

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 10, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Greg Meath
Troy Simpson
Bradley Walker

Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Jere Earlywine (via telephone)
Matt Morris
Joey Arroyo

District Manager
District Counsel
District Engineer
Evergreen Lifestyle Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m. Supervisors Meath, Walker and Simpson were present in person. Supervisors Harvey and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Change Orders

Mr. Adams presented the following Change Orders:

- A. Number 28: (Hughes Brothers Construction, Inc.) [\$18,758.75]**
- B. Number 29: (Hughes Brothers Construction, Inc.) [\$60,447.50]**

On MOTION by Mr. Walker and seconded by Mr. Meath with all in favor, Hughes Brothers Construction, Inc., Change Orders Number 28, in the amount of \$18,758.75, and Number 29, in the amount of \$60,447.50, were ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-09, Approving a Proposed Budget for Fiscal Year 2021/2022; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Mr. Adams presented Resolution 2021-09. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases, adjustments and new line items, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments. Mr. Adams would meet with Mr. Arroyo and his team to closely review the operating costs and items to add. The proposed Fiscal Year 2022 budget anticipates an assessment increase; therefore, it will likely be necessary to send a Mailed Notice to the property owners.

Discussion ensued regarding amounts paid by townhome owners to use the single-family home amenities, the fees paid and collected, how new assessment levels would impact those that paid, determining the prorated amount that should have been collected versus what was collected, refunding those that might have overpaid and prorating based on the fiscal year.

On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, Resolution 2021-09, Approving a Proposed Budget for Fiscal Year 2021/2022; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Envera Systems Equipment Repair Proposal

Mr. Arroyo presented the Envera Systems proposal for equipment repair.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the Envera Systems Equipment Repair Proposal to install locks on restroom doors, at the single-family Amenity Center, in the amount of \$1,786, was ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Consideration of May 24, 2021 Special Meeting Minutes

Mr. Adams presented the May 24, 2021 Special Meeting Minutes.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the May 24, 2021 Special Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated that he was still working on some real estate items and on the True-up Resolution that was adopted at a prior meeting to make sure the Landowners are comfortable that the adjustment in the roadway did not trigger a true-up. An update would be provided at a future meeting.

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

Mr. Morris was finishing work on the second, final plat for the residential units.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Mr. Arroyo discussed illegally parked vehicles and the need to initiate towing. He would transmit the towing company information to Mr. Earlywine for preparation of a contract.

▪ Envera Systems Proposal

This item was an addition to the agenda.

Mr. Arroyo presented a proposal from Envera Systems for installation of mag locks on the Amenity Center back doors.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Envera Systems Equipment Repair Proposal to install mag locks on the Amenity Center back restroom doors, in the amount of \$1,348.84, was ratified.

Mr. Arroyo discussed recent and future activities at the Amenity Center.

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

- **NEXT MEETING DATE: June 14, 2021 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting will be June 14, 2021.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 1:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair