

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 11, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

James Harvey	Chair
Bradley Walker	Assistant Secretary
Troy Simpson	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
Chris Semko	Floralawn
Greg Klosterman	Resident
Sheri Austin	Resident
Jan Ennes	Resident
Amanda Fitzpatrick	Resident
Lori Anderson	Resident
Molly Blackmon	Resident
Walter Renic	Resident
Ann Judy	Resident, for Resident Elaine Stanchio

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:36 p.m. Supervisors Harvey, Simpson and Walker were present in person. Supervisors Smith and Meath were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Ann Judy, representing resident Elaine Stanchio, and residents Greg Klosterman, Sheri Austin, Amanda Fitzpatrick, Jan Ennes and Lori Anderson participated in public comments.

The following is a synopsis of the public comments, requests and opinions about deficiencies throughout the community and the related response if available:

- As to Ms. Stanchio's question about her flag pole, it is an HOA matter or, if it involves an Ordinance, it is a City issue; the CDD has no jurisdiction over private property.
- Weeds/Dead Trees: These issues will be addressed later in the meeting.
- Street Lights: A contractor will be hired to repair the street lights that are out.
- Safety Concerns – Overnight Parking and Speeding: Mr. Arroyo stated it was difficult to enforce no overnight parking, as he is not on site overnight. He would e-blast a reminder about the Parking Policy, which is included in the Declarations, and post it on the website.

Mr. Arroyo read a portion of the Parking Policy from the Declarations, which does not prohibit street parking. He stated the HOA disclaims any responsibility for enforcement, as it rests solely on the governmental authorities. Residents should contact the Sheriff's office.

- Pool Area - Noise Ordinance Policy: Earbuds/AirPods or head phones are required in the pool area. The covered area is subject to the City's noise ordinance, which changes after 10:00 p.m. The City is responsible for enforcing its noise ordinance. Mr. Arroyo will e-blast the Noise Ordinance to residents, and tell them to call the Police if it is being violated. Violations are punishable with a fine of up to \$500.
- Gates Not Functioning Properly: An electrician is being hired to repair the malfunctioning sensor under the road and timer. As there is a soft gate policy, the gate will be open for construction in the morning and closed at night, until construction is completed.
- Street Cleaning: DR Horton has the streets cleaned during the home construction phase but it will cease, once construction is completed.
- CDD Meeting Notification: The Annual Meeting Schedule is advertised in the local newspaper and posted on the CDD website [www.Beaumontcdd.net](http://www.Beaumontcdd.net).
- Pool Cleaning Schedule: Mr. Arroyo stated the pool is heated to 82 degrees; he will check the equipment. The pool is cleaned early in the day, three days a week.

Although Mr. Arroyo observed the pool technician doing a good job cleaning the pool and the chemicals are balanced, a resident asked for it to be noted, on the record, that she gave Mr. Arroyo proof that she observed the cleaners using the same rag and that, in her opinion, they are not doing a great job. She felt that Mr. Arroyo should consider terminating them and hiring another company and that the CDD should allocate more funds so the pools can be cleaned more frequently and require proof that the work was done. She asked Staff to make sure the Community Center areas that residents utilize look good and that the gates work properly. She thought these things will engage people to buy and increase property values.

Mr. Adams stated that the audio is available and the summary meeting minutes will be posted on the CDD’s website, once they are approved by the Board. Regarding allocating more funds, he stated that budget deliberations will commence soon.

- Regarding a request for additional landscaping to fill open gaps behind Sunshine, it was noted that all landscaping in the initial phases was completed; therefore, the Board would need to consider whether to plant additional trees.
- Water Odor at Clubhouse: Determining if the faucet odor issue is related to circulation or the water source and if installing a charcoal filter will correct the issue is underway.

**THIRD ORDER OF BUSINESS**

**Discussion: Assessment Area Two – Commercial Project**

Mr. Adams stated the CDD met certain criteria necessary to reduce its reserve requirement. Bond Counsel reviewed the documents, which support the intent to reduce and to transfer excess reserve funds to the acquisition and construction fund so those funds can be used for a few commercial improvement projects for which those funds can be used.

**A. Presentation of Supplement to Engineer’s Report**

Mr. Morris presented the Supplement to the Engineer’s Report, which outlines the improvements within the CDD and Commercial Projects, as well as the related costs.

Mr. Earlywine stated the Third Order of Business deals only with the remaining items related to the Commercial Project; it does not affect the residential project. Adjustments are being made to the bond documents because the concept to release construction funds that were set aside in the case of a default were not built into the original document, which authorizes the release of construction funds to use for construction later on, such as for the remaining commercial projects.

**B. First Amendment to Acquisition Agreement**

Mr. Earlywine presented the First Amendment to the Acquisition Agreement. It allows the CDD to buy the completed commercial project, namely West Entry Road, from the builder.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the First Amendment to the Acquisition Agreement Between the Beaumont Community Development District and KLP Beaumont Commercial LLC, in substantial form and authorizing the Chair to execute, was approved**

**C. Consideration of First Amendment to Third Supplemental Trust Indenture**

Mr. Earlywine presented the First Amendment to the Third Supplemental Trust Indenture dated April 1, 2022. The concept inadvertently excluded from the original contract was incorporated into this document to enable the CDD to purchase the rest of the Commercial Project using construction funds that were held and are typically released over time.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the the First Amendment to the Third Supplemental Trust Indenture, between Beaumont Community Development District and Regions Bank, was approved**

**D. Opinion of Bond Counsel**

Mr. Earlywine recommended accepting Items 3D and 3E as part of the transaction, as they support adding the concept into the Trust Indenture and the Bondholders' being agreeable to this action.

**E. Presentation of Bondholder Consent**

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the Opinion of Bond Counsel and the Bondholder Consent letter, as stated, were accepted.**

**F. Consideration of Acquisition of Project Roadway and Other Items**

Mr. Earlywine recommended accepting acquisition of the items identified in the Engineer's Report.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the Supplement to the Engineer's Report for Acquisition of the Projects identified therein and authorizing Staff to prepare any documents necessary to acquire those items and to convey them, was approved.**

**FOURTH ORDER OF BUSINESS**

**Ratification of Morris Engineering and Consulting, LLC, Proposal for Preparation of Stormwater Management Needs Analysis**

Mr. Adams presented the Morris Engineering and Consulting, LLC, proposal, to prepare the 20-Year Stormwater Management Needs Analysis Report, for ratification.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the Morris Engineering and Consulting, LLC proposal to prepare and submit the 20-Year Stormwater Management Needs Analysis Report, in a not-to-exceed amount of \$4,500, was ratified.**

**FIFTH ORDER OF BUSINESS**

**Update: Status of Line-of-Sight Issues and Stop Sign at Wildwood Intersection**

Mr. Harvey stated that the City denied the request to make the Wildwood intersection a four-way stop. Resident would need to petition and pursue it with the City directly.

**SIXTH ORDER OF BUSINESS**

**Consideration of Floralawn Landscape Enhancement Proposals/Report**

**A. Floralawn Site Inspection Report – February 3, 2022**

Mr. Chris Semco presented the Floralawn Site Inspection Report. It included soil testing in specific areas and concluded that 90% of the turf has sand and needs more organic matter. He stated that the proposals provided are recommendations to give more color and enhance focal points. He discussed the color palette and selecting plants that are resistant to freeze. It was noted that the turf stress was caused by construction or drainage issues.

Discussion ensued about broken concrete around homes and DR Horton not cleaning up areas before laying sod. Once the summer schedule commences, cleanup of the common areas and green space will occur weekly.

- B. Work Order #1571, Location 4 [\$17,665.92]**
- C. Work Order #1572, Location 5 [\$20,653.61]**
- D. Work Order #1573, Location 6 [\$7,284.71]**
- E. Work Order #1574, Location 8 [\$5,952.06]**
- F. Work Order #1575, Location 7 [\$8,423.66]**
- G. Work Order #1576, Select Mulching [\$44,072.00]**
- H. Work Order #1581, Location 1 [\$17,890.92]**
- I. Work Order #1582, Location 2 [\$5,167.06]**
- J. Work Order #1583, Location 3 [\$5,757.06]**

**K. Work Order #1584, Location 9 [\$21,973.61]**

**L. Plant Selections**

Items 6B through 6L were deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)**

Mr. Semco presented the proposal for a rate increase due to nationwide labor and materials costs increases; the increase would go into effect in June. Mr. Semco was asked to prepare and email a comparison contract rate spreadsheet to Mr. Adams to email to the Board.

Mr. Adams would prepare a financial impact analysis report and, upon receipt of information, determine if a budget amendment will be necessary.

Whether the landscaping crew is not maintaining some areas was discussed.

This item was deferred to the May meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Palm Tree Arborjet Services**

**A. Complete Pest Management – Commons**

**B. Complete Pest Management – Clubhouse**

The Board agreed with Mr. Arroyo’s recommendation to table these items until a decision is made about the landscapers and if it should be included in the Floralawn contract.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Designating a Date, Time and Location for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2022-05.

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, Resolution 2022-05, Designating a Date, Time and Location of November 14, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785, for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

- **Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

**This item was an addition to the agenda.**

Mr. Adams presented Resolution 2022-06. The Regular Meetings would be held on the second Monday of each month at 1:30 p. m., at 7764 Penrose Place, Wildwood, Florida 34785.

**On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor, Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2022**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of February 14, 2022 Regular Meeting Minutes**

Mr. Adams presented the February 14, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the February 14, 2022 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH 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***

There was no report.

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

- **NEXT MEETING DATE: May 9, 2022 at 1:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on May 9, 2022.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Harvey discussed the following:

➤ Pool Area: Mr. Arroyo would arrange for Staff to be on site for a two-week period to maintain the pool area and he would send photographs and a written report to Management.

➤ Clubhouse: Reports showed that cleanliness of the Clubhouse improved.

A Board Member asked about the maintenance schedule for cleaning the outside of the Clubhouse. Mr. Arroyo stated it is cleaned three days a week, including easements, pavers and pumps. Pressure washing occurs twice a year, around October and before the summer.

➤ Outstanding Issues: Staff would have all issues discussed today addressed, including gates, lights, speed limit signs and water issues.

➤ Speeding: Engaging an off-duty Sherriff Deputy to monitor the community would be considered at the next meeting. Mr. Adams would include a new line item in the proposed Fiscal Year 2023 budget.

Discussion ensued regarding speeding and it was noted that violators are predominately construction trucks and a few residents.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

The following is a synopsis of Board Member and Staff responses to comments, questions and requests from the public:

➤ Bonds: The 30-year bond interest rate was believed to be 4% or 4.5%, with a 10-year call date. Homeowners have the option to pay off the balance of the debt service portion of their assessment at any time.

➤ Regarding construction debris in the path around the lakes and retention ponds, the landscaper's scope of work did not include picking up blown construction debris in the grasses.

**BEAUMONT CDD**

**April 11, 2022**

As the Builder is responsible for cleaning the construction sites, Mr. Harvey asked for a letter to be sent putting DR Horton on notice and stating that the CDD will bill them if the CDD has to pay to clean up construction debris.

Resident Walter Renic stated he received a Notice of Direct Violation for having his trash containers out before 6:00 p.m. He discussed dog owners not picking up after their pets and asked why parking on the sidewalk is not being addressed.

It was noted that the issues brought up by Mr. Renic are HOA matters. Concerns should be emailed to Mr. Arroyo.

Mr. Harvey offered to answer any questions after the meeting.

A resident thanked the Board for listening to the homeowners and hoped the issues discussed today would be resolved by the next meeting.

➤ Board Member Election Process: The candidate qualifying period, election process and criteria to transition from Landowner elected Seats to the General Election were explained.

A resident asked the Board Members if they are the Developers. It was noted that Kolter Land is the Developer and DR Horton is the Builder.

**FIFTEENTH ORDER OF BUSINESS**

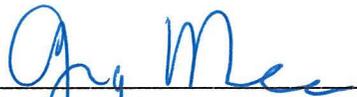
**Adjournment**

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 2:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair