

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 14, 2022 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
Matt Morris (via telephone)	District Engineer
Joey Arroyo	Evergreen Lifestyles Management
Missy Coil	Resident
Beatriz Rocha	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:43 p.m. Supervisors Harvey, Meath and Walker were present in person. Supervisors Smith and Simpson were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Missy Coil asked what times events are held in the Amenity Building and the patio area near the pool. She was concerned about safety and that the noise level increases the later it gets. It was clarified that the pool area typically closes at dusk. Since events have extended hours and guests were observed underneath the awning and not on the pool deck, Mr. Adams recommended having the event agreements mirror the same hours as the City or County's Noise Ordinances. An event policy would be prepared.

Mr. Arroyo asked that Ms. Coil and homeowners call Evergreen’s after-hours number to report noise level issues after hours and the answering service will convey the message to the appropriate person.

Resident Beatriz Rocha asked about the foul sulphur odor coming from the faucets during a recent event in the building. It was noted that the odor was mentioned before and the City and plumbers inspected and reported it is because the water is not running often. Mr. Harvey stated he would contact a plumber to resolve issue, which might entail installing a filter system or a circulating pump.

Ms. Rocha asked if there are plans to install a playground. Mr. Harvey replied no; however, once the Board transitions to the homeowners, they can decide whether to build a playground, as there is sufficient space for one.

THIRD ORDER OF BUSINESS

Consideration of Traffic & Mobility Consultants, LLC, Addendum No. 4 for Additional Post Design Services for CR 462 & Spanish Harbor Drive [NTE \$5,000]

Mr. Adams presented the Traffic & Mobility Consultants, LLC (TMC) Addendum No. 4.

On MOTION by Mr. Meath and seconded by Mr. Harvey, with all in favor, the Traffic & Mobility Consultants, LLC, Agreement, Addendum No. 4, for Additional Post Design Services for CR 462 & Spanish Harbor Drive, in a not-to-exceed amount of \$5,000, was approved and/or ratified.

FOURTH ORDER OF BUSINESS

Discussion: Kolter Acquisitions, LLC, Southwest Florida Water Management District Notices for Permit Transfer to Operation Phase

The following items were provided for informational purposes:

- A. Letter to Approval**
- B. Letter Regarding Requirements**

Mr. Adams stated that the Southwest Florida Water Management District (SWFWMD) approved transferring the permits from the construction phase to the operation phase. The SWFWMD added requirements that the District Engineer inspect the system and file a report every two years.

Mr. Adams asked Mr. Morris if the stormwater management system was constructed as designed and permitted and if he recommends acceptance into the operational phase. Mr. Morris replied affirmatively.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the acceptance of the Kolter Acquisitions, LLC and the Southwest Florida Water Management District Notices of Permit Transfer of the District’s stormwater management system to the Operation Phase, was approved.

FIFTH ORDER OF BUSINESS

Consideration of KLP Beaumont Commercial LLC, Monument Sign Easement (Lots 258 and 260)

Mr. Adams presented the Monument Sign Easement Agreement for Lots 258 and 260, which essentially assigns all responsibility to KLP for the maintenance and upkeep of their signage on the monument and the wayfinding sign. This Agreement is identical to the one that was approved for Lot 259.

Mr. Earlywine stated that the CDD owns the monument but the Easement Agreement allows the commercial owners to install signage panels and assigns responsibility for the cost and maintenance to them.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the Monument Sign Easement Agreement for Lots 258 and 260, between, KLP Beaumont Commercial LLC and the Beaumont Community Development District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Granting the Chair and Vice Chair the Authority to Execute Real and Personal

Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-03. This Resolution grants the Chair and Vice Chair the authority to execute certain documents, between meetings, to avoid construction delays. The documents would then be presented for ratification at the next meeting.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, Resolution 2022-03, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-04. Mr. Earlywine stated that this Resolution adopts the Amended and Restated Prompt Payment Policies and Procedures, which were updated to reflect newly passed legislative requirements pertaining to the “Local Government Prompt Payment Act”. Most changes were minor; although, the late payment collection rate jumped from 1% to 2%.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2022-04, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Update: Stormwater Management Needs Analysis Proposal

Mr. Earlywine discussed new legislation that requires the CDD to prepare a 20-Year Stormwater Management Needs Analysis Report and file it with the County by June 30, 2022, and every five years thereafter.

Mr. Adams, Mr. Morris and the Chair will work on a proposal to have the District Engineer prepare the Report and the proposal will be ratified at the next meeting. Mr. Adams thought that the cost should be nominal since this is a fairly new CDD and most of the data needed is readily available. He stated that the CDD will probably only be dealing with erosion issues over the next 20 years, not pipe or headwall replacement.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

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

TENTH ORDER OF BUSINESS

Approval of October 11, 2021 Regular Meeting Minutes

Mr. Adams presented the October 11, 2021 Regular Meeting Minutes.

On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the October 11, 2021 Regular Meeting Minutes, as presented, were approved.

ELEVENTH 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**

This item was discussed during the Fourth Order of Business.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Mr. Arroyo reported the following:

➤ MaidPro The Villages (MaidPro), the CDD’s cleaning firm, engaged a law firm to collect funds because the CDD placed a stop payment on a check, which was done due to ongoing service and management issues with MaidPro. MaidPro wanted to settle for half the cost but Mr. Harvey offered \$15,000, which MaidPro agreed to and Mr. Earlywine was notified. As Mr. Earlywine confirmed that the executed settlement documents were received, Mr. Arroyo stated he would contact Corey and have him release the final payment and close out the remaining amount.

➤ He commended Kayla for doing a great job on her events. As more residents move in, the number of events will increase. He reported there were over 100 homeowners in the north section and about 70 in the townhomes but Evergreen Lifestyles was not doing anything unless they decide to join the Amenity.

➤ Only half of those that RSVP’d to the “Championship Final Football Game” attended.

➤ He is working with Mr. Walker on punch list items pertaining to lights and the back gate.

➤ He and Mr. Walker are scheduled to meet with Floralawn to discuss the palms.

➤ There were no violations from an HOA standpoint.

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

- **NEXT MEETING DATE: March 14, 2022 at 1:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on March 14, 2022.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Ms. Coil asked the CDD to address line of sight issues by making the Wildwood intersection a four way stop and trim the plants in the area exiting the parking lot. Mr. Harvey

stated he would speak to Jake about the stop sign. Mr. Arroyo stated he would talk to the landscaper next week.

Ms. Coil asked about the request for no smoking signs at the pool area. Staff would check to see if they were installed.

FOURTEENTH 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 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair