

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on March 3, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

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 (via telephone)	District Counsel
Tammy Collins	Onsite Operations Manager
Alex Honka	Ingenium Enterprises
Gene Carmenini	Resident
Sheryl Carmenini	Resident
Natalie Nahid	Resident
George Michaels	Resident
Corrine Perez	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:33 p.m. All Supervisors were present.

▪ **Consideration of Wildwood Panda Replat**

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

Mr. Alex Honka, of Ingenium Enterprises, presented a replat of Sundance Extension West Lots 247.1 and 247.2 for Board consideration.

Asked about the purpose of the replat, Mr. Davenport stated Staff prepared the document, and the replat essentially splits the one lot into two lots. This contemplates alteration of the roadway that otherwise impacts the District's interest in nearby tracts of land. He checked with a consultant to ensure the lots do not have any assessments or True-up payments. From a

legal perspective, his office has no objections to the replat. In response to Ms. Michaels' question, Mr. Honka stated he is uncertain what the owner plans to do with the lot.

Discussion ensued regarding the reason for the replat, lot ownership, exact location of the lots, if the additional lot will be vacant or repurposed, if the CDD or the City can regulate land use, if approving the replat will adversely impact the CDD, if the replat would change the assessment amount required for payment, the Methodology and ownership and maintenance of Sundance roads.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the replat of Sundance Extension West Lots 247.1 and 247.2, was approved.**

**SECOND ORDER OF BUSINESS**

**Public Comments (Agenda Items: 3 Minutes Per Speaker)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Wildwood Panda Replat**

This item was addressed following the First Order of Business.

**FOURTH ORDER OF BUSINESS**

**Consideration of Element Service Solutions Proposal #9181 Paver Trip Hazard Remediation**

Mr. Shaw presented the Element Service Solutions Proposal #9181 for Paver Trip Hazard Remediation.

Discussion ensued regarding the scope of work, the vendor, if the paver repairs are a common occurrence, the budget and a funding source.

It was noted that funds would be drawn from the Single-family repair and maintenance line item.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Element Service Solutions Proposal #9181 for Paver Trip Hazard Remediation, in the amount of \$1,527, to be drawn from the Single-Family budget, was approved.**

**Discussion: Community Communication  
and Engagement**

Ms. Judy distributed a handout of a Monthly Newsletter and recalled a recent Board discussion about developing goals and objectives. One specific goal is to foster better communication with homeowners and residents. She discussed the misinformation on the Facebook page, particularly involving the new parking rules and the restrooms being down. She proposed drafting and disseminating a monthly newsletter with general information to dispel misinformation about CDD projects and business.

Discussion ensued regarding the untruths and negativity on the Facebook page, if there could be a managed Facebook page, how best to avoid Sunshine Law violations, misinterpretation of the meeting minutes in relation to the parking permit, the real reason why the restrooms were down for as long as they were, irrigation issues with Juniper, logistics of drafting and circulating a newsletter and ensuring that renters receive the newsletter as well.

Mr. Shaw voiced his opinion that the Facebook page should be ignored and residents should contact him or Ms. Collins directly, with CDD concerns, as well attending meetings. Ms. Judy noted that the majority of residents work during the day and cannot attend meetings, so they rely on misinformation on the Facebook page; however, she believes a newsletter would dispel that. She thinks a newsletter could be transmitted via an eblast. The consensus was to proceed with the monthly newsletter.

Ms. Judy will draft the newsletter a few days after each Board meeting and forward it to District Counsel for review and approval. District Counsel will then forward the approved document to Ms. Collins for dissemination to homeowners and residents via e-blast through the RealManage portal and/or by posting hardcopies on the community bulletin Boards.

**SIXTH ORDER OF BUSINESS**

**Discussion: Gym Restrooms**

Ms. Collins stated she included this as a discussion item on the agenda in case additional funding was needed for the restroom repairs. Fortunately, no additional funding was needed.

Asked if the restrooms were flushed, Ms. Collins replied affirmatively and suggested budgeting for annual routine drainage cleaning of the restrooms for preventative maintenance purposes.

Mr. Shaw presented the Agreement for Clubhouse Cleaning Services. Mr. Davenport stated the Agreement was previously executed, in connection with the direction provided by the Board at the last meeting to enter into an agreement with this vendor.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the CSS Clean Star Services of Central Florida, Inc. Agreement for Clubhouse Cleaning Services, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements**

Mr. Shaw presented the following:

- A. as of November 30, 2024**
- B. as of December 31, 2024**
- C. as of January 31, 2025**

Mr. Vitalo noted that, since this is early March, there are no February statements, and confirmed that, after the last meeting, he emailed Mr. Shaw regarding the November 2024 budget. Mr. Shaw then facilitated a call with Mr. Jeff Pinder, the Controller at District Management's office. Mr. Vitalo stated he spoke with Mr. Pinder mainly regarding government accounting standards, the Pillars Group and the bonds. He read the following follow-up note from Mr. Pinder:

"With regards to Pillars invoices and payments, we will send you that info on Monday. Everything relating to Fiscal Year 2024 and prior was posted to 09.30.24 in the general ledger. We are waiting to see if the Auditor wants to adjust Fiscal Year 2024 beginning fund balance for the invoices that relate to the prior fiscal years or keep them all in Fiscal Year 2024. Regardless, we will send you a breakdown of all the Pillars Group invoices by the fiscal year and a listing of payments that have been made to Pillars Group and we will note when the payments were made."

In response to Mr. Vitalo's question regarding where the CDD stands on obtaining funding for past invoices, Mr. Davenport stated the possibility of obtaining funds from the Developer would be predicated on the existence of a deficit funding agreement between the Developer and

the District during the fiscal years in question. He explained that, when the District was first established, it did not levy or collect assessments, because there was only one landowner and the District entered into an agreement with the Developer; whereby, the Developer agreed to fund the expenditures incurred during the course of the year. So, in the period where the CDD was invoiced by the Pillars Group, there was no agreement/legal instrument with the Developer in place. Regarding disputable invoices submitted by the Pillars Group, recently, Staff and the Board Chair conferred and, after the call, it was agreed that there was no real reason to dispute that the standard ongoing services, contemplated under the addendum in the contract, were rendered and there are no grounds to withhold payment. Regarding invoices submitted outside the scope of the ongoing services contemplated in the addendum, such as pressure washing, the Board never agreed or consented to have the Pillars Group perform those and a decision was made to send the Pillars Group a letter identifying the specific invoices for standard ongoing services that will be paid and invoices for services rendered outside the scope of the addendum that will not be paid.

Mr. Vitalo voiced his belief that the CDD owes the Pillars Group over \$100,000 in undisputed payments and a total amount of \$18,619.99 in disputed payments for work performed outside of the scope of the contract over the years. He discussed Mr. Pinder's comments about reserves, the bonds and the lack of completion signatures on the three capital projects constructed with bond funds. Mr. Davenport explained that, once projects are completed, the Trust Indenture typically requires the Board to sign the completion paperwork. This should have been done already but he will look through his records for the documents and report back. Mr. Vitalo stated there is an outstanding \$9,000 related to the lack of signatures and the Board needs closure on this item.

Discussion ensued regarding the Trustee, building a reserve fund in the budget, a reserve study, capital project line items, whether to take out a loan to pay the undisputed amount owed to the Pillars Group, reduced governmental interest rates, why District Management did not request invoices from the Pillars Group sooner, if the CDD is legally bound to pay the Pillars Group since they did not forward the invoices when asked, why District Management did not cancel the Pillars Group contract when the Pillars Group failed to submit invoices, the general ledger, establishing a payment plan with the Pillars Group and it being prudent for the CDD to avoid a lawsuit with the Pillars Group.

Mr. Davenport will draft a letter to the Pillars Group about the Board's decision to approve certain invoices and reject certain invoices and negotiate a payment with same. He will follow up with Mr. Pinder about building a reserve fund in the budget.

**On MOTION by Ms. Vitalo and seconded by Mr. Smith, with all in favor, authorizing District Counsel to draft a letter to the Pillars Group related to the Board's decision to approve and reject certain outstanding invoices and authorizing Staff to initiate negotiations to resolve the dispute with the coordination of the Chair, was approved.**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of November 30, 2024, December 31, 2024 and January 31, 2025, were accepted.**

**NINTH ORDER OF BUSINESS****Approval of February 10, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the February 10, 2025 Regular Meeting Minutes, as presented, were approved.**

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

Mr. Davenport reported the following:

- Updates on any developments regarding the Pillars Group will be provided in between meetings. The Board will be involved in each stage of the process.
- Regarding District contracts, the District Manager is the official records custodian, so the records are being stored at the District Manager's administrative offices. Mr. Davenport stated he has access to certain records and keeps all the contracts on a chart that can be forwarded to the Board Members.

Mr. Davenport responded to questions regarding the amendments to the Evergreen/RealManage Agreement and the pool, landscaping and security contracts.

Per Ms. Judy, Mr. Davenport will email an updated list of all the contracts to the Board.

- The owner of Lot 249 contacted Staff to discuss erecting signage on the lot and asked for the Board to terminate/abandon the easement.

On MOTION by Mr. Smith and seconded by Mr. Vitalo, with all in favor, authorizing the Chair to coordinate with District Counsel and to sign off on terminating the easement on Lot 249, was approved.

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

There was no report.

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

- **Status Report**

Ms. Collins presented the February Field Operations Status Report.

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

- **NEXT MEETING DATE: April 14, 2025 at 1:30 PM**

- **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Vitalo voiced dissatisfaction with how the outstanding Pillars Group invoices were handled and expressed his opinion that the Board should consider engaging new District Management.

Mr. Davenport stated that the Board can authorize District Counsel to prepare and circulate an informal Request for Proposals (RFP) for District Management Services and solicit responses from some District Management companies with whom they are familiar.

Discussion ensued regarding the District Management contract and whether to change Management companies.

Mr. Shaw will include discussion of the District Management Contract on the next agenda.

**TWELFTH ORDER OF BUSINESS**

**Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)**

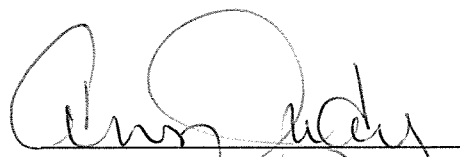
No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the meeting adjourned at 3:45 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair