

**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**  
<https://beaumontcdd.net/>

August 3, 2026

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 Public Hearings and a Regular Meeting on August 10, 2026 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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2026-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
  - A. Affidavit of Publication
  - B. Mailed Notice to Property Owners
  - C. Response(s) from Property Owners
  - D. Consideration of Resolution 2026-11, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication
  - B. Consideration of Resolution 2026-12, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
  6. Consideration of Resolution 2026-13, Adopting Goals, Objectives and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date
  7. Consideration of Oakview Tree & Landscape Quote to Remove Tree and Grind Stump
  8. Acceptance of Unaudited Financial Statements as of June 30, 2026
  9. Staff Reports
    - A. District Counsel: *Kutak Rock LLP*
    - B. Field Operations Manager: *RealManage, LLC*
      - Status Report
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: September 14, 2026 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 | RANDALL GARNER     | <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 |
- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
10. Public Comments *(Non-Agenda Items: 3 Minutes Per Speaker)*
  11. Board Members' Comments/Requests
  12. 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: 549 4071**