

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 10, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy  
Joseph Vitalo  
Gary Smith  
Carol Michaels  
Ariane Williams

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Antonio Shaw  
Bennett Davenport  
Tammy Collins

District Manager  
District Counsel  
Onsite Operations Manager

**Residents present:**

Gene Carmenini      Natalie Nahid  
Sherry Carmenini    Rosario Forza

George Michaels      Corrine Perez  
Robert Martino

**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.

▪ **Discussion: Pillars Group**

**This item, previously the Fourth Order of Business, was presented out of order.**

It was noted that there are outstanding invoices from the Pillars Group, totaling \$150,000.

The Board and Staff discussed the validity of the invoices, the response time for payment, disputing the invoiced amounts based on poor performance, lack of a signed contract between the CDD and Pillars Group or any vendor insurance information, the Pillars Group not submitting invoices for several years, what services were rendered under Tio's time, the statute of limitations on debt collections, a pending reconciliation for Fiscal Year 2024 from Accounting, remitting payment for services rendered in Fiscal Year 2024 but withholding payments from Fiscal Years 2022 and 2023 pending further research by District Counsel, passing the costs onto the Developer on the grounds that they breached their contract with the CDD, a conflict of interest preventing Mr. Davenport from negotiating an agreement with Kolter, engaging a third-party Attorney, terminating services with the Pillars Group and considering a proposal submitted by Clean Star Services of Central Florida Inc (CSS).

The consensus was to engage CSS; specifying cleaning occur every Monday, Wednesday and Friday, with janitorial services every Monday and Friday.

**On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, terminating the Maintenance arrangement with the Pillars Group, was approved.**

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Clean Star Services of Central Florida Inc. Proposal for cleaning and janitorial services of District amenities, was approved.**

Mr. Davenport will research the language of the Deficit Funding Agreement, contact the Developer and report his findings. Additionally, District Counsel will coordinate with the Chair regarding the Pillars Group invoices, sending a letter to the Pillars Group, terminating the arrangement with the District effective immediately and drafting a form of agreement with CSS, specifying the terms discussed.

Mr. Vitalo asked about the legality of gifting Board Members Chinese New Year's gifts under \$25. Mr. Davenport stated, in general, Board Members are prohibited from accepting gifts

of any dollar amount if there is reason to believe it is for the purpose of influencing their decisions. However, gifts with no conflicts of interest attached can be accepted but the gifts must be reported to the Ethics Commission, if they are greater than \$25 in value. In this case, since Mr. Vitalo's gifts to the Board are valued at less than \$25, they can be distributed and do not need to be reported.

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

This item was addressed following the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS****Discussion: Pillars Group**

This item was addressed following the Second Order of Business.

**FIFTH ORDER OF BUSINESS****Discussion: District Credit Card**

- **Waiver of Liability**

Mr. Shaw stated that Ms. Collins recently inquired about a District credit card. He stated that the CDD does not offer credit cards for Staff to use in emergency cases but RealManage offers one.

Ms. Collins presented the RealManage Waiver of Liability for Debit/Credit Card Account and discussed the \$310 processing fee, along with the card terms and conditions.

Ms. Collins responded to questions regarding the interest rate, the monthly spending limit and Lifestyles expenditures.

Discussion ensued regarding card purchases being tax-exempt, Ms. Collins retaining receipts for all purchases, the budget for Lifestyles purchases and the monthly allowance amount.

<p><b>On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, obtaining a credit card from RealManage for use by the Lifestyle Coordinator, with a monthly allowance of \$1,500 for petty cash, supplies and services, was approved.</b></p>
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**SIXTH ORDER OF BUSINESS****Consideration of Juniper Proposals****A. No. 283323 [Hunter ICC2 Modular Controller – Single Family Homes \$12,033]**

Discussion ensued regarding if the CDD can afford the irrigation repairs, the lack of emergency funds, cutting certain expenditures to facilitate the repairs, possibly losing previously-purchased sod if the repairs are not made, recent lightning rod installations in the Townhomes section for \$11,403, and Capital outlay allotments for the Townhomes and Single-family areas.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Proposal #283323 for a Hunter ICC2 Modular Controller for the Single-Family Homes, in the amount of \$12,033, utilizing capital outlay funds to fund the repairs, was approved.**

**B. No. 283325 [Hunter ICC2 Modular Controller – Commercial \$10,983]**

**On MOTION Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Proposal #283325 for a Hunter ICC2 Modular Controller for the Commercial area, in the amount of \$10,983, utilizing funds budgeted for landscaping maintenance irrigation repair to fund the repairs, was approved.**

**C. No. 283326 [Hunter ICC2 Modular Controller – Townhomes \$11,403]****D. No. 278494 [Hunter ACC2 Wire Controller – Commercial \$15,880.45]****E. No. 278491 [Hunter ACC2 Wire Controller – Single Family Homes \$17,840.45]****F. No. 278492 [Hunter ACC2 Wire Controller – Townhomes \$17,056.45]****G. No. 299573 [Single Family 2 Wire Repairs \$8,420.60]****H. No. 310822 [Commercial Two Wire Repairs \$8,830.00]**

Items C through H were not addressed.

**▪ Update: Developer Projects**

**This item, previously the Third Order of Business, was presented out of order.**

Ms. Collins reported the following:

- Mandy Electric will start ordering the electrical lighting for Penrose and Sundance and commence the boring for the electrical lines this week; once the connections are complete, most of the lights will be functioning.
- There is a plumbing issue in the Single-family homes section. Staff is working on facilitating having the repairs done as soon as possible.

**SEVENTH ORDER OF BUSINESS**

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

This item was previously tabled and should be removed from future agendas.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Mandy Electric, Inc.  
Agreement for Lighting Services**

Mr. Shaw presented the Mandy Electric, Inc. Agreement for Lighting Services.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Mandy Electric, Inc. Agreement for Lighting Services, was ratified.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements**

Mr. Shaw stated the financials will be updated next month to include payments to the Pillars Group.

**A. as of November 30, 2024**

**B. as of December 31, 2024**

Ms. Collins responded to questions regarding why the Pillars Group billed the Townhomes for janitorial services but not the Single-family in the December financials and if the CDD paid twice for pressure-washing services.

Mr. Vitalo stated he will not vote to accept the financials until the Pillars Group invoices are sorted out and settled.

This item was tabled.

**TENTH ORDER OF BUSINESS****Approval of January 13, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the January 13, 2025 Regular Meeting Minutes, as presented, were approved.**

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

Asked if an incident resulting in a resident's fobs being suspended should come before the Board, Mr. Davenport stated no; Ms. Collins has the authority to issue seven-day fob suspensions for violations of CDD Rules; any suspension longer than a week should be reported at the next Board meeting.

Discussion ensued regarding the one-week suspension rule, which infractions should be brought before the Board and resident appeals.

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

There was no report.

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

- **Status Report**

The Field Operations Status Report was included for informational purposes.

Discussion ensued regarding when towing will commence, installation of towing signage, sending a 30-day notification letter to homeowners, legal towing requirements, speeding and the need to install "Children at Play" signage.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, authorizing installation of "Slow Down - Children at Play" signage at all entrance gates, was approved.**

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

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

○ **QUORUM CHECK**

This item was discussed during the Twelfth Order of Business.

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

Mr. Vitalo suggested scheduling a Special Meeting to resolve issues and address missing agendas. He discussed his findings about the Series 2019 bonds, A-1 bonds and collected assessments. He asked why reserve funds and surpluses are not transferred into the General Fund to fund improvements. He suggested the Board consider annual evaluations of the District vendors and service providers.

Discussion ensued regarding holding a workshop within the regular meeting, a reserve study and rescheduling the March 10, 2025 meeting to March 3, 2025.

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, rescheduling the March 10, 2025 meeting to March 3, 2025, was approved.**


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

No members of the public spoke.

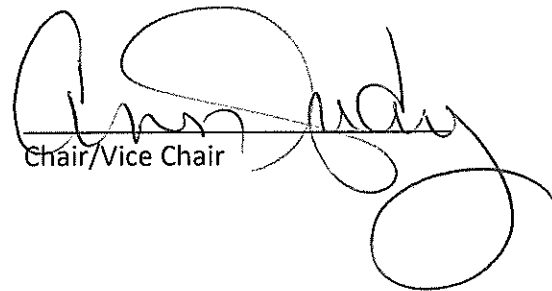
**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:48 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair