

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on September 8, 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 telephone)	Assistant Secretary
Ariane Williams	Assistant Secretary

Also present:

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

Residents present:

Phil Borer	Kathy Scheve	Randall Garner	Sheryl Carmenini
Joan Herring	Natalie Nahid	George Michaels	Celestino Carmenini

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m.

Supervisors Judy, Vitalo and Smith were present at roll call. Supervisor Michaels attended via telephone. Supervisor Williams arrived shortly after roll call.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

Resident Kathy Scheve asked if a Juniper item is included on the agenda.

Mr. Shaw stated "No, but it can be discussed towards the end of the meeting."

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of July 31, 2025

Mr. Shaw presented the Unaudited Financial Statement as of July 31, 2025.

Ms. Williams arrived at the meeting at 1:32 p.m.

Asked why \$9,536 was expended year to date on the single-family budget for lifestyle events when the budget for that line item is \$6,000, Mr. Shaw stated he will obtain clarification from Accounting, email the answer to the Board this week and state the reason on the record at the next meeting.

The Board and Staff discussed the overbudget “Pool maintenance” and “Phone/cable/internet” line items, the possibility that some expenses are being fully billed to the Single Family budget rather than split between it and the budget for the Townhomes, how the “Security monitoring/gates” line item is invoiced, why the Single Family budget has barely anything billed to the “Management” line item, how RealManage, LLC bills for its services, a belief that invoices are not being paid in a timely manner, if invoice payment periods can be changed from 45 days to 55 days, monthly invoicing, and renaming line items to reflect vendor names instead of the service, such as changing the “Landscaping” line item name to “Juniper”.

Ms. Collins will research how RealManage invoices the CDD, why cable and internet are not reflected in the Townhomes financials and report her findings.

Mr. Shaw will include acceptance of June, July and August 2025 financials on the next agenda.

This item was tabled.

FIFTH ORDER OF BUSINESS**Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the August 11, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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

Mr. Davenport provided an update on an ongoing lawsuit against the CDD relative to an invoice received earlier in the year. The CDD's insurance carrier appointed Insurance Counsel to represent the CDD. Asked who covers the cost of the Insurance Counsel, Mr. Davenport stated, under the policy, the insurance company engages and compensates the attorney.

Mr. Davenport responded to questions regarding if a shade session is needed to resolve the litigation, the Sunshine Law, if there was a contract between the vendor that filed the lawsuit and the CDD, if a stand-alone shade session can be held outside of a regular meeting, workshop meetings, if Board Members are required to attend the shade session, the discovery process and motioning to dismiss the case.

Mr. Davenport will look into scheduling a Shade Session to be held during the October Board meeting.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: RealManage, LLC**I. Status Report**

The September Field Operations Status Report was included for informational purposes.

II. Consideration of Proposals

- Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement] - Total cost: \$2,027

- **Doggy Duty Proposal – Total monthly cost: \$880**

Discussion ensued regarding hand sanitizer refills, Juniper previously maintaining the pet waste station and removing that function from Juniper's contract, whether the price is negotiable and possibly obtaining other bids.

Ms. Collins will obtain quotes for this service and present them at the next meeting.

III. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: October 13, 2025 at 1:30 PM**

- **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

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

Ms. Scheve inquired about CDD role for installing fiber optics in the CDD.

Resident Phil Borer asked who the HOA should contact once it hires a new attorney and if a map of the CDD can be added to the CDD website. Mr. Shaw gave Mr. Borer his contact information to pass on to the HOA and stated he will ask about including a map on the website and provide an answer at the next meeting.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vitalo and seconded by Ms. Williams, with all in favor, the meeting adjourned at 2:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Carsten Miett
Secretary/Assistant Secretary

Ann Ordy
Chair/Vice Chair