

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on January 13, 2025 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

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
David Norcross	Juniper Landscaping
Mike Heine	Juniper Landscaping
Keith Kirchoffer	Juniper Landscaping
Vincent DiBello	Juniper Landscaping

**Residents present:**

Gene Carmenini      Natalie Nahid      George Michaels      Joan Herring

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Vitalo, Smith and Michaels were present. Supervisor Williams was absent.

▪ **Presentation of Juniper Proposals**

**This item was an addition to the agenda.**

Mr. Norcross, Irrigation Manager at Juniper Landscaping, presented the Single-Family and Commercial 2-wire Repair proposals and responded to questions regarding unit prices, valves, decoders, bores, modules, ACC2 and ICC2 systems, damage from lightning strikes, surge devices,

upgrades versus replacement, the warranty, project timeline and the longevity of the pricing in the proposals.

Discussion ensued regarding irrigation repair costs, funding sources, lighting upgrades, availability of funds in the budget for either proposal and amending the budget.

Mr. Shaw stated decisions must be made based on funds available and thanked the Juniper representatives for attending the meeting and conveying potential long-term solutions to the Board.

The consensus was to defer the proposals and address these items in the next fiscal year.

**SECOND ORDER OF BUSINESS****Public Comments (Agenda Items: 3 Minutes Per Speaker)**

There were no public comments.

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

Ms. Collins stated all the slow work is completed throughout the CDD. She provided updates regarding sod installation, irrigation, a streetlight proposal, signage and towing. She responded to questions about her satisfaction with the completed work, two residents who authorized Staff to go onto their properties, towing stickers and if Real Manage will draft and send letters alerting homeowners of the towing start date.

Mr. Davenport will review the towing proposal, draft an agreement and coordinate with Ms. Collins after the meeting to draft a release related to the two residents mentioned.

**FOURTH ORDER OF BUSINESS****Update: Stormwater Violations**

Ms. Collins stated a City of Wildwood Official texted her on December 20, 2024 regarding this item and she immediately responded. The stormwater violations are on 7 Mile Road and on Trail Winds, which is the road between Starbucks and Lowe's. Both areas are in the Trail Winds Development, and have nothing to do with the CDD. The CDD is responsible for a silt fence near the Target and beyond and those culverts are covered to prevent construction debris from polluting the area.

Ms. Collins stated she recently met with the City Official, presented the necessary documents and followed up with an email. The matter is considered closed.

Mr. Shaw stated, out of an abundance of caution, Ms. Collins should forward an area map to the City Official, identifying the drains that are covered, along with photographs, and convey that, per their prior exchange, the culverts will remain covered during ongoing construction. She should request written confirmation from the City Official that the matter is closed.

**FIFTH ORDER OF BUSINESS****Update: Street Lights**

Ms. Collins stated the Agreement with Mandy Electric needs to be executed and remitted to them.

**SIXTH ORDER OF BUSINESS****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]**

Mr. Shaw stated that the CDD does not have the funds for the projects and voiced his option that, if possible, it would be best to replace the system rather than upgrade it.

The Board and Staff discussed temporary repairs, repair costs, fund availability, delaying making a determination until February, finalizing the assessment roll, a contingency, levying special assessments, the Single-Family and Townhome budgets, the General Fund, a budget amendment, other projects, grass replacement, lake management and the Developer.

This item will be carried over to the next agenda.

**SEVENTH ORDER OF BUSINESS****Consideration of MDS Property Services Landscaping Proposal [Spanish Harbor Road Landscape Enhancement \$10,591.85]**

Ms. Collins presented the MDS Property Services Landscaping Proposal for Spanish Harbor Road Landscape Enhancement in the amount of \$10,591.85.

Discussion ensued regarding the proposal, mulching, fence and irrigation repairs and the warranty.

This item was tabled.

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of November 30, 2024**

Mr. Shaw presented the Unaudited Financial Statements as of November 30, 2024.

Mr. Vitalo stated the carry-over amount in the last three financial statements varies greatly because the 2024 baseline number is not known. He asked for a final report from Accounting and stated the financials cannot be accepted until the baseline is revealed.

Mr. Shaw stated a response from Accounting is pending.

This item was tabled.

**NINTH ORDER OF BUSINESS****Approval of December 9, 2024 Regular Meeting Minutes**

The following change was made:

Line 205: Change “Smith” to “Vitalo”

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the December 9, 2024 Regular Meeting Minutes, as amended, were approved.**

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

Referencing slides, Mr. Davenport delivered a “CDD 101” educational presentation. He discussed governmental entities and reviewed how and why CDDs are established; the differences between CDDs and HOAs; Florida Statutes, particularly Chapter 190; Code of Ethics; role of District Staff; government documents; Rules of Procedure; public records laws; the CDD’s administrative office; Board meetings; agendas; Shade Sessions; the Sunshine Law; bond issuances; debt assessments; budgets; protocols; and Landowners’ and general elections.

Mr. Davenport responded to questions regarding District Staff compensation, the three-minute limit for public comments and bond refinancing.

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

There was no report.

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

- Status Report**

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

Discussion ensued regarding speed limit signs and decorative poles.

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

- NEXT MEETING DATE: February 10, 2025 at 1:30 PM**

- QUORUM CHECK**

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

Mr. Vitalo stated he will attend the February meeting but is uncertain about the March and April meetings.

Discussion ensued regarding establishing a quorum and attendance via telephone.

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

Resident George Michaels expressed appreciation for the gate repairs. He stated the push button feature on the main gate is functional and asked if the other gate can be as efficient. Ms. Collins stated that gate is not connected.

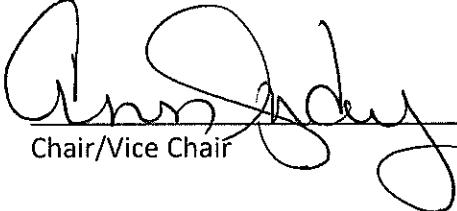
Resident Natalie Nahid asked who is responsible for checking/inspecting the fire hydrants. Ms. Collins stated the City inspected the fire hydrants last week.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:16 p.m.</b>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Camille M. Mays  
Secretary/Assistant Secretary

  
Ann Shadley  
Chair/Vice Chair