

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on November 4, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy	Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Chuck Adams	Wrathell, Hunt and Associates, LLC
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Joseph Vitalo	Supervisor-Elect

**Residents present:**

George Michaels	June Ilicanna	Jan Siniscalchi	Robert Daniel Harvey
Gene Carmenini	Rosario Forza	Jean Burdge	Donna Mary Harvey
Several Residents			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 2:05 p.m.

Supervisors Williams, Smith, Judy, Michaels and Supervisor-Elect Joseph Vitalo were present.

**SECOND ORDER OF BUSINESS**

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

A resident asked if the mechanism allowing the Developer to pass CDD Special Assessments to a co-owner was via an ordinance or resolution. Mr. Adams stated the CDD Ordinance established in 2016 allowed for the property owner(s) to issue bonds to pay for a portion of the CDD infrastructure and assess back to the current and future property owners the repayment obligations of the bond issuance. He reviewed the Operations and Maintenance (O&M) assessments and the Debt Service assessments that are on the property tax bill. He explained the tax certificate sale process to recover delinquencies and the annual budget preparation and approval process. The CDD budget, along with other information, is posted on the CDD website.

**THIRD ORDER OF BUSINESS****Administration of Oath of Office to Newly Elected Supervisor [SEAT 5] (the following will also be provided in a separate package)**

Mr. Shaw, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Joseph Vitalo. Mr. Davenport and Mr. Adams explained the following:

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Vitalo accepted the allowable Supervisor compensation stipend.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams recapped the results of the Landowners' Election, which will be entered in Sections 1 and 2, as follows:

Seat 5	Joseph Vitalo	31 Votes	4-Year Term
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<b>On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.</b>
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## FIFTH ORDER OF BUSINESS

### Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-03. Ms. Judy nominated the following slate:

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Jan Siniscalchi	Vice Chair
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The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

<b>On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.</b>
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**SIXTH ORDER OF BUSINESS****Consideration of Sun Kool Air Conditioning Commercial Maintenance Proposal**

Ms. Collins presented the Sun Kool Air Conditioning Commercial Maintenance proposal. She noted that the fees have not increased and deemed their overall performance favorable.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Sun Kool Air Conditioning Commercial Maintenance Proposal, in the amount of \$650 per year, was approved.**

**SEVENTH ORDER OF BUSINESS****Consideration of Juniper Landscaping of Florida, LLC Proposal No. 295704 for Mulching**

Ms. Collins presented Juniper Landscaping of Florida, LLC Proposal No. 295704 for mulching.

Discussion ensued regarding vendor performance and minimal \$30 increase compared to Fiscal Year 2024.

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 295704 for mulching, in the amount of \$49,830.50, was approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Proposals for Speed Tables**

Ms. Collins provided cost estimates of varied types of speed tables and asked direction from the Board.

Discussion ensued regarding life expectancy of speed tables versus bollards, tabling this to see effectiveness of traffic enforcement since the City Council just approved the Traffic Enforcement Agreement, determining funding for the unbudgeted speed table and irrigation projects, engaging off-duty officers for traffic patrols and the Townhomes' ability to use reserve funds to proceed with the project this year, while others would have to wait until Fiscal Year 2026.

The Board consensus was to table this item while Ms. Collins obtains input from the City as to its position on speed tables and how many would be needed and where they would be located.

**NINTH ORDER OF BUSINESS****Consideration of Proposals for Fencing**

Ms. Collins recalled that Stonegate submitted a \$14,750 proposal to finish the fencing on the east side. She was only able to obtain one other bid of \$16,375, which is pending from the vendor.

Discussion ensued regarding whether this as a General Fund expense and the installation area.

This item was tabled while Staff obtains a third bid.

**TENTH ORDER OF BUSINESS****Update: Developer Projects**

Ms. Collins distributed and presented a spreadsheet containing costs to address drainage problems in three areas within the single-family homes. She discussed the vendor's ability to install the sod without irrigation, since it is the rainy season, and the ability to bring in a water source, if needed. She noted a proposal for pipe cleaning to blow out the construction and finish removing all the drain covers, entering into a Satellite Agreement with Juniper, and Earthcare and TRX expenses exceeding the \$73,000 budget by \$1,128.

Discussion ensued regarding the scope of the pipe cleaning project and entering into a License Agreement with two homeowners that includes language stating that the CDD will reimburse them for sod and irrigation damages that might occur during the project.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Earthcare bid for sod replacement and the buildup of the areas behind June Lane and Penrose Place and the PRS bid for pipe cleaning off Penrose Place and removing drain covers, were approved.**

Asked if the plan is to use the single-family homes' capital outlay funds to offset the overage, Ms. Judy replied affirmatively.

**ELEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of September 30, 2024**

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

**TWELFTH ORDER OF BUSINESS****Approval of October 7, 2024 Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the October 7, 2024 Regular Meeting Minutes, as presented, were approved.**

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

Mr. Davenport reminded everyone of the General Election on Tuesday, November 5, 2024. The new terms for Board Seats 1 and 4 will commence on November 19, 2024, two weeks after the election.

Ms. Judy asked how homeowners can find out the bond interest rate and how to pay off the bond debt portion of their assessments early. Mr. Davenport stated he will email the interest rate information to her and Ms. Collins. He will speak to Mr. Adams and Mr. Shaw to determine the pay-off process.

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

There was no report.

**C. Field Operations Manager: RealManage, LLC****• Action Items/Tracker**

Ms. Collins presented the Field Operations report.

Discussion ensued regarding having Staff research what entity is responsible for installing the traffic circle sign.

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

There was no report.

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

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

Ms. Judy asked Ms. Collins to speak to Juniper about weeds growing up from the sidewalks.

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

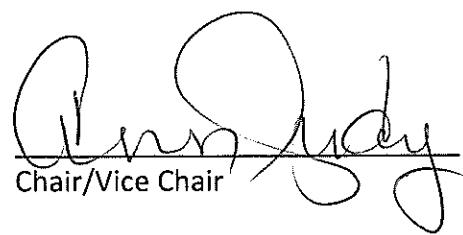
Ms. Siniscalchi stated a resident inquired about the towing policy and requested a map identifying common areas. Ms. Collins, Mr. Davenport and Mr. Shaw reviewed the next steps for implementing the towing policy, which will commence in the second quarter of Fiscal Year 2025. Regarding the map, Ms. Collins stated that there are paths throughout the community for access to walk.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the meeting adjourned at 3:22 p.m.</b>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair