

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Special Meeting on April 2, 2019, at 2:00 p.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 102, Wildwood, Florida 34785.

**Present at the meeting were:**

James P. Harvey	Chair
Troy Simpson	Assistant Secretary
Bradley Walker	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Lisa Dao	Wrathell Hunt and Associates LLC
Jere Earlywine	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 2:02 p.m. Supervisors Harvey, Simpson and Walker were present, in person. Supervisors Meath and Smith were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Ratification of Acquisition of Work Product  
(Permits)**

Mr. Wrathell presented the Letter Agreement for Acquisition of Work Product in the amount of \$12,846.80 with Exhibit A attached. Mr. Earlywine explained that Exhibit A lists additional work product permits for the City of Wildwood, the South Florida Water Management District (SFWMD) and AT&T.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the Acquisition of Work Product related to permits, in the amount of \$12,846.80, and execution of the documents, was ratified.

**FOURTH ORDER OF BUSINESS**

**Ratification of Assignment of Traffic & Mobility Consultants LLC Professional Services Agreement and Acquisition of Work Product Completed To Date**

Mr. Wrathell presented the Assignment of Professional Services Agreement and Acquisition of Work Product Completed to Date, along with Exhibit A, which was the Addendum to Professional Services Agreement.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the Assignment of Traffic & Mobility Consultants LLC Professional Services Agreement and Acquisition of Work Product Completed To Date, and execution of the documents, was ratified.

**FIFTH ORDER OF BUSINESS**

**Ratification of Assignment of JAHarchitects, LLC Professional Services Agreement and Acquisition of Work Product Completed To Date**

Mr. Wrathell presented the Assignment of JAHarchitects, LLC Professional Services Agreement and Acquisition of Work Product Completed to Date and the accompanying exhibits.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the Assignment of JAHarchitects, LLC Professional Services Agreement and Acquisition of Work Product Completed To Date, and execution of the documents, was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion/Ranking of Response from Morris Engineering and Consulting, LLC to Request for Qualifications for Engineering Services**

Mr. Wrathell stated that the District's Interim District Engineer, Morris Engineering & Consulting, LLC (MEC), was the only respondent.

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. RFP Package**

This item was included for informational purposes.

**C. Ranking**

MEC received 95 out of 100 points on the Competitive Selection Criteria.

**On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, accepting Morris Engineering and Consulting, LLC, as the number-one ranked firm, was approved.**

**D. Consider Engagement of District Engineer**

**On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, authorizing Staff to negotiate the fee schedule with Morris Engineering and Consulting, LLC, the number-one ranked firm, and for District Counsel to prepare a Form of Continuing Services Agreement, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-07, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2019-07.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, Resolution 2019-07, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-08, Amending Resolutions 2018-25, 2019-01, 2019-04 and 2019-05; Authorizing an Omnibus Amendment to the 2019 Bond and Assessment Documents; Authorizing Notice to Bondholders; Ratifying, Confirming, and Approving the Sale of the District's Special Assessment Bonds, Series 2019A-1, 2019A-2 and 2019; Ratifying, Confirming and Approving the Actions of**

the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the 2019 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Addressing conflicts; Providing a Severability Clause; and Providing an Effective Date

Mr. Earlywine stated that Resolution 2019-08 was essentially a “cleanup” resolution, to accomplish the following:

- Authorize the recording of the Omnibus Notice that affects the True-up Agreement and all other recordable documents that are described as areas amended to address the change in the boundaries of the assessment areas.
- Authorize the documents.
- Authorize a Notice to Bondholders informing them of the change.
- Ratify Staff’s actions in connection with the Omnibus Certificate.

**On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, Resolution 2019-08, Amending Resolutions 2018-25, 2019-01, 2019-04 and 2019-05; Authorizing an Omnibus Amendment to the 2019 Bond and Assessment Documents; Authorizing Notice to Bondholders; Ratifying, Confirming, and Approving the Sale of the District’s Special Assessment Bonds, Series 2019A-1, 2019A-2 and 2019; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the 2019 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Addressing conflicts; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Responses to RFP for Annual Audit Services**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. RFP Package**

This item was included for informational purposes.

**C. Respondents**

- i. **Berger, Toombs, Elam, Gaines & Frank**

- ii. Carr, Riggs & Ingram, LLC
- iii. McDirmit Davis & Company, LLC

Mr. Wrathell stated that all three respondents were well-qualified; therefore, price should be the primary factor to consider. In response to a question, Mr. Wrathell confirmed that the most affordable firm, Berger Toombs, Elam Gaines & Frank (BTEGF), is engaged by a number of CDDs that he manages.

**D. Ranking**

BTEGF received a total of 100 points, Carr, Riggs & Ingram, LLC (CRI) received 95 points and McDirmit Davis & Company, LLC (MDC) received 99 points.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, accepting Berger, Toombs, Elam, Gaines & Frank as the number-one ranked firm, was approved.**

**E. Award of Contract/Authorization to Negotiate with Number-One Ranked Firm**

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, awarding the contract to Berger, Toombs, Elam, Gaines & Frank, the number-one ranked firm, and authorizing District Counsel and Staff to negotiate the contract and prepare the Form of Agreement, was approved.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2019**

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2019. The following typographical errors would be corrected:

- Page 7: Change "Series 2016 Bonds" to "Series 2019 A-1 Bonds"
- Page 8: Change "Series 2016 Bonds" to "Series 2019 A-2 Bonds"

**On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the Unaudited Financial Statements as of February 28, 2019, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of February 5, 2019 Regular Meeting Minutes**

Mr. Wrathell presented the February 5, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the February 5, 2019 Regular Meeting, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no report, the next item followed.

**B. District Engineer: *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.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the meeting adjourned at 2:22 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair