

**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 November 14, 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 11:40 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**

**Continued 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**

Mr. Wrathell stated that the real estate closing has been scheduled for November 29, 2018 so the Public Hearings that were previously continued and would be continued again today.

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 December 11, 2018 at 11:30 a.m., at this location, was approved.

- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Presentation of Updated Engineer’s Report: *Morris Engineering and Consulting, LLC*
- D. Presentation of Updated Master Special Assessment Methodology Report: *Wrathell Hunt & Associates, LLC*
- E. Public Comment and Testimony
  - 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
- F. Equalization of Assessments
  - 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
- G. 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

- H. Consideration of Notice of Assessments
- I. Consideration of Declaration of Consent

These items were deferred.

**FOURTH ORDER OF BUSINESS**

Continued 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

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 December 11, 2018 at 11:30 a.m., at this location, was approved.

- A. Affidavit/Proof of Publication
- B. Public Comment and Testimony

- C. Consideration of Resolution 2019-02, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied By the Beaumont Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

These items were deferred.

**FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2019-03, Authorizing The Issuance Of Not Exceeding \$7,000,000 Beaumont Community Development District, Special Assessment Bonds, Series 2018A-1 (Assessment Area One – Residential Project) (The “A-1 Bonds”), The Issuance Of Not Exceeding \$7,000,000 Beaumont Community Development District Special Assessment Bonds, Series 2018A-2 (Assessment Area One – Residential Project) (The “A-2 Bonds”) And The Issuance Of Not Exceeding \$8,000,000 Beaumont Community Development District Special Assessment Bonds, Series 2018 (Assessment Area Two – Commercial Project) (The “Assessment Area Two Bonds” And, Together With The A-1 Bonds And The A-2 Bonds, The “Bonds”) To Finance Certain Public Infrastructure Within Designated Assessment Areas Of The District; Determining The Need For A Negotiated Limited Offering Of The Bonds And Providing For A Delegated Award Of Such Bonds; Approving The Underwriter For The Limited Offering Of The Bonds; Approving The Form Of And Authorizing The Execution And Delivery Of A Bond Purchase Contract With Respect To The Bonds; Authorizing The Execution And Delivery Of A Master Trust Indenture With Respect To The Bonds, And Approving The Forms Of And Authorizing The Execution And Delivery Of A First Supplemental Trust Indenture Governing The A-1 Bonds, A Second Supplemental Trust Indenture Governing The A-2 Bonds, And A Third

Supplemental Trust Indenture Governing The Assessment Area Two Bonds; Approving The Form Of And Authorizing The Distribution Of A Preliminary Limited Offering Memorandum; Approving The Execution And Delivery Of A Final Limited Offering Memorandum; Approving The Form Of And Authorizing The Execution Of A Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving The Application Of Bond Proceeds; Authorizing Certain Modifications To The Assessment Methodology Report And Engineer's Report; Making Certain Declarations; Providing For The Registration Of The Bonds Pursuant To The DTC Book-Entry Only System; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Issuance, Sale And Delivery Of The Bonds; And Providing For Severability, Conflicts And An Effective Date

- A. Form of Preliminary Offering Memorandum
- B. Form of Continuing Disclosure Agreement
- C. Form of Bond Purchase Agreement
- D. Form of Indentures

These items were deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Construction Related Matters**

- A. Construction Easement
- B. Assignment of Site Work Agreement

These items were deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration Project Management Agreement**

This item was deferred.

Consideration of Minutes

- A. September 12, 2018 Continued Public Hearings and Regular Meeting
- B. October 10, 2018 Continued Public Hearings and Regular Meeting

Mr. Wrathell presented the September 12 and October 10, 2018 Continued Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the September 12, 2018 and October 10, 2018 Continued Public Hearings and Regular Meeting, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated 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.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

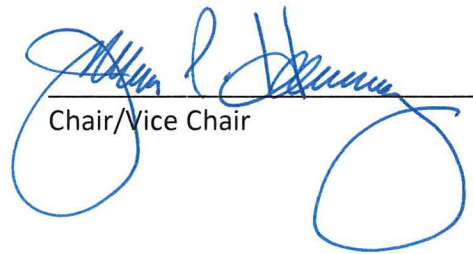
Adjournment

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 recessed at 11:44 a.m., and the meeting and Public Hearings were continued to December 11, 2018 at 11:30 a.m., at this location.



Secretary/Assistant Secretary



Chair/Vice Chair