

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Special Meeting on November 9, 2020 at 1:00 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Greg Meath	Vice Chair
Brad Walker	Assistant Secretary
Troy Simpson	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Jere Earlywine	District Counsel
Matt Morris	District Engineer
Joey Arroyo	Evergreen Lifestyle Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:07 p.m. He reported the results of the Landowners' Election, as follows:

Seat 1	Troy Simpson	155 votes	4-year Term
Seat 4	Brad Walker	155 votes	4-year Term
Seat 5	Candice Smith	154 votes	2-year Term

▪ **Administration of Oath of Office to Newly Elected Supervisors**

This item, previously part of the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Troy Simpson and Mr. Brad Walker.

Supervisors Meath, Walker and Simpson were present. Supervisors Harvey and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [SEATS 1, 4 & 5] (the following to be provided in a separate package)

This item was presented during the First Order of Business.

Mr. Wrathell stated the Oath of Office would be administered to Ms. Smith in the future.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01 and recapped the Landowners' Election results previously discussed.

On MOTION by Mr. Simpson and seconded by Mr. Meath with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beaumont Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-02. Mr. Simpson nominated the following slate of officers:

Chair	James P. Harvey
Vice Chair	Greg Meath
Secretary	Craig Wrathell
Assistant Secretary	Troy Simpson
Assistant Secretary	Brad Walker
Assistant Secretary	Candice Smith
Assistant Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beaumont Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021 Deficit Funding Agreement

Mr. Earlywine presented the revised Deficit Funding Agreement discussed at the previous meeting. The District would levy an assessment for a portion of the Fiscal Year 2021 budget; the balance would be funded by the Developer, as expenses are incurred.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the Fiscal Year 2021 Deficit Funding Agreement, as presented by District Counsel, and authorizing the Chair to execute the Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Amending Resolutions 2019-10 and 2019-11 to Adopt an Amended General Fund Budget for Fiscal Year 2020, and to Authorize a Partial Cancellation and Refund of O&M Assessments; Addressing Conflicts and Severability; and Providing for an Effective Date

Mr. Earlywine presented Resolution 2021-03. It was necessary to amend the Fiscal Year 2020 to reflect actual expenditures, which were less than the budgeted amount. O&M assessments were partially cancelled and would be refunded to property owners.

Mr. Wrathell presented the 2nd Amended Budget for Fiscal Year 2020 and the accompanying Exhibits and responded to questions.

Mr. Wrathell presented Resolution 2021-03.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, Resolution 2021-03, Amending Resolutions 2019-10 and 2019-11 to Adopt an Amended General Fund Budget for Fiscal Year 2020, to Adopt Special Revenue Funds, and to Authorize a Partial Cancellation and Refund of O&M Assessments; Addressing Conflicts and Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification of CherryLake, Inc. Change Orders

- A. Change Order No. 14 [Irrigation & Landscape]**
- B. Change Order No. 15 [Irrigation & Landscape]**
- C. Change Order No. 16 [Irrigation & Landscape]**
- D. Change Order No. 17 [Irrigation & Landscape]**

Mr. Wrathell presented the CherryLake, Inc., Change Orders previously executed by Mr. Harvey.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, CherryLake, Inc., Change Orders 14 through 17, as presented, were ratified.

NINTH ORDER OF BUSINESS

Ratification of Hughes Brothers Construction, Inc., Change Orders

- A. Change Order No 24 [Sidewalk in Front of Amenity Center]**
- B. Change Order No. 25 [Sundance Trail Extension]**
- C. Change Order No. 1 [Phase 2]**
- D. Change Order No. 2 [Phase 2]**

Mr. Wrathell presented the Hughes Brothers Construction, Inc., Change Orders previously executed by Mr. Harvey.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, Hughes Brothers Construction, Inc., Change Orders No. 24, No. 25, No. 1 and No. 2, as presented, were ratified.

TENTH ORDER OF BUSINESS

Ratification of Mandy Electric Change Order No. 3 [Site Lighting]

Mr. Wrathell presented Mandy Electric Change Order No. 3, which was previously executed by Mr. Harvey.

On MOTION by Mr. Meath and seconded by Walker, with all in favor, Mandy Electric Change Order No. 3, as presented, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Purchase Requisition Request Forms

- A. Ferguson Waterworks**

B. Mack Concrete

Mr. Wrathell presented Ferguson Waterworks and Mack Concrete Purchase Requisition Forms previously executed by Mr. Harvey.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Ferguson Waterworks and Mack Concrete Purchase Requisition Forms, as presented, were ratified.

TWELFTH ORDER OF BUSINESS

Consideration of Operational Rules and Setting a Hearing on the Same

- A. Amenity and Operational Rules, Including Amenity Usage Rate Rule, Beaumont Clubhouse Rules & Policies, and Disciplinary & Enforcement Rule**
- B. Amenity and Operational Rules, Including Amenity Usage Rate Rule, Beaumont Townhome Rules & Policies, and Disciplinary & Enforcement Rule**
- C. Private Beaumont Resident Event Rental Form**

Mr. Earlywine presented the draft Rules, annual fees for the Single Family and Townhome Amenities, Operational Rules for the amenity centers, reservation rates and forms for Clubhouse rentals. He responded to questions. Property owners’ fees were reduced by the fees already included in the operations and maintenance (O&M) assessments. Rates would be adjusted annually, according to the District’s budget, as approved by the Board. The Rules would be adopted on an interim basis, a Public Hearing would be set and the rates would go into effect following the Rulemaking Public Hearing.

On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, adopting the Operational Rules, as presented by District Counsel, on an interim basis, and setting a Public Hearing for January 26, 2021 at 11:00 a.m., at 7764 Penrose Place, Wildwood, Florida 34785, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Parking Policy Rule and Setting a Hearing on the Same

- **Resolution 2021-04, Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Overnight Parking and Parking Enforcement**

Mr. Earlywine presented the Memorandum related to the overnight parking and parking enforcement Rules; the version in the agenda package included a provision for written warnings, which may be removed at the Board’s discretion.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, Resolution 2021-04, Designating the Date, Time and Place of January 26, 2021 at 11:00 a.m., at 7764 Penrose Place, Wildwood, Florida 34785, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Overnight Parking and Parking Enforcement, was adopted.

FOURTEENTH ORDER OF BUSINESS

Ratification of Complete Pest Management, LLC, Pest Control Service Agreement

Mr. Wrathell presented the Complete Pest Management, LLC, Pest Control Service Agreement previously executed by Mr. Harvey.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Complete Pest Management, LLC, Pest Control Service Agreement, was ratified.

FIFTEENTH ORDER OF BUSINESS

Consideration of One Stop Cooling and Heating, LLC Maintenance Protection Plan

Mr. Arroyo presented the One Stop Cooling and Heating, LLC Maintenance Protection Plan.

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, the One Stop Cooling and Heating, LLC Maintenance Protection Plan, was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of FITREV Preventative Maintenance Agreement

Mr. Arroyo presented the FITREV Preventative Maintenance Agreement.

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, the FITREV Preventative Maintenance Agreement, was approved.

SEVENTEENTH ORDER OF BUSINESS

Consideration of GeoPoint Surveying, Inc. Proposal/Authorization for Work - Tract F3 Adjustments to Commercial & Residential Assessment Areas

Mr. Wrathell presented the GeoPoint Surveying, Inc. Proposal/Authorization for Work.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the GeoPoint Surveying, Inc. Proposal/Authorization for Work, as described, was approved.

EIGHTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Wrathell presented the Unaudited Financial Statements as of September 30, 2020.

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, the Unaudited Financial Statements as of September 30, 2020, were accepted.

NINETEENTH ORDER OF BUSINESS

Consideration of August 25, 2020 Telephonic Public Hearing and Meeting Minutes

Mr. Wrathell presented the August 25, 2020 Telephonic Public Hearing and Meeting Minutes.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the August 25, 2020 Telephonic Public Hearing and Meeting Minutes, as presented, were approved.

TWENTIETH ORDER OF BUSINESS

Staff Reports

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

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*

- **NEXT MEETING DATE: January 26, 2021 at 11:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on January 26, 2021 at 11:00 a.m.

TWENTY-FIRST ORDER OF BUSINESS

Board Members' Comments/Requests

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

TWENTY-SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

TWENTY-THIRD 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 1:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair