

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on September 18, 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:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Carli Ann Bauza	Lifestyle Coordinator - RealManage

**Residents present:**

Anna Ilic	Corinne Perez	George Michaels	Gene Carmenini	Sheryl Carmenini
Carol Abdul	Charles Abdul	Kailey Udamann	Rosario Forza	Natalie Izadpanah

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:31 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**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)

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

Mr. Shaw stated this item will be deferred to the next meeting, as the audit is not ready.

Discussion ensued regarding why the report is not ready, if the delayed submittal is typical of this the Auditor and if there is a contract deadline.

**FOURTH ORDER OF BUSINESS**

**Update: Developer Projects**

There were no updates.

**FIFTH ORDER OF BUSINESS**

**Discussion: Plantings in Easements Along Penrose**

Ms. Collins stated that the plantings in the easements along Penrose are actually those on the back side of Penrose, which is an area she refers to as “pine straw alley”. It appears that several homeowners started installing plants on the utility easement, which will, in turn, cause maintenance issues. Subsequently, she asked District Counsel to draft a letter asking the property owners to remove the plantings but she was advised to present this to the Board for feedback and discussion.

Mr. Davenport stated the letter was drafted; however, he would like the Board’s approval before sending it because, if the residents do not remove the plantings and they make it difficult for the contractor to maintain the area, the CDD will remove the plantings. The first step will be for the Board to Direct Counsel to send cease-and-desist letters to the offending residents.

Mr. Smith voiced his opinion that this is a good idea and asked about removal costs. Mr. Davenport stated, if the CDD must remove the plantings, a vendor will be engaged to remove the plants and the property owner will be sent the invoice. Mr. Shaw expressed his opinion

that it will be difficult to prove who the offending residents are and he thinks the CDD should be prepared to pay the removal costs and address it differently moving forward.

Discussion ensued regarding easement rights, the cease-and-desist letter, property owner pushback, issuing a removal deadline and the next steps.

**On MOTION by Ms. Williams and seconded by Ms. Judy, with all in favor, directing District Counsel to send cease and desist letters to the homeowners encroaching on the CDD easement on the back side of Penrose, was approved.**

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

#### **Discussion: Apartment Complex Signage on District Property**

Ms. Collins stated the apartment complex installed a sign on the corner of Spanish Harbor and Sundance and on two separate occasions the sign fell and stayed on the ground for at least two weeks. She asked Mr. Davenport to draft a letter to the apartment complex, as they did not obtain the CDD's permission to install the signage, which is damaging the grass and the CDD will have to expend funds to replace the sod.

Asked if the numerous rental signs near the apartment complex are technically on CDD property, Ms. Collins replied those are on the easement. Ms. Judy thinks the rent signs and the flags flapping near the complex negatively impact the CDD, as a whole, and called for their removal.

Mr. Davenport will contact the apartment complex Developer and send a letter asking them to remove the signage.

The Board and Staff discussed the cease-and-desist letter, sod repair responsibility and setting a removal deadline.

**On MOTION by Ms. Siniscalchi and seconded by Ms. Judy, with all in favor, directing District Counsel to send a cease-and-desist letter to the apartment complex Developer advising them to remove all signage from the CDD easement, was approved.**

**SEVENTH ORDER OF BUSINESS****Consideration of Juniper Landscaping of  
Florida LLC Proposal No. 294268  
[Replacement of Two (2) Palms on 462]**

Ms. Collins presented Juniper Landscaping of Florida LLC Proposal No. 294268 for the removal and replacement of two Sylvester Palms on 462, in the amount of \$9,127,82.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Juniper Landscaping of Florida LLC Proposal No. 294268 for the Replacement of Two (2) Palms on 462, in the amount of \$9,127,82, was approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Assignment of Amenities  
Management Agreement**

This item was presented during Item 11A.

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of July 31, 2024**

Mr. Shaw presented the Unaudited Financial Statements as of July 31, 2024.

Asked about the "Due from other" line item on the Balance Sheet, Mr. Shaw contacted Mr. Adams. Mr. Adams stated he is unsure but he will check with Accounting and email the response to the Board.

Mr. Shaw and Ms. Collins responded to questions regarding the budget, roadway maintenance, pest control and HOA dues.

**On MOTION by Ms. Judy and seconded by Ms. Ms. Siniscalchi, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.**

**TENTH ORDER OF BUSINESS****Approval of August 12, 2024 Public  
Hearings and Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the August 12, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

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

Mr. Davenport reported the following:

- He contacted the City of Wildwood regarding traffic enforcement within the CDD and learned that there was a shift in City policy.
- The City will no longer enforce parking policies established in any of the communities in the area but will continue to enforce traffic laws on CDD roads.
- He reviewed the Agreement from the City, made suggested revisions and resubmitted it.
- Once the revised Agreement is received, it will be presented for approval and, once approved by the Board, the Enforcement Agreement will go on the City Commission's agenda for approval before the Police Department can patrol the roads.
- Even though the City is not willing to enforce the CDD's Parking Rules, they confirmed that there is no conflict between local law and the CDD's policies.

Ms. Judy asked if the Board can proceed with enacting the previously-adopted Parking Policies. Mr. Davenport replied affirmatively.

▪ **Consideration of Assignment of Amenities Management Agreement**

**This item, previously the Eighth Order of Business, was presented out of order.**

Mr. Davenport presented the Assignment of Amenities Management Agreement with RealManage, and discussed changes made to Ms. Collins' scope of services and work hours.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Assignment of Amenities Management Agreement with RealManage, was approved.**

Mr. Shaw introduced the new Lifestyle Coordinator to the Board.

Ms. Bauza gave a brief synopsis of her professional background and reported that she is working on the fall calendar of events and securing supplies and contacting vendors.

Regarding a previously-proposed off-site hike event, Mr. Shaw stated he sent an email to the Board informing that the insurance carrier rejected it. He asked for the Board's feedback.

Ms. Judy concurred with the insurance carrier's determination.

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

There was no report.

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

- **Action Items/Tracker**

The Action Items/Tracker was included for informational purposes.

Ms. Collins discussed the ongoing drainage issues and presented the Earth Care Industries proposal for drainage swale repairs, in the amount of \$48,743. She will try to secure an additional proposal.

Discussion ensued regarding the scope of work, the vendor's experience and the potential Element Solutions bid.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, Earth Care Industries Estimate #1550, in the amount of \$48,743, was approved.**

Ms. Collins provided updates on the status of the key fobs on the restroom doors at the Townhomes, the gate and pool repairs and the insurance claims.

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

There was no report.

- **NEXT MEETING DATE: October 7, 2024 at 1:30 PM**

- **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding ongoing speeding, installing speed bumps or speed tables, installing "Children at Play" signage, the Traffic Enforcement Agreement with the City of Wildwood, CDD liability if a lawsuit is brought and granting waivers to residents regarding the drainage work.

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

Resident Sheryl Carmenini discussed the commercial vehicles in the overflow parking area, speeders and the threat to children's safety due to speeding.

Discussion ensued regarding commercial vehicles, parking enforcement and towing.

A resident asked who is responsible if there is an accident involving teens driving golf carts. Ms. Judy suggested calling the police to report erratic golf cart drivers.

Resident Natalie Izadpanah asked if the CDD controls the number of homes that are rented. Ms. Collins stated rentals are controlled by the HOA.

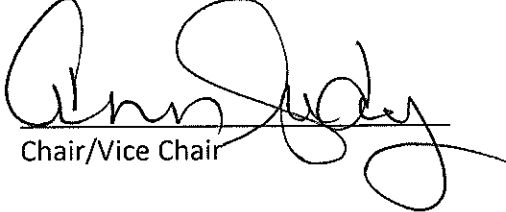
Mr. Shaw, Ms. Collins and Mr. Davenport responded to questions regarding installing stop signs on Sunshine Drive to curtail speeding, if there are regulations on plantings in the easement, the HOA, Architecture Review Committee (ARC) approval, if "No Parking" signage can be installed on Penrose and the recently-painted gates.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting adjourned at 2:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair