

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

March 14, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Beaumont Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013

March 7, 2022

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Beaumont Community Development District

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on March 14, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Ratification of Morris Engineering and Consulting, LLC, Proposal for Preparation of Stormwater Management Needs Analysis
4. Update: Status of Line-of-Sight Issues and Stop Sign at Wildwood Intersection
5. Acceptance of Unaudited Financial Statements as of January 31, 2022
6. Approval of February 14, 2022 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - Update: Status of Stormwater System Completion
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 11, 2022 at 1:30 P.M.
 - QUORUM CHECK

Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
James Harvey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Bradley Walker	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 299,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299,727
Investments										
Revenue	-	-	-	175,443	188,184	6,699	-	-	-	370,326
Reserve	-	-	-	552,643	410,839	236,539	-	-	-	1,200,021
Prepayment	-	-	-	856,934	26,196	764,662	-	-	-	1,647,792
Construction	-	-	-	-	-	-	351,086	2,605	1	353,692
Cost of issuance	-	-	-	5,476	-	-	-	-	-	5,476
Interest	-	-	-	13,627	-	5,836	-	-	-	19,463
Undeposited funds	71,328	-	-	11,738	26,614	-	-	-	-	109,680
Due from Developer	24,336	-	-	-	-	-	-	-	-	24,336
Due from other	1,081	-	-	-	-	-	-	-	-	1,081
Due from general fund	-	30,825	69,951	16,910	18,501	-	-	735	-	136,922
Due from KLP Beaumont commercial	-	-	-	161,043	-	-	-	-	-	161,043
Due from KLP Village	-	-	-	-	178,153	-	-	-	-	178,153
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	819	-	-	-	-	-	-	-	819
Total assets	<u>\$ 400,029</u>	<u>\$ 33,434</u>	<u>\$ 69,951</u>	<u>\$ 1,793,814</u>	<u>\$ 848,487</u>	<u>\$ 1,013,736</u>	<u>\$ 351,086</u>	<u>\$ 3,340</u>	<u>\$ 1</u>	<u>\$ 4,513,878</u>
LIABILITIES										
Liabilities:										
Accounts payable - onsite	\$ 122	\$ 4,464	\$ 1,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,743
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to SRF - single family	30,825	-	-	-	-	-	-	-	-	30,825
Due to SRF - town home	69,951	-	-	-	-	-	-	-	-	69,951
Due to debt service fund 2019 area two	16,910	-	-	-	-	-	-	-	-	16,910
Due to debt service fund 2019-A1	18,501	-	-	-	-	-	-	-	-	18,501
Due to capital projects fund 2019A-1	735	-	-	-	-	-	-	-	-	735
Contracts payable	-	-	-	-	-	-	-	3,340	-	3,340
Retainage payable	-	-	-	-	-	-	18,795	4,276	8,254	31,325
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>167,044</u>	<u>4,464</u>	<u>8,266</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>18,795</u>	<u>7,616</u>	<u>8,254</u>	<u>225,237</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	24,336	-	-	161,043	178,153	-	-	-	-	363,532
Total deferred inflows of resources	<u>24,336</u>	<u>-</u>	<u>-</u>	<u>161,043</u>	<u>178,153</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>363,532</u>
FUND BALANCES										
Restricted for										
Debt service	-	-	-	1,631,460	660,847	1,013,736	-	-	-	3,306,043
Capital projects	-	-	-	-	-	-	332,291	-	-	332,291
Unassigned	208,649	28,970	61,685	-	-	-	-	(4,276)	(8,253)	286,775
Total fund balances	<u>208,649</u>	<u>28,970</u>	<u>61,685</u>	<u>1,631,460</u>	<u>660,847</u>	<u>1,013,736</u>	<u>332,291</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>3,925,109</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 400,029</u>	<u>\$ 33,434</u>	<u>\$ 69,951</u>	<u>\$ 1,793,814</u>	<u>\$ 848,487</u>	<u>\$ 1,013,736</u>	<u>\$ 351,086</u>	<u>\$ 3,340</u>	<u>\$ 1</u>	<u>\$ 4,513,878</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 23,050	\$ 211,523	\$ 162,156	130%
Landowner contribution	-	66,371	250,015	27%
Lot closing	-	47,358	-	N/A
Interest and miscellaneous	-	5,783	-	N/A
Total revenues	<u>23,050</u>	<u>331,035</u>	<u>412,171</u>	80%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	2,622	3,523	25,000	14%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	333	1,000	33%
Trustee	-	-	10,500	0%
Telephone	17	66	200	33%
Postage	17	118	500	24%
Printing & binding	42	167	500	33%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	6,068	7,000	87%
Contingencies/bank charges	-	86	500	17%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	460	4,230	3,378	125%
Total professional & administrative	<u>7,241</u>	<u>30,976</u>	<u>106,518</u>	29%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	4,304	10,827	14,400	75%
Security amenity center	49	148	-	N/A
Stormwater management				
Lake maintenance	825	3,300	10,000	33%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	653	2,507	24,000	10%
Repairs and maintenance	-	883	2,500	35%
Monuments and street signage				
Repairs and maintenance	-	443	2,000	22%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	6,200	38,447	84,000	46%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	-	8,500	0%
Fertilization and pest control	-	805	16,000	5%
Irrigation repairs	-	1,180	10,000	12%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>12,031</u>	<u>59,137</u>	<u>305,650</u>	19%
Total expenditures	<u>19,272</u>	<u>90,113</u>	<u>415,546</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	3,778	240,922	(3,375)	
Fund balances - beginning	204,871	(32,273)	23,401	
Fund balances - ending	<u>\$ 208,649</u>	<u>\$ 208,649</u>	<u>\$ 20,026</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 8,556	\$ 78,521	\$ 85,202	92%
Landowner contribution	-	-	140,423	0%
Lot closing	-	14,868	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>8,556</u>	<u>93,389</u>	<u>226,125</u>	41%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	937	937	12,000	8%
Accounting	125	500	1,500	33%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,416	5,664	18,000	31%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	-	4,000	0%
Plant replacement	-	-	7,500	0%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	3,840	12,000	32%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	198	198	7,500	3%
Electricity	1,475	4,875	15,000	33%
Gate electricity	53	1,416	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	618	2,065	6,000	34%
Water/sewer/propane	-	575	12,000	5%
Janitorial	-	1,395	35,000	4%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	9,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Security amenity center	819	4,152	-	N/A
Pest control	-	195	1,200	16%
Permits/licenses	-	-	750	0%
Holiday decorating	498	498	1,000	50%
Supplies	467	580	3,000	19%
Contingencies	87	448	1,000	45%
Total single family program	<u>7,653</u>	<u>44,255</u>	<u>224,350</u>	20%
Other fees & charges				
Tax collector	171	1,570	1,775	88%
Total other fees & charges	<u>171</u>	<u>1,570</u>	<u>1,775</u>	88%
Total expenditures	<u>7,824</u>	<u>45,825</u>	<u>226,125</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	732	47,564	-	
Fund balances - beginning	28,238	(18,594)	5,226	
Fund balances - ending	<u>\$ 28,970</u>	<u>\$ 28,970</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,043	\$ 46,281	\$ 36,916	125%
Landowner contribution	-	-	35,084	0%
Lot closing	-	8,505	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>5,043</u>	<u>54,786</u>	<u>72,500</u>	76%
EXPENDITURES				
Town Home Program				
Accounting	63	250	750	33%
Streetlighting electricity	-	-	2,280	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	196	784	18,000	4%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	710	2,840	9,000	32%
Repairs and maintenance	-	-	3,000	0%
Electricity	716	1,614	4,000	40%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	150	753	2,000	38%
Water/sewer	-	327	2,000	16%
Janitorial	-	178	12,800	1%
Pressure washing	-	-	3,000	0%
Security amenity center	-	-	2,500	0%
Pest control	-	2,043	900	227%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>1,835</u>	<u>9,314</u>	<u>71,730</u>	13%
Other fees & charges				
Tax collector	100	926	769	120%
Total other fees & charges	<u>100</u>	<u>926</u>	<u>769</u>	120%
Total expenditures	<u>1,935</u>	<u>10,240</u>	<u>72,499</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	3,108	44,546	1	
Fund balances - beginning	58,577	17,139	23,679	
Fund balances - ending	<u>\$ 61,685</u>	<u>\$ 61,685</u>	<u>\$ 23,680</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 17,255	\$ 158,342	\$ 167,402	95%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	11,738	39,019	-	N/A
Interest	13	37	-	N/A
Total revenues	<u>29,006</u>	<u>1,053,271</u>	<u>326,012</u>	323%
EXPENDITURES				
Debt service				
Interest	-	132,122	264,244	50%
Total debt service	<u>-</u>	<u>132,122</u>	<u>264,244</u>	50%
Other fees & charges				
Tax collector	345	3,167	3,488	91%
Total other fees and charges	<u>345</u>	<u>3,167</u>	<u>3,488</u>	91%
Total expenditures	<u>345</u>	<u>135,289</u>	<u>267,732</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	28,661	917,982	58,280	
Fund balances - beginning	1,602,799	713,478	723,646	
Fund balances - ending	<u>\$ 1,631,460</u>	<u>\$ 1,631,460</u>	<u>\$ 781,926</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 18,879	\$ 173,247	\$ 170,014	102%
Assessment levy: off-roll	-	103,925	244,214	43%
Assessment prepayments	15,751	15,751	-	N/A
Lot closing	26,614	59,209	-	N/A
Interest	4	17	-	N/A
Total revenues	<u>61,248</u>	<u>352,149</u>	<u>414,228</u>	85%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	157,656	313,294	50%
Total debt service	<u>-</u>	<u>252,656</u>	<u>408,294</u>	62%
Other fees & charges				
Tax collector	378	3,465	3,542	98%
Total other fees and charges	<u>378</u>	<u>3,465</u>	<u>3,542</u>	98%
Total expenditures	<u>378</u>	<u>256,121</u>	<u>411,836</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	60,870	96,028	2,392	
Fund balances - beginning	599,977	564,819	668,563	
Fund balances - ending	<u>\$ 660,847</u>	<u>\$ 660,847</u>	<u>\$ 670,955</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 43,459	\$ 110,813	39%
Assessment prepayments	-	760,043	-	N/A
Lot closing	-	10,688	-	N/A
Interest	7	22	-	N/A
Total revenues	<u>7</u>	<u>814,212</u>	<u>110,813</u>	735%
EXPENDITURES				
Debt service				
Principal prepayment	-	335,000	-	N/A
Interest	-	55,406	110,813	50%
Total debt service	<u>-</u>	<u>390,406</u>	<u>110,813</u>	352%
Excess/(deficiency) of revenues over/(under) expenditures	7	423,806	-	
Fund balances - beginning	1,013,729	589,930	294,932	
Fund balances - ending	<u>\$ 1,013,736</u>	<u>\$ 1,013,736</u>	<u>\$ 294,932</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 3	\$ 10
Total revenues	<u>3</u>	<u>10</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>46,188</u>
Total expenditures	<u>-</u>	<u>46,188</u>
Excess/(deficiency) of revenues over/(under) expenditures	3	(46,178)
Fund balances - beginning	<u>332,288</u>	<u>378,469</u>
Fund balances - ending	<u><u>\$ 332,291</u></u>	<u><u>\$ 332,291</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 735	\$ 735
Total revenues	735	735
EXPENDITURES		
Capital outlay	-	735
Total expenditures	-	735
Excess/(deficiency) of revenues over/(under) expenditures	735	-
Fund balances - beginning	(5,011)	(4,276)
Fund balances - ending	\$ (4,276)	\$ (4,276)

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Net change in fund balances	 -	 -
Fund balances - beginning	(8,253)	(8,253)
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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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.

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

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

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

49

50 **THIRD ORDER OF BUSINESS**

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

54

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

56

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

61

62

63 **FOURTH ORDER OF BUSINESS**

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

67

68 The following items were provided for informational purposes:

69 **A. Letter to Approval**

70 **B. Letter Regarding Requirements**

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

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

78

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

83

84

85 **FIFTH ORDER OF BUSINESS**

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

86

87

88

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

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

96

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

101

102

103 **SIXTH ORDER OF BUSINESS**

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

104

105

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

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107
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114 Mr. Adams presented Resolution 2022-03. This Resolution grants the Chair and Vice
115 Chair the authority to execute certain documents, between meetings, to avoid construction
116 delays. The documents would then be presented for ratification at the next meeting.

117

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.

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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

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

138

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.

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144 **EIGHTH ORDER OF BUSINESS****Update: Stormwater Management Needs
Analysis Proposal**

145

146

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

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

155

156 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of December 31, 2021**

157

158

159 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021.

160 The financials were accepted.

161

162 **TENTH ORDER OF BUSINESS****Approval of October 11, 2021 Regular
Meeting Minutes**

163

164

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

166

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

169

170

171 **ELEVENTH ORDER OF BUSINESS****Staff Reports**

172

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

174 There was no report.

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

176 There was no report.

177 **• Update: Status of Stormwater System Completion**

178 This item was discussed during the Fourth Order of Business.

179 **C. Field Operations Manager: *Evergreen Lifestyles Management***

180 Mr. Arroyo reported the following:

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

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

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

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

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

195 ➤ There were no violations from an HOA standpoint.

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

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

198 ○ **QUORUM CHECK**

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

200

201 **TWELFTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

202

203 There were no Board Members’ comments or requests.

204

205 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

206

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

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

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

213

214 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

215

216 There being nothing further to discuss, the meeting adjourned.

217

218 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**
219 **meeting adjourned at 2:11 p.m.**

220

221

222

223

224

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

225
226
227
228
229
230

Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2021	Regular Meeting	1:30 PM
January 10, 2022 CANCELED	Regular Meeting	1:30 PM
February 14, 2022	Regular Meeting	1:30 PM
March 14, 2022	Regular Meeting	1:30 PM
April 11, 2022	Regular Meeting	1:30 PM
May 9, 2022	Regular Meeting	1:30 PM
June 13, 2022	Regular Meeting	1:30 PM
July 11, 2022	Regular Meeting	1:30 PM
August 8, 2022	Public Hearing & Regular Meeting	1:30 PM
September 12, 2022	Regular Meeting	1:30 PM