

BEAUMONT
COMMUNITY DEVELOPMENT
DISTRICT

January 13, 2025

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

January 6, 2025

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 January 13, 2025 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. Update: Developer Projects
4. Update: Stormwater Violations
5. Update: Street Lights
6. Consideration of Juniper Proposals
 - A. No. 299573 [Single Family 2 Wire Repairs \$8,420.60]
 - B. No. 310822 [Commercial Two Wire Repairs \$8,830.00]
7. Consideration of MDS Property Services Landscaping Proposal [Spanish Harbor Road Landscape Enhancement \$10,591.85]
8. Acceptance of Unaudited Financial Statements as of November 30, 2024
9. Approval of December 9, 2024 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field Operations Manager: *RealManage, LLC*
 - Status Report

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

- NEXT MEETING DATE: February 10, 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 |

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

6A



Proposal

Proposal No.: 299573
Proposed Date: 12/03/24

| PROPERTY: | FOR: |
|---|---|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD SIngle Family 2 wire repairs |

Estimate for total repairs currently just for the single family section of the baseline system due to damages from lightening. This is a rough estimate for the current issues we know about and diagnostic and expected repairs further down the line. Around the clubhouse a new two wire line has to be run that is completely fried and the decoders in said area also need to be replaced.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|---|--------|-----|------------|------------|-------------------|
| Lateral Components | | | | | \$8,420.60 |
| Tech Labor | 20.00 | HR | \$65.00 | \$1,300.00 | |
| BaseLine Direct Burial Bicoder 2 Valve -- BL-5202 | 4.00 | EA | \$603.95 | \$2,415.80 | |
| BaseLine Direct Burial Bicoder 4 Valve | 3.00 | EA | \$858.70 | \$2,576.10 | |
| Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.) | 500.00 | FT | \$0.98 | \$487.50 | |

| | | | | |
|--|--------|----|----------|-------------------|
| Paige Three-Way Decoder Cable Fuse Device (1 Input & 3 Output Cables) w/Lightning Protection | 4.00 | EA | \$291.55 | \$1,166.20 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$4.75 | \$475.00 |
| Total: | | | | \$8,420.60 |

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6B



Proposal

Proposal No.: **310822**
Proposed Date: **12/03/24**

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Commercial Two Wire Repairs |

Proposal to make repairs and finish the diagnostic repairs to get the commercial line back up and running. Around the well alone there are 4 valve banks that need decoders replaced and a new line run from valves 7 and 8 to 9 and 10. Expected repairs as they continue are estimated but there may be more.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|--|-------|-----|------------|------------|-------------------|
| Lateral Components | | | | | \$8,830.00 |
| Tech Labor | 20.00 | HR | \$65.00 | \$1,300.00 | |
| BaseLine Direct Burial Bicoder 1 Valve | 2.00 | EA | \$342.50 | \$685.00 | |
| BaseLine Direct Burial Bicoder 2 Valve -- BL-5202 | 4.00 | EA | \$603.95 | \$2,415.80 | |
| BaseLine Direct Burial Bicoder 4 Valve | 2.00 | EA | \$858.70 | \$1,717.40 | |
| Paige Three-Way Decoder Cable Fuse Device (1 Input & 3 Output Cables) w/Lightning Protection | 6.00 | EA | \$291.55 | \$1,749.30 | |

| | | | | |
|---|--------|----|--------|-------------------|
| Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.) | 500.00 | FT | \$0.98 | \$487.50 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$4.75 | \$475.00 |
| Total: | | | | \$8,830.00 |

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7

MDS Property Services Landscaping Proposal

| | |
|---------------------|--|
| Date: | December 12, 2024 |
| Client: | Beaumont HOA-7794 Penrose, Place Wildwood, FL |
| Job Name: | Beaumont HOA-Spanish Harbor Road Landscape Enhancement |
| Ticket # | |
| Prepared By: | Mike Smith |
| Description: | Podocarpus to create a buffer. Install drip irrigation on all new Podocarpus. New irrigation will be fed from an existing bubbler line from the trees. Install Pine Bark Mulch. Work to be preformed on Spanish Harbor Road. |

| QTY | Item Description | Unit Price | Total |
|---------------|---------------------------------------|------------|--------------------|
| 125 | Podocarpus Miki 7GAL 32" HT Installed | \$53.50 | \$6,687.50 |
| 800 | Irrigation Drip Pipe | \$0.60 | \$480.00 |
| 45 | Irrigation Fitings | \$0.43 | \$19.35 |
| 4 | Irrigation Labor | \$55.00 | \$220.00 |
| 20 | Labor for Sod Removal | \$45.00 | \$900.00 |
| 1 | Disposal | \$210.00 | \$210.00 |
| 1 | Equipment | \$375.00 | \$375.00 |
| 1 | Pine Bark Mulch Installed | \$1,200.00 | \$1,200.00 |
| 1 | Mobilization | \$500.00 | \$500.00 |
| | | | \$0.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL: | | | \$10,591.85 |

ACCEPTANCE OF TERMS

Signature below authorizes contractor to perform work as described above and verifies that the prices and specifications are hereby accepted.

*Payment terms: **Payment due immediately upon completion of work**. All overdue balances will be charged a 5% rate.*

Limited Warranty:

Client:

Prepared by:

Mike Smith

Date:

Date:

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 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 | \$ 144,827 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 144,827 |
| Investments | | | | | | | | | |
| Revenue | - | - | - | 131,152 | 164,287 | - | - | - | 295,439 |
| Reserve | - | - | - | 259,319 | 210,610 | - | - | - | 469,929 |
| Prepayment | - | - | - | 973 | 10,583 | - | - | - | 11,556 |
| Construction | - | - | - | - | - | - | 413 | - | 413 |
| Interest | - | - | - | 135 | 1 | - | - | - | 136 |
| Sinking | - | - | - | 68 | 2 | - | - | - | 70 |
| Bond redemption | - | - | - | 747 | 14 | - | - | - | 761 |
| Due from Developer | 24,337 | 73,085 | - | - | - | - | - | 1,400 | 98,822 |
| Due from other | 1,231 | - | - | - | - | - | - | - | 1,231 |
| Due from general fund | - | 43,603 | 135,206 | 18,207 | 28,835 | - | - | - | 225,851 |
| Due from SRF - single family | 99,503 | - | - | - | - | - | - | - | 99,503 |
| Due from SRF - townhome | 16,944 | 3,166 | - | - | - | - | - | - | 20,110 |
| Utility deposit | 3,557 | 1,790 | - | - | - | - | - | - | 5,347 |
| Total assets | <u>\$ 290,399</u> | <u>\$ 121,644</u> | <u>\$ 135,206</u> | <u>\$ 410,601</u> | <u>\$ 414,332</u> | <u>\$ -</u> | <u>\$ 413</u> | <u>\$ 1,400</u> | <u>\$ 1,373,995</u> |
| LIABILITIES | | | | | | | | | |
| Liabilities: | | | | | | | | | |
| Accounts payable - onsite | \$ 121 | \$ 135,948 | \$ 38,850 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 174,919 |
| Due to other | - | - | 7,108 | - | - | 3,386 | - | - | 10,494 |
| Due to general fund | - | 99,503 | 16,944 | - | - | - | - | - | 116,447 |
| Due to SRF - single family | 43,603 | - | 3,166 | - | - | - | - | - | 46,769 |
| Due to SRF - town home | 135,206 | - | - | - | - | - | - | - | 135,206 |
| Due to debt service fund 2019 area two | 18,207 | - | - | - | - | - | - | - | 18,207 |
| Due to debt service fund 2019-A1 | 28,835 | - | - | - | - | - | - | - | 28,835 |
| Due to KLP Beaumont commercial | - | - | - | 1,311 | - | - | - | - | 1,311 |
| Due to KLP Village | - | - | - | - | 9,486 | - | - | - | 9,486 |
| Contracts payable | - | - | - | - | - | 1,500 | - | 4,700 | 6,200 |
| Tax payable | 306 | - | - | - | - | - | - | - | 306 |
| Developer advance | 30,000 | - | - | - | - | - | - | - | 30,000 |
| Total liabilities | <u>\$ 256,278</u> | <u>\$ 235,451</u> | <u>\$ 66,068</u> | <u>\$ 1,311</u> | <u>\$ 9,486</u> | <u>\$ 4,886</u> | <u>\$ -</u> | <u>\$ 4,700</u> | <u>\$ 578,180</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 | - | - | - | 409,290 | 404,560 | - | - | - | 813,850 |
| Capital projects | - | - | - | - | - | (4,886) | 413 | (4,700) | (9,173) |
| Unassigned | 9,784 | (186,892) | 69,138 | - | - | - | - | - | (107,970) |
| Total fund balances | <u>\$ 9,784</u> | <u>\$ (186,892)</u> | <u>\$ 69,138</u> | <u>\$ 409,290</u> | <u>\$ 404,560</u> | <u>\$ (4,886)</u> | <u>\$ 413</u> | <u>\$ (4,700)</u> | <u>\$ 696,707</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 290,399</u> | <u>\$ 121,644</u> | <u>\$ 135,206</u> | <u>\$ 410,601</u> | <u>\$ 414,332</u> | <u>\$ -</u> | <u>\$ 413</u> | <u>\$ 1,400</u> | <u>\$ 1,373,995</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 67,891 | \$ 67,891 | \$ 428,940 | 16% |
| Total revenues | <u>67,891</u> | <u>67,891</u> | <u>428,940</u> | 16% |
| Professional & administrative | | | | |
| Supervisor fees | 1,076 | 2,153 | 12,600 | 17% |
| Management/accounting/recording | 4,000 | 8,000 | 48,000 | 17% |
| Legal | - | - | 25,000 | 0% |
| Engineering | - | - | 2,500 | 0% |
| Audit | - | - | 3,100 | 0% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 167 | 1,000 | 17% |
| Trustee | - | - | 10,500 | 0% |
| Telephone | 17 | 33 | 200 | 17% |
| Postage | 165 | 309 | 500 | 62% |
| Printing & binding | 42 | 83 | 500 | 17% |
| Legal advertising | 391 | 391 | 1,500 | 26% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | 507 | 8,653 | 6,817 | 127% |
| Contingencies/bank charges | 129 | 217 | 5,000 | 4% |
| Website | | | | |
| Hosting & maintenance | - | - | 705 | 0% |
| ADA site compliance | - | 210 | 210 | 100% |
| Tax collector | 1,358 | 1,358 | 8,936 | 15% |
| Supplies | - | - | 300 | 0% |
| Total professional & administrative | <u>7,768</u> | <u>21,749</u> | <u>128,293</u> | 17% |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|-------------------|----------------|
| Field operations (shared) | | | | |
| Management | - | 1,200 | 40,000 | 3% |
| Security amenity center | 895 | 1,790 | 500 | 358% |
| Stormwater management | | | | |
| Lake maintenance | 825 | 1,650 | 10,000 | 17% |
| Stormwater Repairs | 11,099 | 11,099 | - | N/A |
| Preserve maintenance | - | - | 3,500 | 0% |
| Streetlighting | | | | |
| Maintenance contract | - | - | 2,000 | 0% |
| Electricity | - | - | 5,000 | 0% |
| Irrigation supply | | | | |
| Maintenance contract | 219 | 219 | 3,000 | 7% |
| Electricity | 3,765 | 5,342 | 8,000 | 67% |
| 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 | 35,647 | 53,472 | 174,400 | 31% |
| Plant replacement | - | - | 5,000 | 0% |
| Tree treatment | - | - | 5,000 | 0% |
| Irrigation repairs | - | - | 2,000 | 0% |
| Roadway maintenance | - | - | 2,500 | 0% |
| Total field operations | <u>52,450</u> | <u>74,772</u> | <u>265,650</u> | 28% |
| Total expenditures | <u>60,218</u> | <u>96,521</u> | <u>393,943</u> | 25% |
| Excess/(deficiency) of revenues over/(under) expenditures | | 7,673 | (28,630) | 34,997 |
| Fund balances - beginning | 2,111 | 38,414 | 140,314 | |
| Fund balances - ending | <u>\$ 9,784</u> | <u>\$ 9,784</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 NOVEMBER 30, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--|----------------------------|----------------------------|-------------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 44,493 | \$ 44,493 | \$ 281,108 | 16% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>44,493</u> | <u>44,493</u> | <u>281,608</u> | 16% |
| | | | | |
| Single Family Program | | | | |
| Management | - | - | 30,000 | 0% |
| Lifestyles events | - | - | 6,000 | 0% |
| Accounting | 125 | 250 | 1,500 | 17% |
| Streetlighting electric | 930 | 930 | 6,240 | 15% |
| Streetlighting maintenance | 352 | 945 | 2,000 | 47% |
| Landscape maintenance | - | - | 21,800 | 0% |
| Tree treatment | - | - | 7,160 | 0% |
| Plant replacement | - | - | 5,000 | 0% |
| Irrigation repairs | 219 | 219 | 2,500 | 9% |
| Pool maintenance | 3,600 | 6,430 | 21,600 | 30% |
| Gym equipment- PM | - | - | 1,000 | 0% |
| Repairs and maintenance | - | - | 7,500 | 0% |
| Electricity | 801 | 801 | 15,000 | 5% |
| Gate electricity | 194 | 194 | 4,000 | 5% |
| Insurance | - | 31,073 | 26,000 | 120% |
| Phone/cable/internet | 1,286 | 2,123 | 6,000 | 35% |
| Sewer/ water/ propane | - | 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>7,507</u> | <u>43,723</u> | <u>275,750</u> | 16% |
| | | | | |
| Other fees & charges | | | | |
| Tax collector | 890 | 890 | 5,856 | 15% |
| Total other fees & charges | <u>890</u> | <u>890</u> | <u>5,856</u> | 15% |
| Total expenditures | <u>8,397</u> | <u>44,613</u> | <u>281,606</u> | 16% |
| | | | | |
| Excess/(deficiency) of revenues over/(under) expenditures | 36,096 | (120) | 2 | |
| | | | | |
| Fund balances - beginning | (222,988) | (186,772) | 68,797 | |
| Fund balances - ending | <u><u>\$ (186,892)</u></u> | <u><u>\$ (186,892)</u></u> | <u><u>\$ 68,799</u></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 NOVEMBER 30, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 15,169 | \$ 15,169 | \$ 95,837 | 16% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>15,169</u> | <u>15,169</u> | <u>96,337</u> | 16% |
| EXPENDITURES | | | | |
| Town Home Program | | | | |
| Accounting | 63 | 125 | 750 | 17% |
| 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 | 219 | 219 | 1,000 | 22% |
| Pool maintenance | 2,200 | 3,031 | 13,600 | 22% |
| Repairs and maintenance | - | - | 2,000 | 0% |
| Electricity | 335 | 335 | 6,000 | 6% |
| Insurance | - | - | 5,000 | 0% |
| Bank fees | - | - | 500 | 0% |
| Phone/cable/internet | - | - | 1,500 | 0% |
| Water/sewer | - | 288 | 2,000 | 14% |
| Janitorial | - | - | 10,000 | 0% |
| ADA site compliance | - | - | 2,000 | 0% |
| Security amenity center | 62 | 125 | 1,000 | 13% |
| 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>2,879</u> | <u>4,123</u> | <u>94,340</u> | 4% |
| Other fees & charges | | | | |
| Tax collector | 303 | 303 | 1,997 | 15% |
| Total other fees & charges | <u>303</u> | <u>303</u> | <u>1,997</u> | 15% |
| Total expenditures | <u>3,182</u> | <u>4,426</u> | <u>96,337</u> | 5% |
| Excess/(deficiency) of revenues over/(under) expenditures | 11,987 | 10,743 | - | |
| Fund balances - beginning | 57,151 | 58,395 | 90,700 | |
| Fund balances - ending | <u>\$ 69,138</u> | <u>\$ 69,138</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 NOVEMBER 30, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 41,352 | \$ 41,352 | \$ 261,264 | 16% |
| Interest | 1,965 | 3,963 | - | N/A |
| Total revenues | <u>43,317</u> | <u>45,315</u> | <u>261,264</u> | 17% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | 50,000 | 50,000 | 50,000 | 100% |
| Interest | 98,972 | 98,972 | 202,088 | 49% |
| Total debt service | <u>148,972</u> | <u>148,972</u> | <u>252,088</u> | 59% |
| Other fees & charges | | | | |
| Tax collector | 827 | 827 | 5,443 | 15% |
| Total other fees and charges | <u>827</u> | <u>827</u> | <u>5,443</u> | 15% |
| Total expenditures | <u>149,799</u> | <u>149,799</u> | <u>257,531</u> | 58% |
| Excess/(deficiency) of revenues over/(under) expenditures | (106,482) | (104,484) | 3,733 | |
| Fund balances - beginning | 515,772 | 513,774 | 504,767 | |
| Fund balances - ending | <u>\$ 409,290</u> | <u>\$ 409,290</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 NOVEMBER 30, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-----------------------|-----------------------|-----------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 65,490 | \$ 65,490 | \$ 418,043 | 16% |
| Assessment prepayments | 9,753 | 9,753 | - | N/A |
| Interest | 2,312 | 4,658 | - | N/A |
| Total revenues | 77,555 | 79,901 | 418,043 | 19% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | 105,000 | 105,000 | 105,000 | 100% |
| Principal prepayment | 15,000 | 15,000 | - | N/A |
| Interest | 149,837 | 149,837 | 298,519 | 50% |
| Total debt service | 269,837 | 269,837 | 403,519 | 67% |
| Other fees & charges | | | | |
| Tax collector | 1,310 | 1,310 | 8,709 | 15% |
| Total other fees and charges | 1,310 | 1,310 | 8,709 | 15% |
| Total expenditures | 271,147 | 271,147 | 412,228 | 66% |
| Excess/(deficiency) of revenues over/(under) expenditures | (193,592) | (191,246) | 5,815 | |
| Fund balances - beginning | 598,152 | 595,806 | 590,970 | |
| Fund balances - ending | \$ 404,560 | \$ 404,560 | \$ 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 NOVEMBER 30, 2024**

| | Current Month | Year To Date |
|--|-------------------|-------------------|
| 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 NOVEMBER 30, 2024**

| | <u>Current Month</u> | <u>Year To Date</u> |
|--|--------------------------|-------------------------|
| REVENUES | | |
| Interest | \$ - | \$ 2 |
| Total revenues | <u>-</u> | <u>2</u> |
| EXPENDITURES | | |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - - | 2 |
| Fund balances - beginning | 413 | 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 NOVEMBER 30, 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><u>\$ (4,700)</u></u> | <u><u>\$ (4,700)</u></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 a
Meeting on December 9, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida

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.

45 Mr. Shaw, a Notary of the State of Florida and duly authorized, administered the Oath of
46 Office to Ms. Ann Michaels and Ms. Anne Judy. Mr. Shaw provided and Mr. Davenport briefly
47 explained the following:

48 A. Required Ethics Training and Disclosure Filing

49 • Sample Form I 2023/Instructions

50 B. Membership, Obligations and Responsibilities

51 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

52 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public**
53 **Officers**

54

55 **FOURTH ORDER OF BUSINESS** Consideration of Resolution 2025-04,
56 Electing and Removing Officers of the
57 District, and Providing for an Effective Date

59 Mr. Shaw presented Resolution 2025-04. Ms. Judy nominated the following slate:

60 Ann Judy Chair

61 Joseph Vitalo Vice Chair

62 Gary Smith Assistant Secretary

63 Carol Michaels Assistant Secretary

64 Ariane Williams Assistant Secretary

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

66 Chuck Adams Secretary

68 Craig Wrathell Treasurer

69 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

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

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

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

113

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.

119

120

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

124

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.

128

129

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Fencing

131

132

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

133

134

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

135

126

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

137

138 EIGHTH ORDER OF BUSINESS

Update: Developer Projects

139
140 Ms. Collins provided updates on the gate repairs, cameras, a Clubhouse door adjustment
141 and the streetlight repairs on Sundance and Penrose. She discussed the vendors, the two options,
142 the electricians, the warranty on the initial installation, exposure to irrigation, a boring, a trench
143 and lighting repair quotes.

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

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

152

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

156

157

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

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

164

165 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

167
168 On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the
169 Unaudited Financial Statements as of October 31, 2024, were accepted.

170

171

172 **TENTH ORDER OF BUSINESS** Approval of Minutes

173
174 A. November 4, 2024 Landowners' Meeting

175

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

178

179
180 B. November 4, 2024 Regular Meeting

181

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

184

185
186 **ELEVENTH ORDER OF BUSINESS** Staff Reports

187
188 A. District Counsel: Kutak Rock LLP

189 Mr. Davenport stated the four-hour ethics training must be completed by December 31,
190 2024. He will forward a memorandum to the Board Members.

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

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

194 There was no report.

195 C. Field Operations Manager: RealManage, LLC

196 • Action Items/Tracker

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

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

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

200 • NEXT MEETING DATE: January 13, 2025 at 1:30 PM

201 ○ QUORUM CHECK

202

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

204

205 Mr. Smith asked how the Townhomes section will address the irrigation repairs.

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

209

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.

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

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

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

222

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.

227

228

229

229

230
231

231

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

232

233

234

235

236

237

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: January 13, 2024
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- Juniper completed trimming and mulch.
- Annuals were replaced and look good.
- 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.
- Juniper turned off all irrigation except for annuals due to freezing weather

GATES:

- Gates are fully functional
- Walking gates need repair

CLUBHOUSE:

- Guardian returning to look at door for better entry.

POOL:

- Pool gate needs repair, Townhome gate needs updated hinges.
- Loose paver having Element to provide bid
- Faulty light under patio having Element to provide bid

INSURANCE CLAIMS:

- 462 Accident insurance has approved bid and is issuing check to CDD
- Townhome Wall- Insurance waiting for approval –Max has been met by insured, supervisor to get back to me regarding amount allowed.

LIGHTS:

- Maddy Electric approved and scheduled to start work week of 1.13.2025.

SIGNS:

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

TOWING

- Contacted towing company to start service. Feb 1st is start date for towing company, sending contract for review by Bennett.

**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.