

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 9, 2025**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**

June 2, 2025

Board of Supervisors  
Beaumont Community Development District

**ATTENDEES:**

Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on June 9, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items: 3 Minutes Per Speaker*)
3. Discussion: Rental Agreements and Rules Forms
4. Consideration of Pressure Cleaning Proposals
5. Discussion: Sidewalk Repairs
6. Acceptance of Unaudited Financial Statements as of April 30, 2025
7. Approval of May 12, 2025 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - Status Report
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: July 14, 2025 at 1:30 PM

○ QUORUM CHECK

SEAT 1	CAROL ANN MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSEPH A VITALO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Board Members' Comments/Requests
10. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114 or Antonio Shaw at 352-910-1477.

Sincerely,



Chuck Adams  
District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 5494071**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**

Proposal For

Beaumont CDD

270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

Location

7764 Penrose Pl

Wildwood, FL 34785

Pool Area Pressure Wash		Terms Net 30	
ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<p><b>Pressure Washing</b></p> <p>Pressure wash the clubhouse's pool deck, which includes the pool area, covered patio, &amp; mail area.</p> <p>Perform a soft wash of the pool furniture, cleaning both the top and underneath surfaces.</p> <p>Safeguard the plant material and shrubs surrounding the pool deck from chemical exposure; clean the deck using low pressure with a water and chlorine solution.</p> <p>Thoroughly rinse the area with water.</p> <p>Contractor will supply water using a hose spigot located on the clubhouse.</p>	1	\$ 3,827.00	\$ 3,827.00

Client Notes

Billing Terms: Payment due upon completion of work.

*TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.*

*Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.*

*Photo/Video Release: ESS may take photo's and/or video of customers project to be used in ESS marketing & advertising materials.*

*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

## Signature

x

Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 3,827.00
TOTAL	\$ 3,827.00

## Photos

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2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779

**Proposal #9976**  
Created: 05/07/2025  
From: Gavin Sederopoulos





## PROPOSAL

**DATE** April 9, 2025  
**CUSTOMER NAME** Beaumont North HOA  
**ADDRESS** 7764 Penrose PL  
Wildwood, FL 34785  
**LOCATION OF JOB** Clubhouse main room, gym and pool deck

- Pressure wash all pool deck pavers \$ 1,200.00
- Carpet extraction at main room and gym \$ 590.00

Materials and equipment are included on the proposal.

Please call us if you have any questions and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
**(407) 456-9174**  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
**(407) 668-1338**  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2025**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2025**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 330,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,510
Investments									
Revenue	-	-	-	255,765	363,745	-	-	-	619,510
Reserve	-	-	-	252,434	204,621	-	-	-	457,055
Prepayment	-	-	-	989	21,224	-	-	-	22,213
Construction	-	-	-	-	-	-	419	-	419
Interest	-	-	-	97,515	146,906	-	-	-	244,421
Sinking	-	-	-	69	2	-	-	-	71
Bond redemption	-	-	-	760	5,109	-	-	-	5,869
Undeposited funds	112	-	-	-	-	-	-	-	112
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	120,406	152,545	2,514	3,982	-	-	-	279,447
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 359,747</u>	<u>\$ 125,362</u>	<u>\$152,545</u>	<u>\$ 610,046</u>	<u>\$ 745,589</u>	<u>\$ -</u>	<u>\$ 419</u>	<u>\$ 1,400</u>	<u>\$ 1,995,108</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	\$ 121	\$ 3,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,548
Due to other	-	-	7,110	-	-	3,386	-	-	10,496
Due to SRF - single family	120,406	-	3,166	-	-	-	-	-	123,572
Due to SRF - town home	152,545	-	-	-	-	-	-	-	152,545
Due to debt service fund 2019 area two	2,514	-	-	-	-	-	-	-	2,514
Due to debt service fund 2019-A1	3,982	-	-	-	-	-	-	-	3,982
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,486	-	-	-	9,486
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	152	-	-	-	-	-	-	-	152
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>309,720</u>	<u>3,427</u>	<u>10,276</u>	<u>1,310</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>343,805</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unearned revenue	-	-	-	-	283	-	-	-	283
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>283</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>26,020</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	608,736	735,820	-	-	-	1,344,556
Capital projects	-	-	-	-	-	(4,886)	419	(4,700)	(9,167)
Unassigned	25,690	121,935	142,269	-	-	-	-	-	289,894
Total fund balances	<u>25,690</u>	<u>121,935</u>	<u>142,269</u>	<u>608,736</u>	<u>735,820</u>	<u>(4,886)</u>	<u>419</u>	<u>(4,700)</u>	<u>1,625,283</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 359,747</u>	<u>\$ 125,362</u>	<u>\$152,545</u>	<u>\$ 610,046</u>	<u>\$ 745,589</u>	<u>\$ -</u>	<u>\$ 419</u>	<u>\$ 1,400</u>	<u>\$ 1,995,108</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,211	\$ 397,392	\$ 428,940	93%
Interest and miscellaneous	39	2,834	-	N/A
Total revenues	<u>4,250</u>	<u>400,226</u>	<u>428,940</u>	93%
 <b>Professional &amp; administrative</b>				
Supervisor fees	1,076	7,320	12,600	58%
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	9,151	17,804	25,000	71%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	1,000	1,000	750	133%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	10,500	0%
Telephone	17	117	200	59%
Postage	359	1,233	500	247%
Printing & binding	42	292	500	58%
Legal advertising	118	509	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	58	502	5,000	10%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	84	7,860	8,936	88%
Supplies	-	-	300	0%
Total professional & administrative	<u>15,988</u>	<u>76,202</u>	<u>128,293</u>	59%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	8,698	28,056	40,000	70%
Security amenity center	1,250	5,725	500	1145%
Stormwater management				
Lake maintenance	1,650	5,775	10,000	58%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	824	1,429	2,000	71%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract		219	3,000	7%
Electricity	6,204	20,541	8,000	257%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	35,973	125,093	174,400	72%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	203	203	5,000	4%
Irrigation repairs	11,800	11,800	2,000	590%
Fertilization & pest control	-	60	-	N/A
Roadway maintenance	-	-	2,500	0%
Janitorial services	425	425	-	N/A
Total field operations	<u>67,027</u>	<u>328,707</u>	<u>265,650</u>	124%
Total expenditures	<u>83,015</u>	<u>404,909</u>	<u>393,943</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	(78,765)	(4,683)	34,997	
Fund balances - beginning	104,455	30,373	140,314	
Fund balances - ending	<u>\$ 25,690</u>	<u>\$ 25,690</u>	<u>\$ 175,311</u>	



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,760	\$ 260,433	\$ 281,108	93%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,760</u>	<u>333,518</u>	<u>281,608</u>	118%
 <b>Single Family Program</b>				
Management	-	-	30,000	0%
Lifestyles events	-	450	6,000	8%
Accounting	125	875	1,500	58%
Streetlighting electric	1,893	5,869	6,240	94%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	325	325	21,800	1%
Tree treatment	-	-	7,160	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	3,780	15,790	21,600	73%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	1,026	7,315	7,500	98%
Electricity	1,501	5,286	15,000	35%
Gate electricity	840	1,836	4,000	46%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	1,791	7,140	6,000	119%
Sewer/ water/ propane	713	2,219	6,000	37%
Janitorial	3,598	15,643	35,000	45%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	1,070	1,200	89%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>15,592</u>	<u>101,055</u>	<u>275,750</u>	37%
 <b>Other fees &amp; charges</b>				
Tax collector	<u>55</u>	<u>5,151</u>	<u>5,856</u>	88%
Total other fees & charges	<u>55</u>	<u>5,151</u>	<u>5,856</u>	88%
Total expenditures	<u>15,647</u>	<u>106,206</u>	<u>281,606</u>	38%
 Excess/(deficiency) of revenues over/(under) expenditures	(12,887)	227,312	2	
 Fund balances - beginning	<u>134,822</u>	<u>(105,377)</u>	<u>68,797</u>	
Fund balances - ending	<u>\$ 121,935</u>	<u>\$ 121,935</u>	<u>\$ 68,799</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 941	\$ 88,788	\$ 95,837	93%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>941</u>	<u>88,788</u>	<u>96,337</u>	92%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	438	750	58%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	-	17,440	0%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	2,310	8,919	13,600	66%
Repairs and maintenance	4,463	5,622	2,000	281%
Electricity	760	2,563	6,000	43%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	312	1,144	2,000	57%
Janitorial	1,512	5,112	10,000	51%
Pressure washing	-	1,500	2,000	75%
Security amenity center	65	441	1,000	44%
Pest control	-	450	1,500	30%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	250	0%
Total town home program	<u>9,485</u>	<u>26,408</u>	<u>94,340</u>	28%
<b>Other fees &amp; charges</b>				
Tax collector	<u>18</u>	<u>1,756</u>	<u>1,997</u>	88%
Total other fees & charges	<u>18</u>	<u>1,756</u>	<u>1,997</u>	88%
Total expenditures	<u>9,503</u>	<u>28,164</u>	<u>96,337</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(8,562)	60,624	-	
Fund balances - beginning	<u>150,831</u>	<u>81,645</u>	<u>90,700</u>	
Fund balances - ending	<u>\$ 142,269</u>	<u>\$ 142,269</u>	<u>\$ 90,700</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,565	\$ 242,048	\$ 261,264	93%
Interest	2,015	12,411	-	N/A
Total revenues	<u>4,580</u>	<u>254,459</u>	<u>261,264</u>	97%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Interest	-	98,972	202,088	49%
Total debt service	<u>-</u>	<u>148,972</u>	<u>252,088</u>	59%
<b>Other fees &amp; charges</b>				
Tax collector	51	4,787	5,443	88%
Total other fees and charges	<u>51</u>	<u>4,787</u>	<u>5,443</u>	88%
Total expenditures	<u>51</u>	<u>153,759</u>	<u>257,531</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	4,529	100,700	3,733	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(5,738)	(5,738)	-	N/A
Total other financing sources	<u>(5,738)</u>	<u>(5,738)</u>	<u>-</u>	N/A
Net change in fund balances	(1,209)	94,962	-	
Fund balances - beginning	609,945	513,774	504,767	
Fund balances - ending	<u>\$ 608,736</u>	<u>\$ 608,736</u>	<u>\$ 508,500</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-1 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,063	\$ 383,338	\$ 418,043	92%
Assessment prepayments	-	24,555	-	N/A
Interest	2,356	13,941	-	N/A
Total revenues	<u>6,419</u>	<u>421,834</u>	<u>418,043</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	-	25,000	-	N/A
Interest	-	149,978	298,519	50%
Total debt service	<u>-</u>	<u>279,978</u>	<u>403,519</u>	69%
<b>Other fees &amp; charges</b>				
Tax collector	<u>79</u>	<u>7,580</u>	<u>8,709</u>	87%
Total other fees and charges	<u>79</u>	<u>7,580</u>	<u>8,709</u>	87%
Total expenditures	<u>79</u>	<u>287,558</u>	<u>412,228</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	6,340	134,276	5,815	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	<u>5,738</u>	<u>5,738</u>	<u>-</u>	N/A
Total other financing sources	<u>5,738</u>	<u>5,738</u>	<u>-</u>	N/A
Net change in fund balances	12,078	140,014	5,815	
Fund balances - beginning	723,742	595,806	590,970	
Fund balances - ending	<u>\$ 735,820</u>	<u>\$ 735,820</u>	<u>\$ 596,785</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u>\$ (4,886)</u>	<u>\$ (4,886)</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 8
Total revenues	<u>1</u>	<u>8</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	8
Fund balances - beginning	418	411
Fund balances - ending	<u>\$ 419</u>	<u>\$ 419</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**  
**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	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Chuck Adams	Wrathell, Hunt and Associates, LLC (WHA)
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Phil Borer	Laura Borer	James Perkins	George Michaels
Anna June	Natalie Nahid	Gene Carmenini	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**

<p><b>On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:29 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: June 09, 2025  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper is cutting and trimming every week and we are now back to full staff
- SECO- damaged front entrance areas by Penrose Gates and entrance by Sundance Apartments. Once work is completed SECO claims will be out to assess damage for repair. All entrance landscape on hold until work completed-Seco continues to work in area.

## **IRRIGATION:**

- Irrigation has been replaced and now fully functioning
- Irrigation pressure is low on June side of common areas due to water tables being low with wells (Rain will help)

## **GATES:**

- Gates -June Exit gate is malfunctioning, contacted Guardian for them to come repair- Repaired
- Walking gates need repair- Stonegate sending bid
- Penrose entrance gate malfunctioning- Guardian scheduling to fix

## **CLUBHOUSE:**

- Guardian returning to look at door for better entry. Fixed
- Cleaning company- CSS provided bids to shampoo carpets and pool deck- Completed 6.3.25

## **SIGNS**

- Speed limit signs in waiting for installation
- Yeld sign in waiting for installation
- Animal signs in waiting for installation

## **POOL:**

- Pool gates at North getting bid to replace. Fixed 6.2.25
- Townhomes need additional railing to prevent entry by reaching over. Element sending bid
- Loose pavers at front of clubhouse and pool deck- Element fixed 6.3.25

- Dead palm tree in corner – Juniper provided bid to remove. May 13. Removed
- Palms in pool were injected and waiting for approval to be trimmed- Trimmed 6.2.25
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until Nov 2025

## **INSURANCE CLAIMS:**

- Townhome Wall- Element to start work on May 26- Work started part being ordered to complete

## **LIGHTS:**

- Maddy Electric scheduled to come back out the week -waiting for Maddie update

## **TOWING**

- Towing has started

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
7764 Penrose Place, Wildwood, Florida 34785		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	1:30 PM
November 4, 2024*	Landowners' Meeting & Regular Meeting	1:30 PM
December 9, 2024	Regular Meeting	1:30 PM
January 13, 2025	Regular Meeting	1:30 PM
February 10, 2025	Regular Meeting	1:30 PM
March 3, 2025	Regular Meeting	1:30 PM
March 10, 2025 <i>rescheduled to March 3, 2025</i>	Regular Meeting	1:30 PM
April 14, 2025	Regular Meeting	1:30 PM
May 12, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:30 PM
June 9, 2025	Regular Meeting	1:30 PM
July 14, 2025	Regular Meeting	1:30 PM
August 11, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:30 PM
September 8, 2025	Regular Meeting	1:30 PM

#### Exceptions

\*The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays, respectively.