

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Public Hearings and a Regular Meeting on August 12, 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	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Antonio Shaw	Wrathell Hunt & Associates LLC
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Joe Vitalo	Jean Herring	Becky Osborne	Corinne Perez	George Michaels
Steve Jack	Charles Abbee	Robert Martino	Kathryn Wilson	Andres Quintana
Janine Cox	Carol Abbee	David Galarza	Gene Carmenini	Sheryl Carmenini
Anna Ilic	Sari Forza	John Forza	Kailey Udamann	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:34 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident and Townhomes HOA President Joe Vitalo asked about the difference in the water levels in the ponds in the Townhomes section, which were close to overflowing, versus the ponds in the single-family section, which were relatively normal, after a recent storm. Ms.

Collins stated the City of Wildwood inspected the ponds after the storm and will work on adjusting them.

Resident Kailey Udamann stated she attended the last three meetings and specifically asked what she should do to convey to the Board that residents do not want an on-site Lifestyle Director but she was not given a direct answer from Staff. Eventually, she was told that she could circulate a petition and present a proposal at an upcoming meeting but the response was not received in enough time for her to prepare for this meeting. She asked what needs to be done and voiced her opinion that the Board and Staff gave her the runaround by not giving her a timely answer, which she feels is a disservice to the community. Mr. Shaw stated there is nothing that needs to be done regarding this matter. This item was discussed at length at the last meeting and, since the Lifestyle Director resigned, the Board agreed that the position is needed but at a lesser capacity; therefore, it was changed from a full-time to a part-time position, which is supported by District Management and by District Counsel. Ms. Michaels suggested that Ms. Udamann share ideas and suggestions about events with the current Director so that she can possibly follow up on them.

Resident Kathryn Wilson stated she has lived in the CDD for four years and she has asked, from the beginning, about constructing a swale behind her property to relieve the water that drains into her backyard, and it is still not done. Mr. Adams stated that this will be discussed shortly. An offer for funding to proceed and get the drainage projects done was received and Ms. Wilson's address is on the list of projects to be done with the funding.

Resident David Galarza asked for an update on the fence on the east side. Mr. Shaw stated this item is on the agenda and will be discussed later in the meeting.

**THIRD ORDER OF BUSINESS****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)**

This item was deferred to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-15,  
Hereby Accepting the Audited Annual  
Financial Report for the Fiscal Year Ended  
September 30, 2023**

This item was deferred to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Update: Developer Projects**

Mr. Adams reported the following:

- With regard to CDD projects and the funding deficit, Kolter has offered to pay \$73,000 to the CDD. This offsets an accounting reconciliation that was done for actual deficit funding requirements over a three-year period.
- Although Kolter will not address erosion issues because the stormwater system was certified as complete, some of the funds will be used to resolve various issues, including drainage, swale issues and the fence.
- Staff will work with DR Horton on the turf extension items.
- Ms. Collins is obtaining a proposal for the pipe extension.

Resident Gene Carmenini thanked Mr. Adams for his efforts and asked about the scope and project timing and asked for a copy of the proposal. Mr. Adams stated Staff pulled the proposal for the scope that was done previously and reviewed it with the original contractor; the two scopes of work are identical. A copy of the proposal will be emailed to Mr. Carmenini.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**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**

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the  
Public Hearing was opened.**

Mr. Adams stated the amount for the Special Revenue Fund in proposed Fiscal Year 2025 budget on the CDD's website and in the agenda is not accurate and will be adjusted. For the Special Revenue Fund, total expenditures for the Fiscal Year 2025 budget should be \$281,606 instead of the \$900,000 amount inadvertently reflected. The Special Revenue Fund assessment for Fiscal Year 2025 for the single-family will decrease slightly from \$1,088.77 to \$1,080.52 and the Townhomes stays flat, year over year. He discussed the increases in the General Fund for the SF 50', SF 40' and Townhomes expenses, the adjustment of hours in the Evergreen contract and the name change to RealManage.

A resident noted there is no line item for Property Management under Townhomes and asked why the Townhomes do not contribute to the Property Management fees paid to RealManage. Mr. Adams stated the Townhomes pay for that item through the General Fund and there is very little measurable activity for the Townhomes compared to the single-family area.

Resident Janine Cox asked how much extra she will have to pay through her mortgage. Mr. Adams stated the Townhomes residents will pay \$40 less in escrow.

A Board Member voiced their opinion that the "once a year mulch" statement under "Maintenance contract" on Page 4 is misleading because the mulch is separate.

Mr. Adams and Ms. Collins responded to questions regarding the \$10,000 increase in insurance and if the Townhomes pay into the "Phone/cable/internet" because of the fobs and pest control service.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.**

Mr. Shaw presented Resolution 2024-16.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, 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, as amended, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**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**

These items were included for informational purposes.

- 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**

Mr. Davenport stated Resolution 2024-17 simply levies the assessments onto the lots for the Operation and Maintenance (O&M) expenditures in the budget that was just adopted.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, 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, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**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**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Public Hearing was opened.**

Mr. Davenport provided an update on the alcohol prohibition highlighted in the Rules. Per Aegis, the CDD's insurance carrier, if the Board wants to allow alcohol consumption at the pool, it should adopt additional policies to govern consumption and promote safe drinking habits, such as adopting a prohibition on physical intoxication and on storage of alcohol in the Clubhouse.

Ms. Judy voiced her opinion that there should be no alcohol at the pool and noted an issue with individuals bringing beer bottles to the pool and the \$10,000 budget increase in insurance. She thinks the liability would be enormous in the event of an alcohol-related incident.

Discussion ensued regarding CDD liability if an alcohol-related incident occurs, potential lawsuits, trespassers in the pool area, upholding the "No Alcohol" signage, whether to allow alcohol on the pool deck only for private events, excluding certain non-residents from renting the Clubhouse, allowing exclusive use of the Clubhouse if it is rented, lowering the rental fee for residents, the annual user fee, engaging a part-time event monitor and changing the reservation rates for the Clubhouse and Activity Room.

Resident Steve Jackson thinks that residents should be able to use the Clubhouse anytime they like since their assessments pay for it.

The Board is in favor of lowering the rental fee for residents, in favor of allowing non-residents to rent the space, having exclusive use of the Clubhouse and to allow alcohol in the Clubhouse for rented private events only.

The following changes will be made to the Rules:

- Rental Fee for Activity/Art Room: The fee for residents will remain at \$100 for four hours. The fee for non-residents will be \$150 for four hours. For exclusive use of the room, the fee for residents will be \$225 and the fee for non-residents will be \$300 on Monday through Thursday only.
- The Clubhouse can be rented exclusively Monday through Friday for four hours per week outside of weekend events.
- On Page 9, "Facility Rules and Policies - Pool": Change "including music allowed" to "including music not allowed".

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.**

Mr. Davenport noted that the change in alcohol language and other changes to the Rules apply to the Townhomes. It was noted that the Public Hearing should be reopened to discuss the Rules in the Townhomes' pool.

**On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, the Public Hearing was re-opened.**

A resident questioned changing the prohibition on alcohol since the Townhomes does not have a Clubhouse, just a pool.

Discussion ensued regarding liability exposure and potential lawsuits/litigation in the event of an alcohol-related incident.

The Board consensus was to uphold the prohibition on alcohol at the Townhomes pool.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Resolution 2024-18, Adopting Revised Amenity Rules and Rates, as amended; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS****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**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the  
Public Hearing was opened.**

A resident called attention to a typographical error on Page 1 of Exhibit A. The following change to be made:

Exhibit A, Page 1, Parking Rules, Introduction: Change “find” to “fine”

Mr. Davenport discussed the rule adoption process and approval by the City of Wildwood.

In response to a question regarding towing, Ms. Judy stated no one will be towed without proper notification and everyone will be notified when towing commences.

A resident stated there are many commercial vehicles parked in the overflow parking area and asked if the CDD property includes the overflow parking and the streets.

Discussion ensued regarding restricting commercial vehicles parking on the streets, driveways and overflow areas.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the  
Public Hearing was closed.**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,  
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, as amended, was adopted.**

**TENTH ORDER OF BUSINESS****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.]**

Ms. Collins stated this proposal, in the amount of \$10,000, is for removal of a few dead or dying palm trees. She recommended rejecting the proposal and revisiting this in September.

**B. ProCare Pool Service, Inc. Scope of Work #2577 [Light Installation]**

Discussion ensued regarding the proposal, if other proposals could be obtained and the next pool inspection.

**C. Stonegate Customs, LLC**

- I. **Quote #296 [New Fence]**
- II. **Quote #297 [Repaint Fence]**

**On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, ProCare Pool Service, Inc. Scope of Work #2577 for Light Installation, in the amount of \$2,410; Stonegate Customs, LLC, Quote #296 for a New Fence, in the amount of \$1,475, and Quote #297 to Repaint a Fence, in the amount of \$1,250, were approved.**

**ELEVENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Shaw presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Mr. Davenport stated the Board must adopt the goals and objectives before October 1, 2024 and, at the end of the fiscal year, the Board will need to assess whether the goals were met and submit a report to the State by December 1, 2025.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**TWELFTH ORDER OF BUSINESS****462 Crash Update**

Ms. Collins discussed a recent crash on 462. She is working with the insurance company, forwarded photographs and is awaiting pricing.

**THIRTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

**FOURTEENTH ORDER OF BUSINESS****Approval of July 8, 2024 Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the July 8, 2024 Regular Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport reminded Board Members to complete the required four hours of ethics training by December 31, 2024. He will resend the email with the free online course information.

Discussion ensued regarding when to schedule a “CDD 101” informational presentation, the upcoming Landowners’ Election and the General Election seats.

The consensus was to have the “CDD 101” informational presentation in December.

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

There was no report.

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

- Action Items/Tracker**

Ms. Collins presented the Action Items/Tracker. She discussed a recent car crash on Sundance in which no one was hurt. She is working with State Farm to repair the wall damages.

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

Mr. Shaw stated he emailed a resume from RealManage regarding the part-time Lifestyle Director position, opined that the candidate is qualified and asked about next steps.

Discussion ensued regarding the candidate's qualifications, if she is willing to travel, how long she will stay in the position and what the part-time schedule will be.

The consensus was to schedule the new employee to work 20 hours per week, four hours per day Monday through Friday, outside of events, with a daily start time commencing after 10:00 a.m.

- **NEXT MEETING DATE: September 9, 2024 at 1:30 PM**
  - **QUORUM CHECK**

The September 9, 2024 meeting will be cancelled. The next meeting will be held on September 16, 2024 at 1:30 p.m.

**SIXTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS****Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)**

A resident asked what seats will be up for election at the November 2024 General Election and at the Landowner's Election and the terms for those seats. Mr. Shaw stated Seats 1 and 4 will be up for election at the November 2024 General Election and Seat 5 will be up for election at the Landowner's Election; all seats are for a 4-year term.

A Board Member stated she cannot attend the September 16, 2024 meeting and asked if it can be changed.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, changing the date of the next meeting to September 18, 2024 at 1:30 p.m., was approved.**

**EIGHTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting adjourned at 5:10 p.m.**

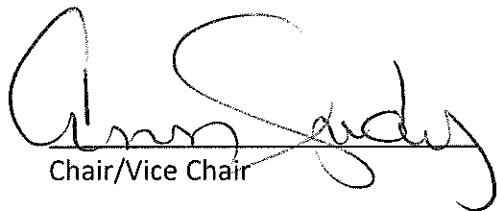
BEAUMONT CDD

August 12, 2024



Comptroller

Secretary/Assistant Secretary



Anna Sydor

Chair/Vice Chair