

BEAUMONT
COMMUNITY DEVELOPMENT
DISTRICT

December 9, 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

December 2, 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 December 9, 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. Administration of Oath of Office to Newly Elected Supervisors [Carol Ann Michaels - Seat 1, Anne Judy – Seat 4] (*the following will be provided in a separate package*)
 - 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
4. Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Consideration of Resolution 2025-05, Adopting an Amended General Fund Budget for Fiscal Year 2023/2024, Providing for Appropriations; Addressing Conflicts and Severability; And Providing for an Effective Date
6. Consideration of Proposals for Speed Tables
7. Consideration of Proposals for Fencing
8. Update: Developer Projects

9. Acceptance of Unaudited Financial Statements as of October 31, 2024

10. Approval of Minutes

- A. November 4, 2024 Landowners' Meeting
- B. November 4, 2024 Regular Meeting

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: January 13, 2025 at 1:30 PM
 - QUORUM CHECK

SEAT 1	CAROL ANN 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	ANNE JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JOSEPH A VITALO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

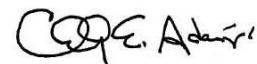
12. Board Members' Comments/Requests

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

14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114 or Antonio Shaw at 352-910-1477.

Sincerely,



Chuck Adams
District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 5494071

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 9, 2024:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 9, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2023/2024, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 14, 2023, the Board of Supervisors of Beaumont Community Development District (“**Board**”), adopted Resolution 2023-06 providing for the adoption of the District’s Fiscal Year 2023/2024 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2023-06 authorize the Board to amend the Budget during Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2023/2024.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Beaumont Community Development District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective December 9th, 2024."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Beaumont Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2023-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2023-06 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of December 9, 2024.

Introduced, considered favorably, and adopted this 9th day of December 2024.

ATTEST:

Secretary/Assistant Secretary

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2023/2024 Budget

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

	Actual	Adopted Budget	Budget to actual Variance	Proposed Amendment Increase/(Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll - net	\$ 410,953	\$ 416,880	\$ 5,927	\$ -	\$ 416,880
Interest and miscellaneous	3,052	-	(3,052)	3,052	3,052
Total revenues	414,005	416,880	2,875	3,052	419,932
Professional & administrative					
Supervisor fees	9,688	-	(9,688)	9,688	9,688
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	42,174	15,000	(27,174)	27,174	42,174
Engineering	-	2,500	2,500	(2,500)	-
Audit	3,400	3,100	(300)	300	3,400
Arbitrage rebate calculation	1,000	750	(250)	250	1,000
Dissemination agent	1,000	1,000	-	-	1,000
Trustee	7,000	10,500	3,500	(3,500)	7,000
Telephone	200	200	-	-	200
Postage	1,453	500	(953)	953	1,453
Printing & binding	500	500	-	-	500
Legal advertising	2,332	1,500	(832)	832	2,332
Annual special district fee	175	175	-	-	175
Insurance	9,127	8,000	(1,127)	1,127	9,127
Contingencies/bank charges	825	500	(325)	7,825	8,325
Website					
Hosting & maintenance	705	705	-	-	705
ADA site compliance	210	210	-	-	210
Tax collector	8,210	8,685	475	(475)	8,210
Supplies	97	300	203	(203)	97
Total professional & administrative	136,096	102,125	(33,971)	41,471	143,596

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

	Actual	Adopted Budget	Budget to actual Variance	Proposed Amendment Increase/(Decrease)	Amended Budget
Field operations (shared)					
Management	46,932	35,000	(11,932)	11,932	46,932
Security amenity center	3,705	500	(3,205)	3,205	3,705
Pest control	220	-	(220)	220	220
Stormwater management					
Lake maintenance	9,900	10,000	100	(100)	9,900
Preserve maintenance	-	3,500	3,500	(3,500)	-
Streetlighting					
Maintenance contract	-	2,000	2,000	(2,000)	-
Electricity	130	5,000	4,870	(4,870)	130
Irrigation supply					
Maintenance contract	219	3,000	2,781	(2,781)	219
Electricity	15,207	8,000	(7,207)	7,207	15,207
Repairs and maintenance	750	2,500	1,750	(1,750)	750
Monuments and street signage					
Repairs and maintenance	9,092	1,000	(8,092)	8,092	9,092
Electricity	-	1,250	1,250	(1,250)	-
Landscape maint. entries/buffers					
Maintenance contract	184,521	160,000	(24,521)	24,521	184,521
Mulch	75,879	65,000	(10,879)	10,879	75,879
Plant replacement	23,068	5,000	(18,068)	18,068	23,068
Tree treatment	14,056	8,500	(5,556)	5,556	14,056
Contingencies	-	-	-	22,500	22,500
Irrigation repairs	4,709	2,000	(2,709)	2,709	4,709
Roadway maintenance					
Total field operations	388,388	314,750	(73,638)	96,138	410,888
Total expenditures	524,484	416,875	(107,609)	137,609	554,484
Excess/(deficiency) of revenues over/(under) expenditures	(110,479)	5	110,484	(134,557)	(134,552)
Fund balances - beginning	148,893	81,954	(66,939)	66,939	148,893
Fund balances - ending	\$ 38,414	\$ 81,959	\$ 43,545	\$ (67,618)	\$ 14,341

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 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
ASSETS									
Cash	\$ 83,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,122
Investments									
Revenue	-	-	-	108,075	381,953	-	-	-	490,028
Reserve	-	-	-	258,322	209,813	-	-	-	468,135
Prepayment	-	-	-	969	12,568	-	-	-	13,537
Construction	-	-	-	-	-	-	413	-	413
Interest	-	-	-	98,973	163	-	-	-	99,136
Sinking	-	-	-	50,000	214	-	-	-	50,214
Bond redemption	-	-	-	744	3,214	-	-	-	3,958
Due from Developer	24,337	73,085	-	-	-	-	-	1,400	98,822
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	-	120,340	-	-	-	-	-	120,340
Due from SRF - single family	75,720	-	-	-	-	-	-	-	75,720
Due from SRF - townhome	12,217	3,166	-	-	-	-	-	-	15,383
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 200,184</u>	<u>\$ 78,041</u>	<u>\$ 120,340</u>	<u>\$ 517,083</u>	<u>\$ 607,925</u>	<u>\$ -</u>	<u>\$ 413</u>	<u>\$ 1,400</u>	<u>\$ 1,525,386</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 8,760	\$ 125	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,948
Accounts payable - onsite	14,481	16,153	1,785	-	-	-	-	-	32,419
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to general fund	-	75,720	12,217	-	-	-	-	-	87,937
Due to SRF - single family	-	-	3,166	-	-	-	-	-	3,166
Due to SRF - town home	120,341	-	-	-	-	-	-	-	120,341
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	154	-	-	-	-	-	-	-	154
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>\$ 173,736</u>	<u>\$ 91,998</u>	<u>\$ 24,340</u>	<u>\$ 1,311</u>	<u>\$ 9,487</u>	<u>\$ 4,886</u>	<u>\$ -</u>	<u>\$ 4,700</u>	<u>\$ 310,458</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	73,085	-	-	-	-	-	1,400	98,822
Total deferred inflows of resources	<u>\$ 24,337</u>	<u>\$ 73,085</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>99,108</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	515,772	598,152	-	-	-	1,113,924
Capital projects	-	-	-	-	-	(4,886)	413	(4,700)	(9,173)
Unassigned	2,111	(87,042)	96,000	-	-	-	-	-	11,069
Total fund balances	<u>\$ 2,111</u>	<u>\$ (87,042)</u>	<u>\$ 96,000</u>	<u>\$ 515,772</u>	<u>\$ 598,152</u>	<u>\$ (4,886)</u>	<u>\$ 413</u>	<u>\$ (4,700)</u>	<u>\$ 1,115,820</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 200,184</u>	<u>\$ 78,041</u>	<u>\$ 120,340</u>	<u>\$ 517,083</u>	<u>\$ 607,925</u>	<u>\$ -</u>	<u>\$ 413</u>	<u>\$ 1,400</u>	<u>\$ 1,525,386</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 428,940	0%
Total revenues	<u>-</u>	<u>-</u>	<u>428,940</u>	<u>0%</u>
 Professional & administrative				
Supervisor fees	1,076	1,076	12,600	9%
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	83	1,000	8%
Trustee	-	-	10,500	0%
Telephone	17	17	200	9%
Postage	144	144	500	29%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,500	0%
Annual special district fee	175	175	175	100%
Insurance	8,146	8,146	6,817	119%
Contingencies/bank charges	88	88	5,000	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	210	210	210	100%
Tax collector	-	-	8,936	0%
Supplies	-	-	300	0%
Total professional & administrative	<u>13,981</u>	<u>13,981</u>	<u>128,293</u>	<u>11%</u>

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

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	1,200	1,200	40,000	3%
Security amenity center	895	895	500	179%
Stormwater management				
Lake maintenance	825	825	10,000	8%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	-	3,000	0%
Electricity	1,578	1,578	8,000	20%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	-	1,000	0%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	17,824	17,824	174,400	10%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>22,322</u>	<u>22,322</u>	<u>265,650</u>	8%
Total expenditures	<u>36,303</u>	<u>36,303</u>	<u>393,943</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	(36,303)	(36,303)	34,997	
Fund balances - beginning	38,414	38,414	140,314	
Fund balances - ending	<u>\$ 2,111</u>	<u>\$ 2,111</u>	<u>\$ 175,311</u>	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 281,108	0%
Interest and miscellaneous	- -	- -	500	0%
Total revenues	<u>- -</u>	<u>- -</u>	<u>281,608</u>	0%
 Single Family Program				
Management	- -	- -	30,000	0%
Lifestyles events	- -	- -	6,000	0%
Accounting	125	125	1,500	8%
Streetlighting electric	593	593	6,240	10%
Streetlighting maintenance	- -	- -	2,000	0%
Landscape maintenance	- -	- -	21,800	0%
Tree treatment	- -	- -	7,160	0%
Plant replacement	- -	- -	5,000	0%
Irrigation repairs	- -	- -	2,500	0%
Pool maintenance	2,830	2,830	21,600	13%
Gym equipment- PM	- -	- -	1,000	0%
Repairs and maintenance	- -	- -	7,500	0%
Electricity	- -	- -	15,000	0%
Gate electricity	- -	- -	4,000	0%
Insurance	31,073	31,073	26,000	120%
Phone/cable/internet	838	838	6,000	14%
Sewer/ water/ propane	758	758	6,000	13%
Janitorial	- -	- -	35,000	0%
Pressure washing	- -	- -	5,000	0%
Security monitoring/gates	- -	- -	14,000	0%
Gate repairs and maintenance	- -	- -	3,500	0%
Pest control	- -	- -	1,200	0%
Permits/licenses	- -	- -	750	0%
Holiday decorating	- -	- -	1,000	0%
Supplies	- -	- -	3,000	0%
Contingencies	- -	- -	3,000	0%
Capital outlay	- -	- -	35,000	0%
Reserve study	- -	- -	5,000	0%
Total single family program	<u>36,217</u>	<u>36,217</u>	<u>275,750</u>	13%
 Other fees & charges				
Tax collector	- -	- -	5,856	0%
Total other fees & charges	<u>- -</u>	<u>- -</u>	<u>5,856</u>	0%
Total expenditures	<u>36,217</u>	<u>36,217</u>	<u>281,606</u>	13%
 Excess/(deficiency) of revenues over/(under) expenditures	(36,217)	(36,217)	2	
Fund balances - beginning	(50,825)	(50,825)	68,797	
Fund balances - ending	<u>\$ (87,042)</u>	<u>\$ (87,042)</u>	<u>\$ 68,799</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 OCTOBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 95,837	0%
Interest and miscellaneous	- -	- -	500	0%
Total revenues	<u>- -</u>	<u>- -</u>	<u>96,337</u>	0%
EXPENDITURES				
Town Home Program				
Accounting	63	63	750	8%
Streetlighting electricity	- -	- -	4,000	0%
Streetlighting maintenance	- -	- -	750	0%
Landscape maintenance	- -	- -	17,440	0%
Irrigation water	- -	- -	500	0%
Plant replacement	- -	- -	1,000	0%
Irrigation repairs	- -	- -	1,000	0%
Pool maintenance	831	831	13,600	6%
Repairs and maintenance	- -	- -	2,000	0%
Electricity	- -	- -	6,000	0%
Insurance	- -	- -	5,000	0%
Bank fees	- -	- -	500	0%
Phone/cable/internet	- -	- -	1,500	0%
Water/sewer	288	288	2,000	14%
Janitorial	- -	- -	10,000	0%
ADA site compliance	- -	- -	2,000	0%
Security amenity center	63	63	1,000	6%
Pest control	- -	- -	1,500	0%
Permits/licenses	- -	- -	500	0%
Supplies	- -	- -	500	0%
Contingencies	- -	- -	250	0%
Capital outlay	- -	- -	22,300	0%
Reserve study	- -	- -	250	0%
Total town home program	<u>1,245</u>	<u>1,245</u>	<u>94,340</u>	1%
Other fees & charges				
Tax collector	- -	- -	1,997	0%
Total other fees & charges	<u>- -</u>	<u>- -</u>	<u>1,997</u>	0%
Total expenditures	<u>1,245</u>	<u>1,245</u>	<u>96,337</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(1,245)	(1,245)	-	
Fund balances - beginning	97,245	97,245	90,700	
Fund balances - ending	<u>\$ 96,000</u>	<u>\$ 96,000</u>	<u>\$ 90,700</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 261,264	0%
Interest	1,998	1,998	-	N/A
Total revenues	<u>1,998</u>	<u>1,998</u>	<u>261,264</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	50,000	0%
Interest	-	-	202,088	0%
Total debt service	<u>-</u>	<u>-</u>	<u>252,088</u>	0%
Other fees & charges				
Tax collector	-	-	5,443	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>5,443</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>257,531</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,998	1,998	3,733	
Fund balances - beginning	513,774	513,774	504,767	
Fund balances - ending	<u>\$ 515,772</u>	<u>\$ 515,772</u>	<u>\$ 508,500</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 OCTOBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 418,043	0%
Interest	2,346	2,346	-	N/A
Total revenues	2,346	2,346	418,043	1%
EXPENDITURES				
Debt service				
Principal	-	-	105,000	0%
Interest	-	-	298,519	0%
Total debt service	-	-	403,519	0%
Other fees & charges				
Tax collector	-	-	8,709	0%
Total other fees and charges	-	-	8,709	0%
Total expenditures	-	-	412,228	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,346	2,346	5,815	
Fund balances - beginning	595,806	595,806	590,970	
Fund balances - ending	\$ 598,152	\$ 598,152	\$ 596,785	

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
EXPENDITURES		
Total expenditures	- - - -	- - - -
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u>\$ (4,886)</u>	<u>\$ (4,886)</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 2
Total revenues	<u>2</u>	<u>2</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	2
Fund balances - beginning	411	411
Fund balances - ending	<u>\$ 413</u>	<u>\$ 413</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 OCTOBER 31, 2024**

	Current Month	Year To Date
	\$	\$
REVENUES		
Total revenues	-	-
	-	-
	-	-
EXPENDITURES		
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 A

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Beaumont Community Development District was held on November 4, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates, LLC
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Ann Judy	Board Member
Jan Siniscalchi	Board Member
Gary Smith	Board Member
Carol Michaels	Board Member
Ariane Wiliams	Board Member

Residents present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:31 p.m.

SECOND ORDER OF BUSINESS

Affidavit of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Adams served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEAT 5]

41 Mr. Adams stated that Seat 5, currently held by Supervisor Siniscalchi, will be the last
42 Landowner-Elected seat. Seats 1 and 4, currently held by Supervisors Michaels and Judy,
43 respectively, will be up for election at the November 5, 2024 General Election.

44 **A. Nominations**

45 Ms. Jan Siniscalchi nominated herself to fill Seat 5.

46 Mr. Joseph Vitalo nominated himself to fill Seat 5.

47 No other nominations were made.

48 **B. Casting of Ballots**

49 **I. Determine Number of Voting Units Represented**

50 **II. Determine Number of Voting Units Assigned by Proxy**

51 A total of 28 voting units were represented in person for and/or assigned by proxy to
52 Ms. Jan Siniscalchi.

53 A total of 31 voting units were represented in person for and/or assigned by proxy to
54 Mr. Joseph Vitalo.

55 The following votes were cast:

56 Seat 5 Jan Siniscalchi 28 votes

57 Seat 5 Joseph Vitalo 31 votes

58 **C. Ballot Tabulation and Results**

59 Mr. Adams reported the following ballot tabulation, results and term length:

60 Seat 5 Joseph Vitalo 31 votes 4-year Term

61

62 **FIFTH ORDER OF BUSINESS** **Landowners' Questions/Comments**

63 There were no Landowners' questions or comments.

64

65 **SIXTH ORDER OF BUSINESS** **Adjournment**

66 There being nothing further to discuss, the meeting adjourned at 2:03 p.m.

67

68 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

72

73

74

75

76

77 Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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

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

38 SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

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

50

51 **THIRD ORDER OF BUSINESS**

52 **Administration of Oath of Office to Newly**
53 **Elected Supervisor [SEAT 5] (the following**
54 **will also be provided in a separate package)**

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

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

63 Mr. Vitalo accepted the allowable Supervisor compensation stipend.

64

65 **FOURTH ORDER OF BUSINESS**

66 **Consideration of Resolution 2025-02,**
67 **Canvassing and Certifying the Results of the**
68 **Landowners' Election of Supervisors Held**
69 **Pursuant to Section 190.006(2), Florida**
70 **Statutes, and Providing for an Effective**
71 **Date**

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

74 Seat 5 Joseph Vitalo 31 Votes 4-Year Term

75

76 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,**
77 **Resolution 2025-02, Canvassing and Certifying the Results of the Landowners'**
78 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**
79 **and Providing for an Effective Date, was adopted.**

80

81 **FIFTH ORDER OF BUSINESS**

82 **Consideration of Resolution 2025-03,**
83 **Electing and Removing Officers of the**
84 **District, and Providing for an Effective Date**

85

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

87 Ann Judy Chair
88 Joseph Vitalo Vice Chair
89 Gary Smith Assistant Secretary
90 Carol Michaels Assistant Secretary
91 Ariane Williams Assistant Secretary

92 No other nominations were made.

93 This Resolution removes the following from the Board:

94 Jan Siniscalchi Vice Chair

95 The following prior appointments by the Board remain unaffected by this Resolution:

96 Chuck Adams Secretary
97 Craig Wrathell Assistant Secretary
98 Craig Wrathell Treasurer
99 Jeffrey Pinder Assistant Treasurer

100

101 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,**
102 **Resolution 2025-03, Electing, as nominated, and Removing Officers of the**
103 **District, and Providing for an Effective Date, was adopted.**

106 **SIXTH ORDER OF BUSINESS** **Consideration of Sun Kool Air Conditioning**
107 **Commercial Maintenance Proposal**

108

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

111

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

115

116

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

120

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

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

125

126 **On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, Juniper**
127 **Landscaping of Florida, LLC Proposal No. 295704 for mulching, in the amount of**
128 **\$49,830.50, was approved.**

129

130

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

132

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

135 Discussion ensued regarding life expectancy of speed tables versus bollards, tabling this
136 to see effectiveness of traffic enforcement since the City Council just approved the Traffic
137 Enforcement Agreement, determining funding for the unbudgeted speed table and irrigation
138 projects, engaging off-duty officers for traffic patrols and the Townhomes' ability to use reserve
139 funds to proceed with the project this year, while others would have to wait until Fiscal Year
140 2026.

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

144

145 NINTH ORDER OF BUSINESS

Consideration of Proposals for Fencing

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

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

152 This item was tabled while Staff obtains a third bid.

153

154 TENTH ORDER OF BUSINESS

Update: Developer Projects

153
154 Ms. Collins distributed and presented a spreadsheet containing costs to address drainage
155 problems in three areas within the single-family homes. She discussed the vendor's ability to
156 install the sod without irrigation, since it is the rainy season, and the ability to bring in a water
157 source, if needed. She noted a proposal for pipe cleaning to blow out the construction and finish
158 removing all the drain covers, entering into a Satellite Agreement with Juniper, and Earthcare
159 and TRX expenses exceeding the \$73,000 budget by \$1,128.
160
161

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

165

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

170

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

174

175 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of September 30, 2024

177

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

180

181

182 **TWELFTH ORDER OF BUSINESS**

Approval of October 7, 2024 Regular
Meeting Minutes

184

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

187

188

189 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

190

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

192 Mr. Davenport reminded everyone of the General Election on Tuesday, November 5,
193 2024. The new terms for Board Seats 1 and 4 will commence on November 19, 2024, two
194 weeks after the election.

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

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

200 There was no report.

201 **C. Field Operations Manager: RealManage, LLC**

202 • **Action Items/Tracker**

203 Ms. Collins presented the Field Operations report.

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

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

207 There was no report.

208 • **NEXT MEETING DATE: December 9, 2024 at 1:30 PM**

209 ○ **QUORUM CHECK**

210

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

212

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

215

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

218

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

224

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

226

227 **On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the
228 meeting adjourned at 3:22 p.m.**

229

230

231

232 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

233

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237

238

Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

C

REALMANAGE

FAMILY OF BRANDS

TO: Beaumont CDD Board of Supervisors
FROM: Tammy Collins -Manager
DATE: December 9, 2024
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- Juniper is cutting everything back and laying mulch throughout.
- Juniper is replacing annuals the week of December 9th.
- SECO- damaged front entrance areas by Penrose Gates and entrance by Sundance Apartments. Once work is completed SECO claims will be out to assess damage for repair. All entrance landscape on hold until work completed

IRRIGATION:

- We have two irrigation boxes not functioning Juniper supplied bids to replace with explanation of different clocks. Juniper to supply bids for just repairing what is down. Verbal estimate \$8600.

GATES:

- Guardian provided bid to Fix June gates and to adjust timing on all four gates to have them functioning without closing on vehicles. They have ordered the parts they estimate competition date by 11/17/24.
- Gates circuits need to be replaced due to electrical surge.

CLUBHOUSE:

- Guardian returning to look at door for better entry.

POOL:

- Pool gate needs repair, gate vendor coming when all work can be completed at the same time. Townhome gate needs updated hinges.

INSURANCE CLAIMS:

- 462 Accident insurance has approved bid and is issuing check to CDD
- Townhome Wall- Insurance waiting for approval

LIGHTS:

- SECO engineering (Joey) is looking at the lights on Spanish Harbor, Penrose and Sundance to determine what is needed to get the Beaumont CDD owned lights connected to the SECO grid.
- Electricians came out to pin point issues. Contacted Maddy electric the original installer of the streetlights, they are coming out week of Dec 2 to look at and determine fix.

SIGNS:

- There are 6 missing Wild animal signs
- Speed limit signs (10) working with Wildwood to have installed
- Ordering Management signs for Gym and entrances of the community.

TOWING

- Contacted towing company to start service. Meeting with them the week of December 2

**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	Public Hearing & 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.