

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Multiple Public Hearings and a Regular Meeting on February 23, 2021 at 11:00 a.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

James Harvey	Chair
Greg Meath	Vice Chair
Troy Simpson	Assistant Secretary
Brad Walker (via telephone)	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 11:03 a.m. Supervisors Harvey, Meath and Simpson were present in person. Supervisor Walker was attending via telephone. Supervisor Smith was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Change Orders**

**A. Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor]**

Mr. Wrathell presented the Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor], previously executed by Mr. Harvey.

**On MOTION by Mr. Harvey and seconded by Mr. Meath with all in favor, the Hughes Brothers Construction, Inc., Change Order No. 27 [NE CR466A Turn Lane Top Lift Spanish Harbor], was ratified.**

**B. Hardscape 2, Inc. Change Order No. 6 [Beaumont Townhome Amenity]**

Mr. Wrathell presented the Hardscape 2, Inc., Change Order No. 6 [Beaumont Townhome Amenity], previously executed by Mr. Harvey.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson with all in favor, the Hardscape 2, Inc. Change Order No. 6 [Beaumont Townhome Amenity], was ratified.**

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement(s)/  
Contract(s)/Proposal**

There were no items.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Amenity and  
Operational Rules, Including Amenity  
Usage Rate Rule, Beaumont Clubhouse  
Rules & Policies, and Disciplinary &  
Enforcement Rule**

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rulemaking**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2021-05, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date**

Mr. Arroyo stated one townhome owner expressed interest in joining the facilities and made a payment, which was forwarded to Management. Prior to receiving their key fobs, every resident must sign the document and receive a copy before they leave. The same process would be applied to the townhome owners. Asked how often the key fobs are renewed, Mr. Arroyo replied annually. Discussion ensued regarding the amenity center, key fobs, nonresident

fees, reservation rates for clubhouse rentals, daily guest passes and towing illegally parked vehicles.

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

No members of the public spoke.

**On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2021-05.

**On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2021-05, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement**

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rulemaking**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2021-06, Adopting Policies Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date**

Mr. Earlywine suggested installing signage in the community to be compliant with the Statutes governing parking and parking enforcement and stated Mr. Arroyo would facilitate the contract with the towing company.

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

No members of the public spoke.

**On MOTION by Mr. Simpson and seconded by Mr. Harvey, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2021-06.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, 2021-06, Adopting Policies Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Stormwater Drainage and Retention Easement Agreement**

Mr. Earlywine presented the Stormwater Drainage and Retention Easement Agreement. The Agreement states that BLD Group LLC, the apartment builder, would construct a stormwater pond for the benefit of the District and two commercial owners and convey it to the District for operation and maintenance (O&M).

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the Stormwater Drainage and Retention Easement Agreement and authorizing the Chair to execute, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2021.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the Unaudited Financial Statements as of January 31, 2021, were accepted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Minutes**

- A. November 3, 2020 Landowners' Meeting
- B. November 9, 2020 Special Meeting Minutes

Mr. Wrathell presented the Meeting Minutes listed above.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the November 3, 2020 Landowners' Meeting and November 9, 2020 Special Meeting Minutes, as presented, were approved.**

**TENTH 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***

Regarding certification of Phase 2, Mr. Morris stated the as-builts and documentation were being finalized and would be transmitted to the City within the next few weeks.

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

- **NEXT MEETING DATE: March 23, 2021 at 11:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on March 23, 2021, unless cancelled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

A Board Member expressed their opinion that the landscapers were not doing a good job, the sidewalks, circuit roads and common areas look unkept and should be tidied and a painter for the townhouses spilled a container of paint in the right-of-way (ROW). Mr. Arroyo would investigate and resolve the issues.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 11:26 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair