

# **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
<b>Lateral Components</b>					<b>\$8,420.60</b>
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 damage 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
<b>Lateral Components</b>					<b>\$8,830.00</b>
Tech Labor	20.00	HR	\$65.00	\$1,300.00	
BaseLine Direct Burial Bicode 1 Valve	2.00	EA	\$342.50	\$685.00	
BaseLine Direct Burial Bicode 2 Valve -- BL-5202	4.00	EA	\$603.95	\$2,415.80	
BaseLine Direct Burial Bicode 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 damage 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

<b>Date:</b>	December 12, 2024
<b>Client:</b>	Beaumont HOA-7794 Penrose, Place Wildwood, FL
<b>Job Name:</b>	Beaumont HOA-Spanish Harbor Road Landscape Enhancement
<b>Ticket #</b>	
<b>Prepared By:</b>	Mike Smith
<b>Description:</b>	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 Fittings	\$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
<b>TOTAL:</b>			<b>\$10,591.85</b>

## 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
<b>ASSETS</b>									
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>
<b>LIABILITIES</b>									
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>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
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>
<b>FUND BALANCES</b>									
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
<b>REVENUES</b>				
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%
 <b>Professional &amp; administrative</b>				
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
<b>Field operations (shared)</b>				
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
<b>REVENUES</b>				
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%
 <b>Single Family Program</b>				
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%
 <b>Other fees &amp; charges</b>				
Tax collector	<u>890</u>	<u>890</u>	<u>5,856</u>	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	<u>(222,988)</u>	<u>(186,772)</u>	<u>68,797</u>	
Fund balances - ending	<u>\$ (186,892)</u>	<u>\$ (186,892)</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 NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	<u>303</u>	<u>303</u>	<u>1,997</u>	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	<u>57,151</u>	<u>58,395</u>	<u>90,700</u>	
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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	<u>77,555</u>	<u>79,901</u>	<u>418,043</u>	19%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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	<u>269,837</u>	<u>269,837</u>	<u>403,519</u>	67%
<b>Other fees &amp; charges</b>				
Tax collector	<u>1,310</u>	<u>1,310</u>	<u>8,709</u>	15%
Total other fees and charges	<u>1,310</u>	<u>1,310</u>	<u>8,709</u>	15%
Total expenditures	<u>271,147</u>	<u>271,147</u>	<u>412,228</u>	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	<u>\$ 404,560</u>	<u>\$ 404,560</u>	<u>\$ 596,785</u>	

**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
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
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**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 2
Total revenues	<u>-</u>	<u>2</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
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
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
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 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

71 **On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution**  
72 **2025-04, Electing, as nominated, and Removing Officers of the District, and**  
73 **Providing for an Effective Date, was adopted.**

74  
75  
76 **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**

82  
83 Mr. Shaw presented Resolution 2025-05.

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

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

89  
90 **On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, I**  
91 **Resolution 2025-05, Adopting an Amended General Fund Budget for Fiscal Year**  
92 **2023/2024, Providing for Appropriations; Addressing Conflicts and Severability;**  
93 **And Providing for an Effective Date, was adopted.**

94  
95  
96 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Speed Tables**

97  
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.

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. Smith 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**

<b>On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 2:49 p.m.</b>
----------------------------------------------------------------------------------------------------------------

[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**

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 1<sup>st</sup> 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.