

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting May 12, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy  
Joseph Vitalo  
Gary Smith  
Carol Michaels  
Ariane Williams

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Antonio Shaw  
Chuck Adams  
Bennett Davenport  
Tammy Collins

District Manager  
Wrathell, Hunt and Associates, LLC (WHA)  
District Counsel  
Onsite Operations Manager

**Residents present:**

Phil Borer  
Anna June

Laura Borer  
Natalie Nahid

James Perkins  
Gene Carmenini

George Michaels  
Sheryl Carmenini

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:31 p.m. Supervisors Judy, Vitalo, Smith and Michaels were present at roll call. Supervisor Williams arrived after roll call.

**SECOND ORDER OF BUSINESS**

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

Resident James Perkins asked about dedicating the roads to the City. Mr. Shaw stated that it is not an option. Mr. Davenport clarified that the CDD can convey properties to the County but the County will not accept the roads.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-08,  
Approving a Proposed Budget for Fiscal  
Year 2025/2026 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;**

**Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

Mr. Shaw presented Resolution 2025-08 and read the title.

Mr. Davenport stated the fiscal year runs from October 1<sup>st</sup> to September 30<sup>th</sup>. He explained the proposed budget consideration and adoption process. Operation and Maintenance (O&M) assessments will be levied and the CDD must hold a public hearing before adopting the budget.

Mr. Adams stated CDD homeowners have been through this process a few times in the past. This is the CDD's largest budget thus far, which is unsurprising as budgets tend to increase annually. Mr. Adams reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This incorporates all the increases that Mr. Shaw and Ms. Collins provided as well.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2025/2026 and Providing for an Effective  
Date**

Mr. Shaw presented Resolution 2025-09. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "November 10, 2025" to "November 17, 2025"

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the**

**Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**FIFTH 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 presented Resolution 2025-06.

Mr. Adams stated if actual expenditures exceed the adopted budget, the CDD must amend the budget to avoid a finding in the annual audit.

Mr. Vitalo asked Staff to make the following changes to the budget:

- Include the value of the contracts on the Definitions pages under vendors.
- Add a “Capital outlay” line item in the General Fund to fund unforeseen expenses.
- Apply the \$2,500 for “Engineering” to another line item since those services are rarely used. Mr. Adams stated the “Engineering” line item amount, in the General Fund, will be lowered so that it is budget neutral.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, 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, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Palm Trimming Proposals**

Ms. Collins presented the following:

- A. American Tree [\$6,350]**
- B. Juniper Landscaping of Florida, LLC., No. 334282 [\$5,909]**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 334282, for palm tree pruning, in the amount of \$5,909, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Neighborhood Watch**

Mr. Shaw stated he received information regarding the creation of a Neighborhood Watch program. Staff sought the advice of District Counsel and the insurance carrier and forwarded the information to the Board. Management's recommendation is to not create a Neighborhood Watch program.

Discussion ensued regarding liability concerns if the CDD allows a Neighborhood Watch program and the HOA conducting a once-a-year Neighborhood Watch event, which is a requirement.

Ms. Judy recapped that the CDD will back away from any involvement in a Neighborhood Watch but allow the HOA to have a meeting within the scope of the three meetings per month that they are already allotted in the community facility.

**EIGHTH ORDER OF BUSINESS****Discussion: Liability Insurance**

Mr. Shaw referenced a Florida Insurance Alliance Report and stated that he and Ms. Collins toured the CDD with representatives from the CDD's insurance carrier and it was noted that everything is essentially in order. Although no critical recommendations were observed, the group identified three things that need to be corrected. Ms. Collins is working on rectifying those issues.

**NINTH ORDER OF BUSINESS****Discussion: Detailed Pool Cleaning**

Ms. Collins stated there is dirt and missing grout at the bottom of the pool, in the deep end. Staff facilitated an inspection and was advised that it is necessary to drain the pool to make the repairs. It was recommended that the pool be drained every five to six years to properly maintain it. The pool company submitted two bids that are not included in the agenda.

Discussion ensued regarding repair costs, a recent positive pool inspection from the health department, including the maintenance costs in the Fiscal Year 2026 budget, current capital outlay and scheduling the repairs in the off season when the pool is less utilized.

In response to a question regarding the proposals, Mr. Shaw stated Ms. Collins forwarded two maintenance invoices to him. One is to shock and clean the pool, in the amount of \$910, and the other is to close the pool and maintain it, in the amount of \$2,320. The consensus was to accept the \$2,320 proposal, include this expense in the Fiscal Year 2026 budget, and schedule the maintenance in December or January, every five years.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements**

- A. as of February 28, 2025**
- B. as of March 31, 2025**

Mr. Adams and Mr. Davenport responded to questions regarding the “Landowner contribution” line item in the Single-Family Program; the Developer passing on irrigation, faulty streetlights and washout issues to the resident-controlled Board; unpaid custodial billing in the March financials; the debt service and the status of the series 2019 bonds.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of February 28, 2025, and as of March 31, 2025, subject to all pending March invoices be paid and reflected in the next unaudited financials, were accepted.**

**ELEVENTH ORDER OF BUSINESS****Approval of April 14, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the April 14, 2025 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP**

Mr. Davenport explained the Prompt Payment Act and reported that he and Ms. Judy exchanged emails regarding the CDD’s pet policy.

Ms. Judy stated the HOA wants the CDD to potentially adjust the pet policy in the CDD’s Amenity Rules and agreements. The Board could simply add a Pet Policy to the current Amenity Rules or undergo the official rulemaking process, similar to what was carried out for the Parking Policy. She read the proposed pet policy, as follows:

“All pets brought onto District property including but not limited to the Clubhouse, as well as the Clubhouse parking lot, pool areas, pickleball, bocce ball courts and all green spaces, shall be leashed and under the control of their owners at all times. No pets shall be tied to or secured to any tree, bush or other apparatus on District property at any time, and all pet feces shall be

removed by the owner at the time of defecation. Animal waste stations have been provided throughout the District for fecal disposal.”

Mr. Davenport stated the language in the current Amenity Rules is more restrictive than what Ms. Judy proposed; currently, there is a blanket ban on pets coming into/onto the amenities. If the Board would like to permit dogs or cats into/onto certain parts of the premises, the language should be changed to specifically state that.

Discussion ensued regarding broadening the pet policy language in the Amenity Rules, how best to mitigate tenants/homeowners who do not follow the Rules, reported dog waste in the green spaces, allowing pets in the common areas with certain stipulations, resident responsibility to curb their pets, discouraging residents from reporting neighbors in violation of the pet policy rules, animal control, rule enforcement, CDD fining authority, HOA Covenants, holding property owners accountable for renter’s actions and issues involving a nearby apartment complex.

Mr. Davenport will adjust the Pet Policy language in the Amenity Rules and present it at the next meeting.

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

There was no report.

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

- **Status Report**

Ms. Collins presented the May Field Operations Status Report.

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

- **716 Registered Voters in District as of April 15, 2025**

- **NEXT MEETING DATE: June 9, 2025 at 1:30 PM**

- **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

Mr. Vitalo stated the nearby apartment complex is not maintaining the trees and bushes near their property line, which adversely impacts the CDD.

Ms. Judy reported that the street trees on Spanish Harbor, from Primrose to the Target, are dead.

Ms. Collins will send a letter to the Property Manager of the apartment complex and have Juniper inspect and remove the dead trees.

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

Resident and HOA Board Member Phil Borer thanked the Board for addressing the pet control issues and stated the HOA Board will cooperate with the CDD in any way possible to resolve the issues. The HOA does not have a pet policy but can create one if it will make a difference.

Resident Sheryl Carmenini stated that there is no speed limit sign in her development and motorists are speeding.

Mr. Perkins stated there is an oil spill in front of his and his neighbors' houses, likely caused by hydraulic fluid from the waste management truck. Ms. Collins will obtain pressure cleaning estimates and present them at the next meeting.

Resident Laura Borer asked about homeowner responsibility for sidewalk maintenance.

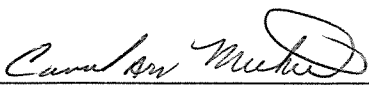
Mr. Shaw stated sidewalk repairs will be revisited at the next meeting. Staff will explore which entity is responsible for maintaining all the sidewalks. Mr. Davenport stated the District owns the sidewalks and is open to partnering with the HOA to fund the sidewalk repairs. He recommended asking the HOA to contact him to work on an arrangement.

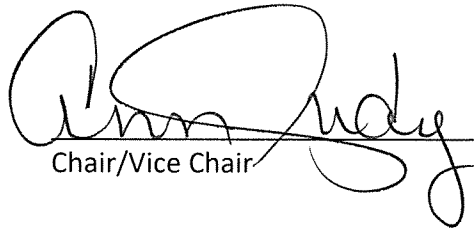
Mr. Davenport stated the CDD's contract with Juniper is set to expire on October 1, 2026 and, given that the contract value exceeds the threshold, it will be necessary to go through the Request for Proposals (RFP) process for landscape maintenance services once the contract ends. Mr. Davenport responded to questions regarding the RFP process, the evaluation criteria and timing.

**FIFTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:29 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair