

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 12, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

James Harvey	Chair
Greg Meath	Vice Chair
Bradley Walker	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Jay Gaines	Berger, Toombs, Elam, Gaines & Frank
Joey Arroyo	Evergreen Lifestyle Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:34 p.m. Supervisors Harvey, Meath and Walker were present in person. Supervisors Simpson and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Change Order(s)

- **Number 18: (CherryLake, Inc.) [\$10,448.04]**
Mr. Adams presented Change Order Number 18.

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, CherryLake, Inc., Change Order Number 18, in the amount of \$10,448.04, was ratified.

▪ **Continued Discussion: Fiscal Year 2022 Budget and Setting Assessment Amounts**

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

Mr. Adams presented an updated version of the proposed Fiscal Year 2022 budget, which reflected changes associated with operating costs, including the addition of an on-site manager. He requested authorization to send the Mailed Notice to property owners, in the amounts outlined in the Assessment Table.

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, authorizing Staff to send the Mailed Notice to property owners, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Gaines presented the Audited Financial Report for Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-11, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Adams presented Resolution 2021-11.

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, Resolution 2021-11, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

Mr. Gaines presented the required disclosures and discussed the audit process for the Fiscal Year ending September 30, 2020. He discussed the responsibilities of the Auditor and stated that no significant issues were discussed during the course of the audit; no difficulties

were encountered in dealing with Management; Management was very cooperative and made the audit process as efficient as possible. He noted that the General Fund had a deficit at September 30, 2020 because, according to governmental accounting principles, receivables not received within 60 days become a deferred inflow, which are a quasi-liability.

SIXTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2022
Budget and Setting Assessment Amounts**

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

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

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

EIGHTH ORDER OF BUSINESS

**Consideration of June 14, 2021 Regular
Meeting Minutes**

Mr. Adams presented the June 14, 2021 Regular Meeting Minutes.

<p>On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the June 14, 2021 Regular Meeting Minutes, as presented, were approved.</p>
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NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Hopping Green & Sams, PA***
There being nothing to report, the next item followed.
- B. District Engineer: *Morris Engineering and Consulting, LLC***
There being no report, the next item followed.
- C. Field Operations Manager: *Evergreen Lifestyles Management***
There being no report, the next item followed.
- D. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: August 9, 2021 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting will be on August 9, 2021.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair