

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

**September 18, 2024**

**BOARD OF SUPERVISORS**  
**REGULAR MEETING**  
**AGENDA**

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

**AGENDA**  
**LETTER**

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

September 11, 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 a Regular Meeting on September 18, 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*)
  - A. Consideration of Resolution 2024-15, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023
4. Update: Developer Projects
5. Discussion: Plantings in Easements Along Penrose
6. Discussion: Apartment Complex Signage on District Property
7. Consideration of Juniper Landscaping of Florida LLC Proposal No. 294268 [Replacement of Two (2) Palms on 462]
8. Consideration of Assignment of Amenities Management Agreement
9. Acceptance of Unaudited Financial Statements as of July 31, 2024
10. Approval of August 12, 2024 Public Hearings and Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*

- C. Field Operations Manager: *RealManage, LLC*
  - Action Items/Tracker
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: October 7, 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

- 12. Board Members' Comments/Requests
- 13. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
- 14. 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**

**3A**

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

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Secretary/Assistant Secretary

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Chair/Vice Chair, Board of Supervisors

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

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## Proposal

Proposal No.: 294268  
 Proposed Date: 09/10/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	replacing two palms on 462

### replacing two palms on 462

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Site Prep</b>					<b>\$520.00</b>
Bed Prep - Plant, Sod, Debris Removal	8.00	HR	\$65.00	\$520.00	
<b>Landscape Material</b>					<b>\$8,401.43</b>
Enhancement Labor	4.00	HR	\$65.00	\$260.00	
Single Ribbon Palm, 14-16' oa - FGP2	2.00	FG	\$4,070.72	\$8,141.43	
<b>Mulch, Rock, Soil</b>					<b>\$81.39</b>
Pine Bark, 02CF bag - 02CF	10.00	02CF	\$8.14	\$81.39	
<b>Irrigation Renovation</b>					<b>\$125.00</b>
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
Misc Irrigation Parts	1.00	EA	\$50.00	\$50.00	
<b>Fuel Surcharge 3.9%</b>					<b>\$0.00</b>
Fuel Surcharge	0.00	EA	\$0.04	\$0.00	
				<b>Total:</b>	<b>\$9,127.82</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**

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**Signature (Owner/Property Manager)**

**Date**

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

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**Signature - Representative**

**Date**

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

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## **ASSIGNMENT OF AMENITIES MANAGEMENT AGREEMENT**

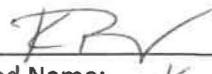
For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, Evergreen Lifestyles Management, LLC ("Assignor") does hereby transfer, assign and convey unto Realmanage, LLC ("Assignee"), all of the rights and obligations of Assignor pursuant to that certain *Amenities Management Agreement*, dated May 1, 2020, as amended ("Agreement"), by and among Assignor, Assignee, Beaumont Homeowners Association, Inc., Beaumont Townhome Owners Association, Inc., and the Beaumont Community Development District. Assignee does hereby assume all such rights and obligations of Assignor under the Amenities Management Agreement. The Beaumont Homeowners Association, Inc., Beaumont Townhome Owners Association, Inc., and the Beaumont Community Development District shall have the right to enforce the Amenities Management Agreement against the Assignee. Nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Executed in multiple counterparts to be effective as of September 13, 2024.

**EVERGREEN LIFESTYLES MANAGEMENT, LLC**

**REALMANAGE, LLC**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By:   
Printed Name: Kris Part  
Title: Division President

**BEAUMONT HOMEOWNERS ASSOCIATION,  
INC.**

**BEAUMONT TOWNHOME OWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Chairperson

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Chairperson

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Chairperson

## **SECOND AMENDMENT TO THE AMENITIES MANAGEMENT AGREEMENT**

This **Second Amendment** (the “Second Amendment”) is made and entered into as of this \_\_\_\_\_ day of September 2024, by and between:

**Beaumont Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Sumter County, Florida, and whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

**Realmanage, LLC**, a Delaware limited liability company, whose mailing address is PO Box 803555, Dallas, Texas 75380 (“Amenity Manager”); and

Is acknowledged and agreed to by **Beaumont Homeowners Association, Inc.**, with an address of 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787 (“BHA”); and

Is further acknowledged and agreed to by **Beaumont Townhome Owners Association, Inc.**, with an address of 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787 (“BTOA,” and together with the BHA, the “HOAs,” and both together with the District and Amenity Manager, the “Parties”).

### **RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the Parties previously entered into that certain *Amenities Management Agreement*, dated May 1, 2020, as amended by that certain *Addendum to Community Management Agreement*, dated July 14, 2021 (“Agreement”); and

**WHEREAS**, Section 37 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by all the Parties; and

**WHEREAS**, the Parties now desire to amend the Agreement to provide for a different scope of services as set forth in more detail below.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated as a material part of this Second Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** Attachment A-1 of the Agreement shall be amended and **Exhibit A**, incorporated herein, shall take its place. Additionally, Attachment B of the Agreement shall be amended and **Exhibit B**, incorporated herein, shall take its place.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 4. AUTHORIZATION.** The execution of this Second Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Second Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Second Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

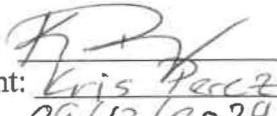
*[THE REMAINDER OF THIS PAGE WAS LEFT INTENTIONALLY BLANK]*

**IN WITNESS WHEREOF**, the Parties execute this Second Amendment the day and year first written above.

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**REALMANAGE, LLC**

By:   
Print: Kris Peetz  
Its: 09/13/2024

**BEAUMONT HOMEOWNERS ASSOCIATION, INC.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**BEAUMONT TOWNHOME OWNERS ASSOCIATION, INC.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Revised Scope of Services

**Exhibit B:** Revised Compensation

**EXHIBIT A**  
**Revised Scope of Services**

The Amenity Manager shall perform all normal duties associated with managing and maintaining community amenities in order to ensure the smooth operation of the Amenities and to help promote the safe enjoyment of the District's Amenities. In particular, the Amenity Manager shall provide an on-site Field/Amenity Operation Manager ("**Operations Manager**") who will provide the following duties, and for 28 hours per week:

- Weekly inspection of single family & multifamily amenity centers
- Oversee contracted services for the District's facilities, including, e.g., pool cleaning services, fitness equipment maintenance contractor, landscape contractor, lake contractor, etc.
- Weekly Landscape and Irrigation Inspections
- Bi-weekly Landscape Walk Through with Landscape & Irrigation Maintenance Supervisor
- Weekly Fountain Inspections
- Monthly Meetings with Fountain Maintenance Vendor
- Weekly Fountain & Entrance Lighting Checks
- Monthly Street & Street Sign Inspections
- Monthly Reporting of District Needs Related to Landscaping, Lighting, Fountain, and Monument Repairs
- Manager will review and sign off on CDD operational invoices
- Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions and operational improvements
- Recommend, and prepare if requested, up-to-date rules and policies for the Amenities, and make suggestions for new or revised rules for the Amenities **when appropriate**
- Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the Amenities
- Assist the District in developing its annual operations & maintenance budget
- Plan monthly Lifestyle Events approved by the CDD
- Attendance at Monthly CDD meetings
- Attendance at **all Developer (When Attendance is Requested)**
- Facilitating and Assisting in Requests for Proposals for Maintenance Related Projects
- Responding & Addressing all Homeowner & Client Requests, Concerns & Questions via our 24-7 Customer Care Team
- Documenting, Reporting, & Working with Local Law Enforcement and First Responders on **all Accidents** and/or Vandalism to Occur on CDD Properly
- Develop and implement, in consultation with, and to the satisfaction of, the District, an emergency action plan setting forth a policy for the Amenities designed to protect staff and authorized patrons from serious injury, property loss, or loss of life, in the event of an actual or potential major disaster
- In the event of forecasted inclement weather, secure outdoor furniture to help prevent loss of damage

**Swim Amenities** — The District's swimming pools and related aquatic facilities (together, "**Swim Amenities**") are "swim at your own risk," unattended facilities. That said, the Amenity

Manager shall ensure that the District's operation and maintenance of the Swim Amenities are in compliance with all requirements of applicable law, including but not limited to Florida's Public Pool Code, Chapter 64E of the Florida Administrative Code, as well as any County-approved safety plan(s).

**EXHIBIT B**  
**Revised Compensation**

For the services described in the Amenities Management Agreement, the Amenity Manager shall receive compensation as set forth below:

**I. INVOICE**

The Amenity Manager shall invoice monthly for its Services, and the District shall pay such invoices within thirty days of receipt and in a manner consistent with Florida's Prompt Payment Act, Sections 218.70 through 218.80 of the Florida Statutes.

**II. STAFFING AND FEES**

**Staffing and Fees.** The District shall pay the Amenity Manager \$1,200.00 per month, which represents the amount for the Operations Manager. Note that the Operations Manager will actually be on-site 112 hours per month, but 16 hours of his/her time will be spent on HOA Services, for which the HOA will separately compensate the Amenity Manager in the amount of \$750 per month (pursuant to a separate agreement between the HOAs and Amenity Manager). Pre-approval required. The District shall pre-approve the Amenity Manager's use of any staff or other individuals employed by the Amenity Manager for the purpose of providing services under this Agreement.

**Independent Contractor.** Consistent with the terms of the Agreement, the Operations Manager, and any other staff retained by the Amenity Manager to provide services at the Amenities in accordance with this Agreement, shall be the employees of the Amenity Manager, and, the Amenity Manager, and its employees, shall be deemed independent contractors of the District.

**The Amenity Manager's salary shall be billed back to the District at the cost of their salary plus Thirty Two percent (32%) of said salary to offset expenses for benefits, taxes, and payroll processing, which shall total Four Thousand Two Hundred Ninety Dollars (\$4,290.00) per month.**

**III. AFTER-HOURS EMERGENCY SERVICES**

The Amenity Manager reserves the right to charge a fee for after-hours emergency services, on an hourly fee basis. Such fee shall be according to the following schedule: \$30 per hour with a two-hour minimum for after-hours calls, and \$45 per hour with a two-hour minimum for after-hours calls on holidays.

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2024**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**JULY 31, 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	\$ 380,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,129
Investments									
Revenue	-	-	-	231,978	353,051	-	-	-	585,029
Reserve	-	-	-	261,569	207,282	-	-	-	468,851
Prepayment	-	-	-	957	32,352	-	-	-	33,309
Construction	-	-	-	-	-	-	407	-	407
Interest	-	-	-	290	429	-	-	-	719
Sinking	-	-	-	109	212	-	-	-	321
Bond redemption	-	-	-	735	3,176	-	-	-	3,911
Due from Developer	29,132	117,418	-	-	-	-	-	1,400	147,950
Due from other	1,232	-	-	-	-	-	-	-	1,232
Due from general fund	-	26,909	129,319	15,272	24,392	-	-	-	195,892
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 414,050</u>	<u>\$ 149,283</u>	<u>\$ 129,319</u>	<u>\$ 510,910</u>	<u>\$ 620,894</u>	<u>\$ -</u>	<u>\$ 407</u>	<u>\$ 1,400</u>	<u>\$ 1,826,263</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 8,993	\$ 125	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,182
Accounts payable - onsite	4,210	13,234	4,370	-	-	-	-	-	21,814
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to SRF - single family	26,909	-	3,166	-	-	-	-	-	30,075
Due to SRF - town home	129,319	-	-	-	-	-	-	-	129,319
Due to debt service fund 2019 area two	15,272	-	-	-	-	-	-	-	15,272
Due to debt service fund 2019-A1	24,392	-	-	-	-	-	-	-	24,392
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
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>\$ 239,095</u>	<u>\$ 13,359</u>	<u>\$ 14,709</u>	<u>\$ 1,313</u>	<u>\$ 9,487</u>	<u>\$ 9,923</u>	<u>\$ -</u>	<u>\$ 4,700</u>	<u>\$ 292,586</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	-	-	-	509,597	611,121	-	-	-	1,120,718
Capital projects	-	-	-	-	-	(9,923)	407	(4,700)	(14,216)
Unassigned	150,618	18,508	114,610	-	-	-	-	-	283,736
Total fund balances	<u>\$ 150,618</u>	<u>\$ 18,508</u>	<u>\$ 114,610</u>	<u>\$ 509,597</u>	<u>\$ 611,121</u>	<u>\$ (9,923)</u>	<u>\$ 407</u>	<u>\$ (4,700)</u>	<u>\$ 1,390,238</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 414,050</u>	<u>\$ 149,283</u>	<u>\$ 129,319</u>	<u>\$ 510,910</u>	<u>\$ 620,894</u>	<u>\$ -</u>	<u>\$ 407</u>	<u>\$ 1,400</u>	<u>\$ 1,826,263</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 24,886	\$ 410,928	\$ 416,880	99%
Interest and miscellaneous	-	3,052	-	N/A
Total revenues	<u>24,886</u>	<u>413,980</u>	<u>416,880</u>	99%
 <b>Professional &amp; administrative</b>				
Supervisor fees	-	6,459	-	N/A
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	3,899	29,198	15,000	195%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	-	328	500	66%
Printing & binding	41	417	500	83%
Legal advertising	-	697	1,500	46%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	361	680	500	136%
Website				
Hosting & maintenance	705	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	497	8,210	8,685	95%
Supplies	-	-	300	0%
Total professional & administrative	<u>9,603</u>	<u>105,206</u>	<u>102,125</u>	103%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	1,268	46,932	35,000	134%
Security amenity center	217	1,955	500	391%
Pest control	-	220	-	N/A
Stormwater management				
Lake maintenance	825	8,250	10,000	83%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,041	11,250	8,000	141%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	738	8,124	1,000	812%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	-	131,049	160,000	82%
Mulch	-	75,879	65,000	117%
Plant replacement	-	13,940	5,000	279%
Tree treatment	-	13,276	8,500	156%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>4,089</u>	<u>311,844</u>	<u>314,750</u>	99%
Total expenditures	<u>13,692</u>	<u>417,050</u>	<u>416,875</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	11,194	(3,070)	5	
Fund balances - beginning	<u>139,424</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 150,618</u>	<u>\$ 150,618</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 JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 16,896	\$ 279,210	\$ 283,255	99%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>16,896</u>	<u>279,210</u>	<u>283,755</u>	98%
<b>Single Family Program</b>				
Management	4,699	9,700	33,000	29%
Lifestyles events	936	9,364	12,000	78%
Accounting	125	1,250	1,500	83%
Streetlighting electric	314	3,075	6,240	49%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	325	20,000	2%
Tree treatment	-	2,030	7,160	28%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	3,700	21,810	21,600	101%
Gym equipment- PM	825	1,000	1,000	83%
Repairs and maintenance	-	3,975	7,500	53%
Electricity	1,096	12,875	15,000	86%
Gate electricity	339	2,693	10,000	27%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	722	8,909	6,000	148%
Sewer/ water/ propane	946	3,142	8,000	39%
Janitorial	-	-	35,000	0%
Pressure washing	-	6,583	5,000	132%
Security monitoring/gates	-	8,001	10,000	80%
Gate repairs and maintenance	-	7,945	3,500	227%
Pest control	480	3,120	1,200	260%
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	<u>13,357</u>	<u>136,174</u>	<u>277,850</u>	49%
<b>Other fees &amp; charges</b>				
Tax collector	338	5,579	5,901	95%
Total other fees & charges	<u>338</u>	<u>5,579</u>	<u>5,901</u>	95%
Total expenditures	<u>13,695</u>	<u>141,753</u>	<u>283,751</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	3,201	137,457	4	
Fund balances - beginning	15,307	(118,949)	4	
Fund balances - ending	<u>\$ 18,508</u>	<u>\$ 18,508</u>	<u>\$ 8</u>	

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6,137	\$ 101,425	\$ 102,894	99%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>6,137</u>	<u>101,425</u>	<u>103,394</u>	98%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	625	750	83%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	32,785	16,000	205%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	77	1,000	8%
Pool maintenance	3,692	13,772	13,200	104%
Repairs and maintenance	-	2,223	2,000	111%
Electricity	295	4,823	6,000	80%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	134	1,504	2,000	75%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	120	5,610	2,500	224%
Pest control	130	640	5,500	12%
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	<u>4,433</u>	<u>63,162</u>	<u>101,250</u>	62%
<b>Other fees &amp; charges</b>				
Tax collector	123	2,026	2,144	94%
Total other fees & charges	<u>123</u>	<u>2,026</u>	<u>2,144</u>	94%
Total expenditures	<u>4,556</u>	<u>65,188</u>	<u>103,394</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	1,581	36,237	-	
Fund balances - beginning	113,029	78,373	56,000	
Fund balances - ending	<u>\$ 114,610</u>	<u>\$ 114,610</u>	<u>\$ 56,000</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 15,584	\$ 257,534	\$ 261,264	99%
Interest	1,983	20,782	-	N/A
Total revenues	<u>17,567</u>	<u>278,316</u>	<u>261,264</u>	107%
<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	<u>-</u>	<u>345,275</u>	<u>255,275</u>	135%
<b>Other fees &amp; charges</b>				
Tax collector	312	5,145	5,443	95%
Total other fees and charges	<u>312</u>	<u>5,145</u>	<u>5,443</u>	95%
Total expenditures	<u>312</u>	<u>350,420</u>	<u>260,718</u>	134%
Excess/(deficiency) of revenues over/(under) expenditures	17,255	(72,104)	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	<u>-</u>	<u>82,696</u>	<u>-</u>	N/A
Net change in fund balances	17,255	10,592	-	
Fund balances - beginning	492,342	499,005	463,971	
Fund balances - ending	<u>\$ 509,597</u>	<u>\$ 509,597</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 JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 24,890	\$ 411,322	\$ 418,043	98%
Assessment prepayments	15,109	30,261	-	N/A
Interest	2,325	24,749	-	N/A
<b>Total revenues</b>	<b>42,324</b>	<b>466,332</b>	<b>418,043</b>	<b>112%</b>
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	100,000	100,000	100%
Interest	-	302,875	303,713	100%
<b>Total debt service</b>	<b>-</b>	<b>402,875</b>	<b>403,713</b>	<b>100%</b>
<b>Other fees &amp; charges</b>				
Tax collector	498	8,218	8,709	94%
<b>Total other fees and charges</b>	<b>498</b>	<b>8,218</b>	<b>8,709</b>	<b>94%</b>
<b>Total expenditures</b>	<b>498</b>	<b>411,093</b>	<b>412,422</b>	<b>100%</b>
Excess/(deficiency) of revenues over/(under) expenditures	41,826	55,239	5,621	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(207,354)	-	N/A
<b>Total other financing sources</b>	<b>-</b>	<b>(207,354)</b>	<b>-</b>	<b>N/A</b>
<b>Net change in fund balances</b>	<b>41,826</b>	<b>(152,115)</b>	<b>5,621</b>	
Fund balances - beginning	566,940	763,236	681,811	
<b>Fund balances - ending</b>	<b>\$ 608,766</b>	<b>\$ 611,121</b>	<b>\$ 687,432</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JULY 31, 2024**

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

**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 JULY 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 407
Total revenues	<u>2</u>	<u>407</u>
<b>EXPENDITURES</b>		
Construction costs		207,354
Total expenditures	<u>-</u>	<u>207,354</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	(206,947)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>-</u>	207,354
Total other financing sources/(uses)	<u>-</u>	<u>207,354</u>
Net change in fund balances	2	407
Fund balances - beginning	405	-
Fund balances - ending	<u>\$ 407</u>	<u>\$ 407</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 JULY 31, 2024**

	Current Month	Year To Date
	\$	\$
<b>REVENUES</b>		
Total revenues	-	-
	-	-
	-	-
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u>\$ (4,700)</u>	<u>\$ (4,700)</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 Public Meetings and a Regular Meeting on August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wood, 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)

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

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

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

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

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

63

64 **THIRD ORDER OF BUSINESS**

65 **Presentation of Audited Annual Financial**  
66 **Report for the Fiscal Year Ended**  
67 **September 30, 2023, Prepared by Berger,**  
68 **Toombs, Elam, Gaines & Frank (to**  
69 **potentially be provided under separate**  
70 **cover)**

71 This item was deferred to the next meeting.

72

73

74 **FOURTH ORDER OF BUSINESS**

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

79 This item was deferred to the next meeting.

80 **FIFTH ORDER OF BUSINESS**

81 **Update: Developer Projects**

82 Mr. Adams reported the following:

83 ➤ With regard to CDD projects and the funding deficit, Kolter has offered to pay \$73,000  
84 to the CDD. This offsets an accounting reconciliation that was done for actual deficit funding  
85 requirements over a three-year period.

86 ➤ Although Kolter will not address erosion issues because the stormwater system was  
87 certified as complete, some of the funds will be used to resolve various issues, including  
88 drainage, swale issues and the fence.

89 ➤ Staff will work with DR Horton on the turf extension items.

90 ➤ Ms. Collins is obtaining a proposal for the pipe extension.

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

95 **SIXTH ORDER OF BUSINESS**

96 **Public Hearing on Adoption of Fiscal Year  
97 2024/2025 Budget**

98 **A. Proof/Affidavit of Publication**

99 The affidavit of publication was included for informational purposes.

100 **B. Consideration of Resolution 2024-16, Relating to the Annual Appropriations and  
101 Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending  
102 September 30, 2025; Authorizing Budget Amendments and Providing an Effective Date**

103  
104  
105  
106 **On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the  
107 Public Hearing was opened.**

109  
110       Mr. Adams stated the amount for the Special Revenue Fund in proposed Fiscal Year  
111 2025 budget on the CDD's website and in the agenda is not accurate and will be adjusted. For  
112 the Special Revenue Fund, total expenditures for the Fiscal Year 2025 budget should be  
113 \$281,606 instead of the \$900,000 amount inadvertently reflected. The Special Revenue Fund  
114 assessment for Fiscal Year 2025 for the single-family will decrease slightly from \$1,088.77 to  
115 \$1,080.52 and the Townhomes stays flat, year over year. He discussed the increases in the  
116 General Fund for the SF 50', SF 40' and Townhomes expenses, the adjustment of hours in the  
117 Evergreen contract and the name change to RealManage.

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

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

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

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

130

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

133

134

135       Mr. Shaw presented Resolution 2024-16.

136

137       **On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor,**  
138 **Resolution 2024-16, Relating to the Annual Appropriations and Adopting the**  
139 **Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September**  
140 **30, 2025; Authorizing Budget Amendments and Providing an Effective Date, as**  
141 **amended, was adopted.**

142

143

144 **SEVENTH ORDER OF BUSINESS**145 **Public Hearing to Hear Comments and**  
146 **Objections on the Imposition of**  
147 **Maintenance and Operation Assessments**  
148 **to Fund the Budget for Fiscal Year**  
149 **2024/2025, Pursuant to Florida Law**

150

151 **A. Proof/Affidavit of Publication**152 **B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

153

154 **C. Consideration of Resolution 2024-17, Providing for Funding for the FY 2025 Adopted**  
155 **Budget(s); Providing for the Collection and Enforcement of Special Assessments,**  
156 **Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment**  
157 **Roll; Providing for Amendments to the Assessment Roll; Providing a Severability**  
158 **Clause; and Providing an Effective Date**

159

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.

160

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

161

162

No affected property owners or members of the public spoke.

163

164

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

165

166

**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.**

167

168

169 **EIGHTH ORDER OF BUSINESS**170 **Public Hearing on Amended Amenity and**  
171 **Operational Rules, Including Amenity**  
172 **Usage Rate Rule, Beaumont Clubhouse**

173

174

175

176

## Rules & Policies, and Disciplinary & Enforcement Rule

## 185 A. Affidavits of Publication

- Notice of Rule Development
- Notice of Rulemaking

188 B. Consideration of Resolution 2024-18, Adopting Revised Amenity Rules and Rates;  
189 Providing a Severability Clause; and Providing an Effective Date

190

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

193

194

Mr. Davenport provided an update on the alcohol prohibition highlighted in the Rules.

196 Per Aegis, the CDD's insurance carrier, if the Board wants to allow alcohol consumption at the  
197 pool, it should adopt additional policies to govern consumption and promote safe drinking  
198 habits, such as adopting a prohibition on physical intoxication and on storage of alcohol in the  
199 Clubhouse.

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

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

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

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

215        The following changes will be made to the Rules:

216    ➤    Rental Fee for Activity/Art Room: The fee for residents will remain at \$100 for four  
217    hours. The fee for non-residents will be \$150 for four hours. For exclusive use of the room, the  
218    fee for residents will be \$225 and the fee for non-residents will be \$300 on Monday through  
219    Thursday only.

220    ➤    The Clubhouse can be rented exclusively Monday through Friday for four hours per  
221    week outside of weekend events.

222    ➤    On Page 9, "Facility Rules and Policies - Pool": Change "including music allowed" to  
223    "including music not allowed".

224

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

227

228

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

232

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

235

236

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

239

240

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

241

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

242

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

245

246

247

248

**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.**

249

250  
251  
252  
253  
254

**NINTH ORDER OF BUSINESS**

**Public Hearing on Rule Relating to  
Overnight Parking and Parking  
Enforcement**

255    **A.      Affidavits of Publication**

- 256        •      **Notice of Rule Development**
- 257        •      **Notice of Rulemaking**

258    **B.      Consideration of Resolution 2024-19, Adopting Rules Relating to Parking Enforcement;  
259      Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing  
260      for Severability and an Effective Date**

261  
262  
263

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

264  
265  
266      A resident called attention to a typographical error on Page 1 of Exhibit A. The following  
267 change to be made:

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

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

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

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

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

277

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

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**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.**

286

287 **TENTH ORDER OF BUSINESS**

288

289

290 **A. Juniper Landscaping of Florida, LLC Proposal No. 278806 [Replacing Sylvester Palm of  
291 462 and Spanish Harbor Dr.]**292 Ms. Collins stated this proposal, in the amount of \$10,000, is for removal of a few dead  
293 or dying palm trees. She recommended rejecting the proposal and revisiting this in September.294 **B. ProCare Pool Service, Inc. Scope of Work #2577 [Light Installation]**295 Discussion ensued regarding the proposal, if other proposals could be obtained and the  
296 next pool inspection.297 **C. Stonegate Customs, LLC**298 **I. Quote #296 [New Fence]**299 **II. Quote #297 [Repaint Fence]**

300

301 **On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor,  
302 ProCare Pool Service, Inc. Scope of Work #2577 for Light Installation, in the  
303 amount of \$2,410; Stonegate Customs, LLC, Quote #296 for a New Fence, in the  
304 amount of \$1,475, and Quote #297 to Repaint a Fence, in the amount of  
305 \$1,250, were approved.**

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308 **ELEVENTH ORDER OF BUSINESS**

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312

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

316 Mr. Davenport stated the Board must adopt the goals and objectives before October 1,  
317 2024 and, at the end of the fiscal year, the Board will need to assess whether the goals were  
318 met and submit a report to the State by December 1, 2025.

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322

**Consideration of Proposals/Scope of Work/Quotes****Consideration of Goals and Objectives  
Reporting [HB7013 - Special Districts  
Performance Measures and Standards  
Reporting]**

**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.**

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324

325 **TWELFTH ORDER OF BUSINESS**

## 462 Crash Update

326

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

329

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

332

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

335

336

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

339

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

342

343

344 **FIFTEENTH ORDER OF BUSINESS**

## Staff Reports

345

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

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

350 Discussion ensued regarding when to schedule a "CDD 101" informational presentation,  
351 the upcoming Landowners' Election and the General Election seats.

352 The consensus was to have the "CDD 101" informational presentation in December.

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

354 There was no report.

355 **C. Field Operations Manager: Evergreen Lifestyles Management**356 **• Action Items/Tracker**

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

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

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

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

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

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

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

371

## 372 SIXTEENTH ORDER OF BUSINESS

## Board Members' Comments/Requests

373

374 There were no Board Members' comments or requests.

375

376 SEVENTEENTH ORDER OF BUSINESS

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

378

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

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

385

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.

280

389

301 EIGHTEENTH ORDER OF BUSINESS

## Adjournment

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

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400 Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**C**

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.	2/5/2024	7/1/2024	Done
Common Areas	Widewalks and signes. Working with john Curtis to get straighten and determine who is responsible for cracks	11/1/2023	8/5/2024	Done
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 to respond on drainage issues.	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 commercial electrician 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 obtained from CDD and scheduled work to start 03/07/2024. All but rock is complete	2/1/2024	5/1/2024	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. Waiting for amenity approval then schedule for rebolt.	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 Bennett.	3/1/2024	7/1/2024	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. Waiting for Juniper bid approvals	1/1/2024		In Progress
Amenities	North pool area of brick are lifting causing health and safety issues. Tammy obtained bid and sent to the CDD for approval	03/01/204		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.	3/1/2024	8/1/2024	Done
Common Areas	Entrance gates are closing on vehicles. Tammy had guardian come out to repair on 03/28/2024 they failed 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.	3/27/2024		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 than original 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 replace 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 there 09.11.2024 still working on lines	5/1/2024		In Progress
Common Area	Palms tree dead at monument sign needs to be replaced. Juniper presented bid to replace.	9/11/2024		In Progress
<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 09/18/2024			

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			

**Earth Care Industries, Inc.**  
P.O. Box 621828  
Oviedo, FL 32762-1828  
407-542-5755  
aaron@earthcareind.com



## Estimate

### ADDRESS

Beaumont CDD  
c/o Wrathell, Hunt &  
Associates, LLC  
2300 Glades Road  
Suite 410W  
Boca Raton, FL 33481

**ESTIMATE #** 1550

**DATE** 09/10/2024

### WORK ORDER

5470-5430 Sunshine

ACTIVITY	QTY	RATE	AMOUNT
5420 Sunshine - Drainage Swale			
JOB DESCRIPTION: SHAPE DRAINAGE SWALE 235FT LONG TO COLLECT WATER RUNOFF FROM HIGHER GROUND. DIRECT WATER INTO EXISTING STORM WATER COLLECTION BASINS. INSTALL NEW BAHIA SOD TO DISTURBED GROUND TO ELIMINATE EROSION.			
5318 Lolobby - EzFlow Drain with catch basins			
JOB DESCRIPTION: 220 FT OF EZ FLOW DRAIN INSTALLED ALONG THE REAR OF THE UNITS WITH 10 CATCH BASINS TOTAL. ONE CATCH BASIN PER UNIT MINIMUM. 45FT OF EZ FLOW DRAIN WITH CATCH BASINS INSTALLED IN CENTER OF TWO TOWNHOME UNITS. 310 LINEAR FT. OF 6" GUTTERS INSTALLED ALONG REAR PERIMETER AND CENTER ROOFLINES WITH DOWN SPOUTS. DOWN SPOUTS TIE IN DIRECT TO DRAIN WITH 4" CORRUGATED DRAIN PIPE.100 FT. OF 6" CORRUGATED DRAIN TO EMIT WATER TOWARD POND COLLECTION. REPLACE DISTURBED BAHIA SOD AS NEEDED			
5219-5345 Dragonfly			
JOB DESCRIPTION: 800 FT OF EZ FLOW DRAIN INSTALLED IN REAR OF UNITS WITH 12 CATCH BASINS. EMITTER INSTALLED AT STREET SIDE. REPLACE DISTURBED BAHIA SOD AS NEEDED.			
MATERIALS			
6" GUTTER 1FT.	310	10.00	3,100.00
12 x 12 Catch Basin	22	98.00	2,156.00
4" Solid Corrugated Drain -1ft	300	6.00	1,800.00
EzFlow French Drain-1ft	1,065	25.00	26,625.00
Track Skid Steer- Machine Service	1	5,000.00	5,000.00
Excavator Rental Day Rate	8	395.25	3,162.00
Bahia Sod- 1 Sq. Ft.	6,000	1.15	6,900.00

\* CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGE TO ANY EXISTING IRRIGATION LINES IN THE AREA. CONTRACTOR WILL REPAIR / RELOCATE ANY EXISTING LINES NECESSARY FOR A TIME AND

PLEASE MAKE ALL CHECKS PAYABLE TO EARTH CARE INDUSTRIES, INC.

ACTIVITY	QTY	RATE	AMOUNT
MATERIALS CHARGE OF \$65 PER HOUR AND STANDARD LIST PRICE. *CONTRACTOR WILL SHOW UPMOST CARE AND USE CAUTION WHEN UTILIZING EQUIPMENT IN LIMITED ACCESS POINTS AND OVER CONCRETE SURFACES. WE ARE NOT RESPONSIBLE FOR ANY DAMAGES TO THESE AREAS.			
* CONTRACTOR WARRANTS MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR. * UPON ACCEPTANCE OF ESTIMATE AND RECEIPT OF \$8,000 DEPOSIT PROJECT WILL BE STARTED WITHIN 45 DAYS AS SITE CONDITIONS ALLOW. ESTIMATED COMPLETION TIME IS 10 DAYS. WEATHER CONDITIONS WILL EFFECT SITE CONDITIONS. WORK AREAS NEED TO BE DRY ENOUGH TO SAFELY OPERATE EQUIPMENT WITH MINIMAL DISTURBANCES.			

TOTAL **\$48,743.00**

Accepted By

Accepted Date

PLEASE MAKE ALL CHECKS PAYABLE TO EARTH CARE INDUSTRIES, INC.

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**D**

## BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

#### LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	1:30 PM
November 4, 2024*	Landowners' Meeting & Regular Meeting	1:30 PM
December 9, 2024	Regular Meeting	1:30 PM
January 13, 2025	Regular Meeting	1:30 PM
February 10, 2025	Regular Meeting	1:30 PM
March 10, 2025	Regular Meeting	1:30 PM
April 14, 2025	Regular Meeting	1:30 PM
May 12, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:30 PM
June 9, 2025	Regular Meeting	1:30 PM
July 14, 2025	Regular Meeting	1:30 PM
August 11, 2025	Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:30 PM
September 8, 2025	Regular Meeting	1:30 PM

#### Exceptions

\*The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays, respectively.