

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 14, 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 (via Teams)	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Chuck Adams (via Teams)	District Manager
Antonio Shaw	Field Operations Manager
Bryan Merced (via Teams)	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via Teams)	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Natalie Nahid	Phil Borer	David Galarza	Randall Garner
Corrine Perez	Anna June	George Michaels	Sherry & Gene Carmenini

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:37 p.m.

Supervisors Judy, Vitalo, Smith and Williams were present. Supervisor Michaels attended via Teams.

**SECOND ORDER OF BUSINESS**

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

Resident Natalie Nahid asked if the roads in the CDD are public roads. Mr. Shaw stated that the roads within the CDD are owned and maintained by the CDD; they are not private. Ms.

Nahid recalled discussion at a previous meeting at which a request for an additional stop sign was denied due to budgetary constraints. It was noted that the CDD is the entity that would consider such requests.

Resident and HOA Board Member Phil Borer discussed his concerns about speeding on Penrose Place, especially around the corner near the community center. He noted that children are sometimes present in the areas of concern. He thinks traffic in the area should be slowed down.

Discussion ensued regarding speeding on Penrose Place, trucks parked in the road blocking visibility near the entrance where children play, posting “SLOW-Children at Play” signs, the inability to install speed bumps and implementing “No Parking” zones in busy areas.

It was noted that the City will not allow the speed limit to be lowered from 30 miles per hour (mph) to 20 mph.

It was noted that nighttime patrols increased somewhat since the Traffic Enforcement Agreement was signed; however, most traffic enforcement efforts are focused on areas outside the CDD. Mr. Shaw stated that, in his experience, the more residents that call the Police to express their concerns, the more likely the number of patrols is to increase. He recommended including the telephone number to report issues in the newsletter.

Discussion ensued regarding vehicles speeding past children on June Lane who are waiting for a school bus, “SLOW-Children at Play” signs, restricting parking on the curve to improve visibility and “SLOW-Hidden Drive” signs.

It was noted that a City speed monitoring device is in use.

Discussion ensued regarding speeding, traffic enforcement, providing spaces for police to conduct patrols and including a reminder in the newsletter regarding reporting issues to the City, along with the telephone numbers.

Mr. Borer stated that residents have come to the HOA with concerns about aggressive dogs attacking other dogs, following people, etc. He stated that the HOA is considering adopting a policy and asked if it should be issued jointly with the CDD.

Discussion ensued regarding local and State ordinances, enforcement of a pet policy, removal and quarantine of nuisance animals and the limitations of the HOA's enforcement authority.

Mr. Earlywine discussed the CDD rulemaking processes and enforcement mechanisms, including fines, litigation, collection of attorney's fees and revoking amenity privileges; he is willing to collaborate with HOA Counsel regarding a solution.

Discussion ensued regarding existing HOA rules pertaining to homeowners' yards only, local ordinances, existing CDD rules, adopting a CDD pet policy, including information about penalties in the newsletter, legislation regarding aggressive dogs, reporting aggressive dogs to Animal Care and Control (AC&C) and a recent incident in which a resident was chased, CDD property was damaged and AC&C was called. The need for multiple occurrences before animal removal and quarantine are ordered was noted.

Mr. Earlywine stated that damage to CDD property constitutes a violation of the CDD rules, so penalties of up to \$1,000 could apply and an enforcement letter can be sent.

Following discussion regarding developing policies and procedures and consequences, including loss of amenity privileges, Mr. Earlywine stated that the Rule has enforcement provisions; a policy can be added to it and it is enforceable.

Staff was authorized to work with Ms. Judy on a revision for consideration at the next meeting. In the meantime, there is a provision by which an Enforcement Letter can be sent to address the issue.

This item will be included on the next agenda.

Resident Sherry Carmenini asked for a "SLOW-Children at Play" sign to be installed so that it is visible to traffic entering from E County Road 462. Mr. Borer stated the HOA discussed four signs, including one at each entrance, and noted the additional locations being considered.

### **THIRD ORDER OF BUSINESS**

#### **Discussion: District Management Services**

#### **A. Prompt Payment Policies**

Mr. Shaw distributed the Wrathell, Hunt and Associates (WHA) contract.

Ms. Judy noted that WHA is the only entity that has not changed since the Developer group was on site in 2021 and 2022. She asked why WHA did not ensure that a janitorial contract and invoices were received from Pillars Group in 2021 and 2022.

Mr. Earlywine stated it is unclear if the CDD owes anything under those invoices. The Prompt Payment Act and CDD policy require contracts to be in place and service providers are required to perform the service, keep records and provide timely invoices. He advised that no payments will be made at this point, pending further discussion, as all invoices are late and/or relate to a contract that was not put in place. He stated the contractor was asked to provide a copy of a contract to prove that a written agreement was in effect with the CDD and to provide proof that timely invoices were submitted but no response was received.

Ms. Judy asked if the budget amendment should be postponed. Mr. Earlywine replied affirmatively and suggested holding off on amending the budget to account for janitorial services that may or may not have been rendered under a contract that may or may not have been entered into. Unless there is more to the amendment, he recommends holding off on it. Mr. Shaw stated that the janitorial invoices were the reason for the amendment. Mr. Earlywine stated that the contractor has not responded to the CDD's inquiries.

The consensus was to table the amendment, pending receipt of further information.

Ms. Michaels asked if there is a time limit in which the contractor is required to respond. Mr. Earlywine stated that, if the contractor had a standard form of agreement, their invoice was due within five days of the end of the prior month.

Mr. Smith voiced his agreement and stated that there was no signed contract.

Mr. Earlywine noted that business with a governmental entity is held to a high standard; he will confer with Mr. Davenport, Mr. Shaw and the Chair next week regarding this matter.

Discussion ensued regarding the four-year statute of limitations from the date of service, the CDD never receiving invoices, the contractor's inability to provide a contract, the Prompt Payment Procedures with which the contractor did not comply and why they were not investigated.

Mr. Earlywine stated the Prompt Payment Policy is adopted under Florida Statute; the CDD was not in breach of contract, as the policy requires the CDD to make payment within a certain period of time after receiving an invoice, and there was no written agreement.

Mr. Shaw stated that Evergreen was the Operations Manager during the time in question, not WHA. District Management was in contact with Evergreen and was following up at that time. He noted that the Developer Board hired the contractor and Mr. Adams and WHA's Controller demanded invoices. At that time, it was initially determined that the CDD was not responsible for 2021, 2022 or 2023; Mr. Adams advised that the contractor would be paid for 2024 and then would be terminated. Subsequent discussions with Mr. Davenport led to different options to be discussed.

Ms. Judy stated, at this time, the CDD is waiting on a response from Pillar Group; in her opinion, there is no need to discuss this further or to adjust the budget at this time.

It was noted that the CDD has only paid for 2024 and a portion of 2025.

Discussion ensued regarding the terms of the WHA District Management Services contract, which includes a 60-day, without cause, or a 30-day with cause termination clause for convenience, or immediate termination for cause. It was noted that, if no action is taken, WHA's District Management Services contract renews automatically on May 29<sup>th</sup> of each year.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-06, Adopting Amended Special Revenue Fund Budgets for Fiscal Year 2023/2024, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date**

Mr. Shaw stated the Board previously discussed tabling this Resolution.

Mr. Vitalo asked if a new budget will be prepared to reflect previously discussed revisions to the payment of Pillars, which should only be approximately \$43,000. Mr. Adams replied affirmatively. Mr. Vitalo asked about the beginning and ending Fund Balances. Mr. Adams stated that the positive ending balance is related to Kolter contributions; he will review the budget and provide an explanation at the next meeting.

This item was tabled.

Mr. Adams left the meeting.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-07,  
Approving the Florida Statewide Mutual  
Aid Agreement; Providing for Severability;  
and Providing for an Effective Date**

Ms. Judy asked if this Resolution and the Statewide Mutual Aid Agreement would have provided for reimbursement of roadway repairs that were necessary due to a hurricane-related disaster.

Mr. Earlywine stated the Statewide Mutual Aid Agreement provides funding in some circumstances; he does not believe that it would create a burden to the CDD.

Mr. Vitalo asked if this Agreement would only provide reimbursement for damages to CDD property but nothing for damage to private homes. Mr. Earlywine stated that is correct; in some cases, the Federal Emergency Management Agency (FEMA) provides reimbursements but, generally, a very large impact is needed in order to justify the extensive undertaking of the reimbursement process. The Statewide Mutual Aid Agreement is intended to protect governmental property.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS****Consideration of Juniper Landscaping of  
Florida, LLC Proposals**

Ms. Collins presented the following:

**A. No. 322990 [Treatments 33 Palm Trees Around the Pool and Clubhouse \$2,620.60]**

Ms. Judy questioned the \$660 charges for the injections.

A Board Member asked why the trees around the townhomes were not included. Ms. Collins stated the trees around the pool and clubhouse were most severely affected.

**B. No. 331488 [Flush Cut Dead Palm Tree in the Main Pool Area at the Club House \$503.47]**

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 331488 to Flush Cut Dead Palm Tree in the Main Pool Area at the Club House, in the amount of \$503.47, was approved.**

**C. No. 334282 [Palm Tree Trimming at the Club House [\$5,909.00]]**

Discussion ensued regarding when the palm trees were last trimmed and the best time of year to trim palm trees. Ms. Collins noted that trimming palm trees at this time of year will help avoid debris from dirtying the pool and clogging the pool filters.

Ms. Collins will request additional bids for palm tree trimming at the Club House.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 322990 for Treatments of 33 Palm Trees Around the Pool and Clubhouse, in the amount of \$2,620.60, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of February 28, 2025**

Mr. Shaw presented the Unaudited Financial Statements as of February 28, 2025.

Mr. Vitalo questioned the \$78,395 charge for "Stormwater Repairs".

Mr. Vitalo asked why nothing is shown year-to-date for Single Family "Landscape maintenance." Ms. Collins stated that bills are received monthly. Mr. Shaw stated that the invoices will be researched; it might be a coding issue.

Mr. Vitalo recalled that Mr. Davenport was working on closing out three bonds that have been paid off, as shown on Pages 8, 9 and 10. Mr. Earlywine will follow up with Mr. Davenport and Mr. Shaw.

Referring to Page 6, Mr. Vitalo voiced his understanding that funds are budgeted to pay off bonds and that interest also accrues. He asked if the CDD can budget less than the full amount in anticipation of interest accruing.

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Approval of March 3, 2025 Regular Meeting  
Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the March 3, 2025 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Morris Engineering and Consulting, LLC**

There were no District Counsel or District Engineer reports.

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

- **Status Report**

Ms. Collins presented the March Field Operations Status Report. She noted that the Lifestyle Coordinator's last day was on Saturday; interviews are ongoing.

Discussion ensued regarding work being done by Maddy Electric. It was noted that two missing covers need to be replaced. Additional boring might be needed and two electric in-ground box covers will be needed. Work is under budget; a bid will not be needed.

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

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

- **QUORUM CHECK**

Supervisors Williams, Smith, Judy and Vitalo confirmed their attendance at the May 12, 2025 meeting. Supervisor Michaels will attend via telephone.

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

There were no Board Members' comments or requests.

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

Resident Anna June thanked the Board and Staff for addressing parking issues on her street. She asked why the traffic light is flashing. Ms. Judy stated that the Sheriff controls the light on Church Road; she believes the light is related to additional traffic due to the Easter holiday.



Resident Gene Carmenini asked who can be notified about a streetlight on Sundance that is visible from his lanai and is illuminated around the clock. Ms. Collins will address it.

Ms. Carmenini asked why cars parked on her street overnight are not towed. Ms. Collins stated that cars are allowed to park in the overflow parking for twelve hours. She noted that the towing company is not on site at all times; some vehicles might not be on the street or blocking driveways and some could have been moved within the twelve hours. Mr. Shaw noted that parking during the hours before enforcement begins does not count towards the number of hours parked to trigger towing.

Discussion ensued regarding removal of disabled vehicles, commercial vehicles, vehicles covered in dust and ten-minute parking zones. It was noted that the mailbox section will be painted for the benefit of the towing company.

Resident Katheryn Klosterman stated that a neighbor's dog has been tied to a tree in the common area without food or water for long periods of time and the dog is barking. Mr. Earlywine stated that AC&C can be called; such behaviors can be included in the policy and a letter can be sent. Ms. Collins stated the HOA sent two violations with follow-up to the homeowner.

Discussion ensued regarding consequences including deactivation of fobs, new ordinances going into effect June 1, 2025 and the need for residents to call and report issues.

Resident Randall Garner noted that green sewer covers were placed on lawns on Stokes Way in areas where mowers might displace sewer caps. Ms. Collins stated that is an HOA matter.

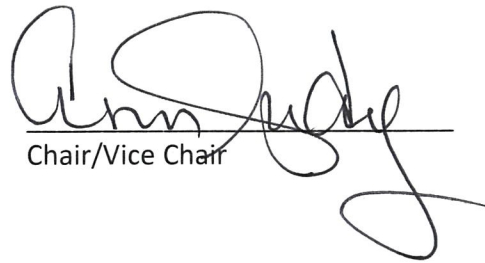
## **TWELFTH ORDER OF BUSINESS**

## **Adjournment**

**On MOTION by Mr. Smith and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:16 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair