

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Continued Public Hearings and a Regular Meeting on October 10, 2018, at 11:30 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

**Present at the meeting were:**

Greg Meath	Vice Chair
Bradley Walker	Assistant Secretary
Candice Smith	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Jere Earlywine (via telephone)	District Counsel
Penrose Beaumont	Landowner

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:35 a.m. Supervisors Meath, Walker and Smith were present, in person. Supervisors Harvey and Simpson were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of Special Assessments Relating to the Financing and Securing of Certain Public improvements [PUBLIC HEARING TO BE CONTINUED TO A DATE AND TIME TO BE IDENTIFIED ON THE RECORD]**

Mr. Wrathell recalled that the Public Hearings were previously continued and would be continued again today. Management will again provide written notification to the property owners advising of the continuation of the assessment public hearings.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Consideration of Updated Engineer’s Report: *Morris Engineering and Consulting, LLC*
  - D. Consideration of Updated Master Special Assessment Methodology Report: *Wrathell Hunt & Associates, LLC*
  - E. Consideration of Resolution 2019-01, Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property To Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

**On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Continued Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, continuing the Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements to November 14, 2018 at 10:00 a.m., at this location, was approved.**

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date [PUBLIC HEARING TO BE CONTINUED TO A DATE AND TIME TO BE IDENTIFIED ON THE RECORD]

- A. Affidavit/Proof of Publication
- B. Consideration of Resolution 2018-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied By the Big Island Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Continued Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, continuing the Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date to November 14, 2018 at 10:00 a.m., at this location, was approved.

Mr. Wrathell presented the August 7, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the August 7, 2018 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sams, P.A.***

Mr. Earlywine reiterated that Mailed Notice of the Continued Public Hearings would be sent again.

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

There being no report, the next item followed.

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

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

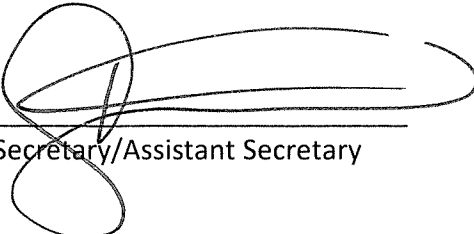
There being no public comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting recessed.

**On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the meeting adjourned at 11:38 a.m.**



Secretary/Assistant Secretary



Chair/Vice Chair