

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
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Pressure Washing

Pressure wash the clubhouse's pool deck, which includes the pool area, covered patio, & mail area.

1

\$ 3,827.00

\$ 3,827.00

Perform a soft wash of the pool furniture, cleaning both the top and underneath surfaces.

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.

Thoroughly rinse the area with water.

Contractor will supply water using a hose spigot located on the clubhouse.

Client Notes

Billing Terms: Payment due upon completion of work.

2811 W. State Road 434
Longwood, FL 32779

Proposal #9976

Created: 05/07/2025

From: Gavin Sederopoulos

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

2811 W. State Road 434
Longwood, FL 32779

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

Photos



2811 W. State Road 434
Longwood, FL 32779

Proposal #9976
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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

Sandro Di Lollo
(407) 668-1338
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
ASSETS									
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>
LIABILITIES									
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>
DEFERRED INFLOWS OF RESOURCES									
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>
FUND BALANCES									
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
REVENUES				
Assessment levy: on-roll - net	\$ 4,211	\$ 397,392	\$ 428,940	93%
Interest and miscellaneous	39	2,834	-	N/A
Total revenues	4,250	400,226	428,940	93%
 Professional & administrative				
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	15,988	76,202	128,293	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
Field operations (shared)				
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
REVENUES				
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%
 Single Family Program				
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%
 Other fees & charges				
Tax collector	55	5,151	5,856	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	134,822	(105,377)	68,797	
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
REVENUES				
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%
EXPENDITURES				
Town Home Program				
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%
Other fees & charges				
Tax collector	18	1,756	1,997	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	150,831	81,645	90,700	
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
REVENUES				
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%
EXPENDITURES				
Debt service				
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%
Other fees & charges				
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	
OTHER FINANCING SOURCES/(USES)				
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
REVENUES				
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	6,419	421,834	418,043	101%
EXPENDITURES				
Debt service				
Principal	-	105,000	105,000	100%
Principal prepayment	-	25,000	-	N/A
Interest	-	149,978	298,519	50%
Total debt service	-	279,978	403,519	69%
Other fees & charges				
Tax collector	79	7,580	8,709	87%
Total other fees and charges	79	7,580	8,709	87%
Total expenditures	79	287,558	412,228	70%
Excess/(deficiency) of revenues over/(under) expenditures	6,340	134,276	5,815	
OTHER FINANCING SOURCES/(USES)				
Transfers in	5,738	5,738	-	N/A
Total other financing sources	5,738	5,738	-	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	\$ 735,820	\$ 735,820	\$ 596,785	

**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**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
EXPENDITURES		
Total expenditures	- - - -	- - - -
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
REVENUES		
Interest	\$ 1	\$ 8
Total revenues	<u>1</u>	<u>8</u>
EXPENDITURES		
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
	\$	\$
REVENUES		
Total revenues	-	-
	-	-
	-	-
EXPENDITURES		
Total expenditures	-	-
	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u>\$ (4,700)</u>	<u>\$ (4,700)</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5 The Board of Supervisors of the Beaumont Community Development District held a
6 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

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

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

36 Resident James Perkins asked about dedicating the roads to the City. Mr. Shaw stated that
37 it is not an option. Mr. Davenport clarified that the CDD can convey properties to the County but
38 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

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

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

54 Mr. Adams stated CDD homeowners have been through this process a few times in the
55 past. This is the CDD's largest budget thus far, which is unsurprising as budgets tend to increase
56 annually. Mr. Adams reviewed the proposed Fiscal Year 2026 budget, highlighting increases,
57 decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons
58 for any changes. This incorporates all the increases that Mr. Shaw and Ms. Collins provided as
59 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.

69 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**

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

DATE: Change “November 10, 2025” to “November 17, 2025”

7

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.

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

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

97 ➤ Include the value of the contracts on the Definitions pages under vendors.

98 ➤ Add a “Capital outlay” line item in the General Fund to fund unforeseen expenses.

99 ➤ 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:

112 A. American Tree [\$6,350]
113 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

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

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

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

131

EIGHTH ORDER OF BUSINESS

Discussion: Liability Insurance

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

139

NINTH ORDER OF BUSINESS

Discussion: Detailed Pool Cleaning

141
142 Ms. Collins stated there is dirt and missing grout at the bottom of the pool, in the deep
143 end. Staff facilitated an inspection and was advised that it is necessary to drain the pool to make
144 the repairs. It was recommended that the pool be drained every five to six years to properly
145 maintain it. The pool company submitted two bids that are not included in the agenda.

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

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

154

155 **TENTH ORDER OF BUSINESS**156 **Acceptance of Unaudited Financial
157 Statements**158 **A. as of February 28, 2025**159 **B. as of March 31, 2025**

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

164

165 **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the
166 Unaudited Financial Statements as of February 28, 2025, and as of March 31,
167 2025, subject to all pending March invoices be paid and reflected in the next
168 unaudited financials, were accepted.**

169

170

171 **ELEVENTH ORDER OF BUSINESS**172 **Approval of April 14, 2025 Regular Meeting
173 Minutes**

174 **On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the April
175 14, 2025 Regular Meeting Minutes, as presented, were approved.**

176

177

178 **TWELFTH ORDER OF BUSINESS**179 **Staff Reports**180 **A. District Counsel: Kutak Rock LLP**

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

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

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

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

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

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

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

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

207 There was no report.

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

209 • **Status Report**

210 Ms. Collins presented the May Field Operations Status Report.

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

212 • **716 Registered Voters in District as of April 15, 2025**

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

214 ○ **QUORUM CHECK**

215

216 **THIRTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

217
218 Mr. Vitalo stated the nearby apartment complex is not maintaining the trees and bushes
219 near their property line, which adversely impacts the CDD.

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

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

224

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

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

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

237 Resident Laura Borer asked about homeowner responsibility for sidewalk maintenance.

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

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

247

248 FIFTEENTH ORDER OF BUSINESS Adjournment

249

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

252

253

254

255

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

256
257
258
259
260

261 Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

C

REALMANAGE

FAMILY OF BRANDS

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

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
- Yield 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

REALMANAGE

FAMILY OF BRANDS

- 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 <i>7764 Penrose Place, Wildwood, Florida 34785</i>		
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.*