomes. Approval was otained from CDD and schulded work to start 03/07/2024. All but rock is complete	2/1/2024	6/1/2024	Done
Amenities	Townhomes Pool access to the bathrooms and gate. Tammy Obtained bid and sent to the CDD for approval. Waiting for vendor to schedule. Should be completed week on June 17. After 08/12/2024 meeting access will be completed and system will be updated.	3/1/2024		Pending
Amenities	Townhome pool change to Saltwater. Tammy obtained bid and sent to the CDD for approval. Tammy working with Guardian to schedule. Need 50% deposit from CDD. Waiting for vendor to send paperwork back to Bennet.	3/1/2024		Pending
Common Areas	Dragonfly washout. Working with DR horton and Kolter for resolution to wash out areas. Juniper unable to fix drainage need Hughes brothers to put on schedule. 08/07/2024 Chuck has settlement agreement with Kolter. Waiting for approval to start work.	1/1/2024		In Progress
Amenities	North pool area of brick are lifting causing health and saftey issues. Tammy obtained bid and sent to the CDD for approval. Bricks repaired.	03/01/204	7/1/2024	Done
Amenities	Pool gates need to be looked and fixed. Tammy has vendor coming to look for bid. Stonegate coming to take a look to supply bid. Front gate repaired. Rear gate needs to be adjusted.	3/1/2024	7/20/2024	Done
Common Areas	Entrance gates are closing on vehicles. Tammy had guardian come out to repair on 03/28/2024 they faikled again and service ticket was opened on 03/29/2024. Bid to CDD for Guardian to repair gates. Three of the four homes that were affected by the gates have submitted repair bids. Rivera \$1143.97, Briglevic \$2260.84, and Hamilton \$764. Attached bids. All approved and checks given to H/O	3/27/2024	7/1/2024	Done
Amenities	Guraidan to install access bar to door from pool to the club house. Vendor came out to look at on 03/01/2024. Sent revised bid lower then orginial price. Scheduling to proceed. Waiting for 50% deposit from CDD	3/1/2024		Done

Common Area	Easement- SECO is running electric lines along easement, they will be working on this for the next 3 weeks. Fence will be repaired by workers, SECO will repalce sod but not the plants. The front Flower beds will have 4x 8 concrete junction box in the ground. Damage claim will need to be submitted once work is completed. SECO still running lines in the Easements	5/1/2024		In Progress
Common Area	Three Palms trees being removed (two in front of Penrose Entrance and one at the North Pool). Being Completed June 6th at 6:30am.	5/1/2024	7/6/2024	Done
<b>Upcoming Meetings, Lifestyle Events &amp; Other Reminders</b>		<b>Date Start</b>	<b>Target Completion</b>	<b>Status</b> (Select in the drop-down)
Board Meeting	Board Meeting Scheduled for 06/10/2024			

Contract Information				
Vendor Name	Contract Type, Account Information, Contract Expires/Renews (If applicable)	Name	Phone	Email
	Property Management (at least 2 company representatives)			
	Insurance Agent			
	Legal Counsel			
	Landscape Maintenance			
	Electricity			
	Street Lights			
	Utility - Water/Sewer			
	Pool Maintenance (example: Contract auto renews, month-to-month, 60 days notice of cancellation)			
	Janitorial (example: Contract expires 12/31/2022)			
	Community Dog Stations & Trash Can			
	HVAC Maintenance			
	Playground Inspections			
	Pest Control			
	Termite Bond			
	Fitness Center			
	Internet and Cable Service			
	Security			

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

**STAFF**  
**REPORTS**  
**D**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
7764 Penrose Place, Wildwood, Florida, 34785		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	1:30 PM
November 13, 2023	Regular Meeting	1:30 PM
December 11, 2023	Workshop	1:30 PM
December 11, 2023 <b>CANCELED</b>	Regular Meeting	1:30 PM
January 8, 2024	Regular Meeting	1:30 PM
February 12, 2024	Regular Meeting	1:30 PM
March 11, 2024	Workshop	12:30 PM
March 11, 2024	Regular Meeting	1:30 PM
April 8, 2024	Regular Meeting	1:30 PM
May 13, 2024	Regular Meeting	1:30 PM
May 30, 2024	Workshop	6:00 PM
June 10, 2024	Regular Meeting	1:30 PM
<b>Teams Meeting ID: 260 487 160 479 Passcode: sWvy6x</b>		
July 8, 2024	Regular Meeting	1:30 PM
August 12, 2024	Regular Meeting	1:30 PM
September 9, 2024	Regular Meeting	1:30 PM

\*Exception

*October meeting is one week earlier to accommodate the Columbus Day holiday.*