

**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 August 9, 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	District Counsel
Matt Morris (via telephone)	District Engineer
Joey Arroyo	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 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

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2021-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending

September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments, including the additions of an on-site manager and budgeting for on-site events. He reviewed the Assessment Summary and noted that the Fiscal Year 2021 assessments were based on a partial year of expenditures.

Mr. Adams stated that Mailed Notices regarding the assessment increases were sent to all property owners, as required. Four members of the public were in attendance today.

A Board Member asked about the additional pest control expenditure. Mr. Arroyo discussed the bimonthly treatment for a fungus afflicting oak and palm trees.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-12.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2021-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2021-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams stated this Resolution, known as the “Assessment Levying Resolution”, takes into consideration the budget that was just adopted and the assessment levels therein, authorizes the placement of on-roll assessments on the property tax bill and transmittal of the lien roll to the Tax Collector and provides for direct billing of off-roll assessments.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-13.

Mr. Harvey referred to the verbiage in Section 3.B.b., pertaining to quarterly installments, and asked for it to be revised to state that quarterly installments would be due “as needed”. Mr. Earlywine stated he would revise the language for clarity and noted that the Deficit Funding Agreement would also apply.

On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, Resolution 2021-13, as amended, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, authorizing District Counsel to prepare a form of Deficit Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Engagement with KE Law Group, PLLC Legal Services

- **Consideration of Fee Agreement**

Mr. Earlywine presented the joint letter by Hopping Green & Sams and KE Law Group, PLLC (KE), reflecting engagement of KE for District Counsel Services, and the KE Fee Agreement.

On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor, engagement of KE Law Group, PLLC, for District Counsel Services and the Fee Agreement, were ratified.

SIXTH ORDER OF BUSINESS

Ratification of Addendum to Community Management Agreement

Mr. Adams presented the Addendum to the Community Management Agreement executed by the Chair. Mr. Arroyo stated the on-site staff member's hours would be Thursday, Friday and Saturday, from 10:00 a.m. until 6:00 p.m., throughout Fiscal Year 2022.

On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor, the Addendum to the Community Management Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021.
The financials were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of July 12, 2021 Regular Meeting Minutes

Mr. Adams presented the July 12, 2021 Regular Meeting Minutes.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the July 12, 2021 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was nothing to report.

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

Mr. Morris stated the remaining plats were approved with the Planning Board; the plats were submitted to the Commission and approval was expected. Mr. Meath asked if the stormwater system was 100% completed. Mr. Arroyo stated as-builts are in progress. Mr. Morris stated, once the as-builts are done, the system would be certified as complete.

Mr. Meath stated transfer of Operation & Maintenance (O&M) would be transferred to the CDD before the end of the year.

Mr. Meath stated the September meeting could be canceled if it is not needed.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Mr. Arroyo reported the following:

- He and staff members were working on the punch list.
- Activities were being planned for September; recent events had good turnouts.
- Fence Stains: The long-term plan was to allow the shrubs to grow to the height of the fence.

Discussion ensued regarding painting the fence and replacing mulch.

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

- **NEXT MEETING DATE: September 13, 2021 at 1:30 P.M.**
 - **QUORUM CHECK**

Mr. Adams stated the September 13, 2021 would be canceled and the next meeting would be held in October.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

A resident asked who he should notify about broken sprinklers. Mr. Arroyo asked for calls be directed to him and stated he would provide his contact information.

A resident believed that some cars have remained parked in the Amenity Center parking lot for several days. Mr. Arroyo stated the towing company was called and signs were on order; as soon as signs are delivered and installed, towing would be enforced.

A resident complained that unauthorized townhome residents are utilizing the pool amenities and asked how access can be controlled. Mr. Arroyo stated that some townhome residents pay to utilize CDD amenities. Mr. Adams stated the fee is equal to the Special Revenue Fund assessment paid by other property owners. Discussion ensued regarding unauthorized residents accessing the facilities. Mr. Arroyo stated that codes would be deactivated on September 30, 2021 and additional fees assessed at the higher rate, according to the Fiscal Year 2022 budget that was just approved.

A resident thought that some people might be parking in the parking lot because of construction vehicles in the neighborhood and discussed issues with street parking. Discussion ensued regarding parking in the neighborhood. Mr. Arroyo stated, when key fobs were issued, it was clearly communicated that overnight and long-term parking is not permitted at the Clubhouse and that towing would be enforced.

A resident reported about a neighbor who parked a boat in front of his house. Mr. Arroyo stated that boat parking is not allowed and, while it was previously reported, when he went to address the boat was no longer there. He asked for a photo and the address to be provided so that he could send a letter to the owner of the boat.


TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

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


Secretary/Assistant Secretary


Chair/Vice Chair