

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on October 11, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

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

Also present were:

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Katherine Ibarra	KE Law Group, PLLC
Joey Arroyo	Evergreen Lifestyle Management
Carol Michaels	Resident
Missy Coil	Resident
Jeanne Ryals	Resident
Jay Dunn	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Walker, Meath and Simpson were present in person. Supervisors Harvey and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Carol Michaels asked for the inside portion of the recreation center to remain open until 7:30 p.m., rather than 6:00 p.m., for parties and for residents who want to watch television. She voiced her opinion that the water from the restroom sink faucets has a sulphur odor. She discussed small pits in her yard that she felt could cause a twisted ankle. Mr. Adams stated that dips in a resident's yard are not a CDD issue.

A resident asked for the pool maintenance staff to address cleanliness deficiencies including green mold and bugs in the common area and trip hazards related to pavers on the pathway to the Sales Office and a nearby trail. Mr. Arroyo stated the pavers were on order.

Ms. Michaels concurred that the pavers by the Sales Office need to be repaired. Mr. Arroyo stated that was a workmen issue; it is not an issue for the CDD or the HOA. She voiced her opinion that the trash cans were dirty and stated she saw dead lizards there.

A resident asked if smoking is permitted in the pool area and stated that smokers are damaging the tables by extinguishing cigarettes on the tables. Mr. Arroyo stated he cannot address that type of issue without seeing the incident happen; he would check the rules.

A resident expressed their opinion that overgrown shrubs and trees make it difficult to see when exiting the pool area. She believed Carver Drive has the same issue, as one must pull out into the road to see. Per a Board Member this would be referred to the District Engineer.

Regarding smoking at the pool, Mr. Arroyo stated the rules state that “smoking, including e-cigarettes, cigars and pipe smoking is not permitted anywhere within the Amenity Complex, Clubhouse, swimming pools, restrooms, to the extent permitted by Florida Clean Indoor Air Act or other subsequent legislation.” The Board directed Mr. Arroyo to post appropriate signage regarding smoking on gates and doors.

A Board Member voiced their opinion that an exception could be made to extend the Amenity Building hours for reserved parties. Mr. Arroyo stated that the hours can be extended at the time of application. He noted that the hours were extended to 9:00 p.m., for Monday Night Football. Ms. Michaels discussed an instance in which Staff informed her that her party must be moved outside unless she paid \$125, which she felt was unfair because the room is for resident use. The four-hour block of time reserved for the party was discussed. Mr. Arroyo stated he would speak with Staff.

Ms. Michaels discussed the community landscaping and aesthetics and asked for additional plantings around the retention pond by her home. A Board Member discussed the CDD’s plant palette and stated, while sabal palms are native palms, some other palms are not cold tolerant. Discussion ensued regarding landscaping, aesthetics, pond maintenance and budgetary limitations.

A resident asked if construction of any additional pools or recreational facilities was planned. Mr. Adams stated that no pocket parks were planned. The resident asked if the CDD could address speeding. Mr. Adams suggested that the resident report speeding incidents to the Sheriff when observed, as speeding is not a CDD issue.

Mr. Earlywine joined the meeting at 1:51 p.m.

A resident asked if additional plantings would be installed on Penrose, where a row of trees stops abruptly. A Board Member stated that was the plan; the area would be revisited given that new development was underway.

A resident suggested that safety measures be applied to the step by the mailboxes to improve visibility in the dark. Mr. Arroyo discussed suggestions and stated he was researching the options. He stated the area meets the Americans with Disabilities Act (ADA) requirements.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-01, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-01. The Registered Office would be changed from the offices of Hopping, Green and Sams to the offices of Wrathell, Hunt and Associates, LLC, in Boca Raton, Florida. Mr. Craig Wrathell would be designated as Registered Agent.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, Resolution 2022-01, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-02. This Resolution waives the CDD’s Rules of Procedures requirement to publish meeting notices no more than 30 days before a meeting and enables advertising of a quarterly, semiannual or annual meeting schedule, which could result in a cost-savings for the CDD.

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, Resolution 2022-02, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2021

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

SIXTH ORDER OF BUSINESS

Approval of August 9, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 9, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, the August 9, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

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

There was no report.

- **Update: Status of Stormwater System Completion**

Mr. Adams stated this item would be included on the next agenda.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Mr. Arroyo reported the following:

- There was an ongoing issue with the cleaning company due to a change of ownership. The company has been nonresponsive; therefore, Accounting was asked to hold payment of invoices until the issues are addressed.
- Quotes were requested from other cleaning companies because, despite many opportunities to correct the problems, the current company has not addressed them.
- One of the contractors may be able to mobilize a team for a one-time full-service cleaning including weekend trash service and cobweb and bug removal. Bathroom and cleaning supplies are missing.
- Scheduling pressure washing of the building and the pool deck was underway; the budget provides for pressure cleaning twice yearly, in the fall and the spring.
- Trappers were authorized to put out traps.
- Parts were on order for the door and the back gate was not yet complete.
- Activities: Zumba and exercise classes had good responses. Good feedback was received about movie nights at the pool and additional activities were being planned.

Discussion ensued regarding landscape maintenance issues. Mr. Arroyo stated it was getting a little better but there were weed issues and dead palm trees in the pool area. Testing may be done but it is not included in the contract. The large tree in the roundabout is receiving injections that seem to be working slowly but treatments take time.

- Complaints were received from townhome homeowners who do not understand the difference between Builder, CDD and HOA issues. Most complaints are related to construction.

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

- **NEXT MEETING DATE: January 10, 2022 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on January 10, 2022, unless canceled.

EIGHTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

A resident complained that the landscapers cut the straps on the trees in the common areas and many trees do not have any straps left. Mr. Arroyo stated the straps are generally left on for only a year to a year and a half.

A resident asked if anything could be done about the water odor. Discussion ensued regarding issues related to the accumulation of sulphur in the water tank, which was exacerbated because the water was not run sufficiently for the odor to dissipate. The consensus was that, while the odor is unpleasant, it is not unsafe. Water tests have shown that the water is safe. Mr. Adams stated he would research filtration systems.

A resident asked when the pool heaters would be turned on. The consensus was to keep the water temperature set to 80 degrees. Mr. Adams suggested setting the thermostat to turn on when the water reaches 70 degrees.

TENTH ORDER OF BUSINESS

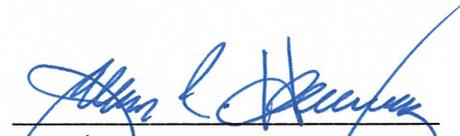
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the meeting adjourned at 2:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair