

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on December 9, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Ann Judy	Chair
Joseph Vitalo	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

Residents present:

Sari Forza	Natalie Nahid	Gene Carmenini	George McHarris
Joan Herring	Corinne Perez	Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 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

Administration of Oath of Office to Newly Elected Supervisors [Carol Ann Michaels - Seat 1, Anne Judy – Seat 4] (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 Ms. Ann Michaels and Ms. Anne Judy. Mr. Shaw provided and Mr. Davenport briefly explained the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form I 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Shaw presented Resolution 2025-04. 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

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

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Shaw presented Resolution 2025-05.

Mr. Davenport explained that this is necessary to avoid a finding in the audit, as expenditures exceeded budget in Fiscal Year 2024.

Asked what items went overbudget, Mr. Shaw stated it was a combination of things. He thinks it is not prudent to discuss the specific expenses at the present time because a few invoices have yet to be reconciled and included in the Fiscal Year 2024 budget.

On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, I 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, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Speed Tables

Ms. Collins stated she followed up with City of Wildwood officials regarding speed tables and the City is highly against installation, regardless of type. The City's suggestion is to post additional speed limit signs, of which there are not enough of in the area. If no speed limit signs are posted, motorists can drive 35 miles per hour (mph); whereas, if they are posted, motorists must drive at the posted speed limit, 25 mph in this instance, and the City of Wildwood Police Department will enforce it. Most homeowners and the City of Wildwood are against the installation of speed tables in the community.

Ms. Judy asked if Staff will compose and distribute a letter to homeowners about the incessant speeding and remind them that the speed limit is 25 mph and that it is unsafe for children and seniors to walk in their neighborhoods.

Discussion ensued regarding tabling the speed table discussion, having additional speed limit signage installed instead of speed tables, an automated speed limit sign on Spanish Trail installed by the City, how best to handle speeding by delivery drivers, revisiting the speed table discussion during the next budget season, how many signs to order, where to post additional signs and coordinating with the City Police Department for enforcement of the speed limit.

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, authorizing Ms. Collins to coordinate with the City and facilitate installation of speed limit signs, based on their measurements, throughout the neighborhood and assist the Wildwood Police Department in enforcing the speed limit, was approved.

Discussion ensued regarding sending an e-blast to residents about the speeding, CDD liability in the event of an injury, having "Children at Play" signage installed at or near the entrances, and whether to order school bus stop, roundabout and yield signage.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, in addition to the speed limit signs, authorizing Staff to order all necessary signage, including "Children at Play", roundabout and yield signage, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Fencing

Ms. Collins presented fencing proposals and asked for direction from the Board.

Discussion ensued regarding fencing costs, if there are more affordable options and homeowner complaints.

The Board consensus was for Staff to obtain one additional quote, compare all the options and report the findings at the next meeting.

EIGHTH ORDER OF BUSINESS

Update: Developer Projects

Ms. Collins provided updates on the gate repairs, cameras, a Clubhouse door adjustment and the streetlight repairs on Sundance and Penrose. She discussed the vendors, the two options, the electricians, the warranty on the initial installation, exposure to irrigation, a boring, a trench and lighting repair quotes.

Mr. Shaw stated an audit needs to be performed because some property owners are responsible for some of the lights and, although the streetlights are unbudgeted, the CDD will repair the lights, which needs to be covered by insurance, going forward. Management Staff will review the options and determine the best course of action. In the interim, Mr. Shaw recommended the Board approve a not-to-exceed amount to sustain the project before the next meeting.

Discussion ensued regarding how much to allot for the streetlighting/electrical repairs, the budget and contingencies.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, authorizing a not-to-exceed amount of \$15,000 to assess and repair all streetlights and electrical issues within the District, was approved.

Ms. Collins stated drainage repairs are scheduled for Thursday and the City Water Department will re-adjust the water levels.

Mr. Shaw stated, regarding Earthcare, the first portion of the project is complete. Ms. Collins will coordinate with them regarding a few items that she would like addressed. The second portion will commence in a few weeks. It will be difficult to gauge the success of the project until the rainy season starts in April.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of Minutes****A. November 4, 2024 Landowners' Meeting**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the November 4, 2024 Landowners' Meeting Minutes, as presented, were approved.

B. November 4, 2024 Regular Meeting

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the November 4, 2024 Regular Meeting Minutes, as presented, were approved.

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

Mr. Davenport stated the four-hour ethics training must be completed by December 31, 2024. He will forward a memorandum to the Board Members.

In response to a Board Member's question, it was noted that the "CDD 101" informational meeting is scheduled for January 13, 2025.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: RealManage, LLC

- **Action Items/Tracker**

The December Field Operations Status Report was included for informational purposes.

Ms. Collins responded to questions regarding a damaged wall and the insurance claim.

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

- **NEXT MEETING DATE: January 13, 2025 at 1:30 PM**

- **QUORUM CHECK**

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

Mr. Vitalo asked how the Townhomes section will address the irrigation repairs.

Discussion ensued regarding the Townhomes' budget, the CDD's approach to the repairs, the Hunter System, dried out grass on the Single-Family side and inviting a Juniper representative to the January meeting.

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

Referencing a report, resident Gene Carmenini stated that Sumter County does not allow speed tables anywhere except in the Villages.

In response to a question, Ms. Judy provided an update on the parking passes.

Resident Natalie Nohid asked if the CDD is responsible for trimming the shrubs and trees behind Penrose. Ms. Collins stated the Villages is responsible from where the road starts; crews were working on the vegetation in the area.

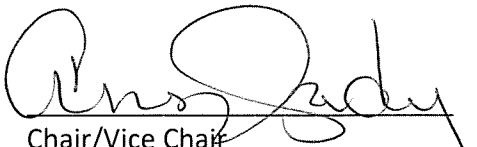
Resident Corinne Perrez asked if owners have priority over renters with regard to parking passes. Mr. Shaw stated parking passes are based on the lot, not whether the resident is an owner or a renter.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 2:49 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair