

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 9, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Greg Meath	Vice Chair
Troy Simpson	Assistant Secretary
Candice Smith	Assistant Secretary
Bradley Walker (via telephone)	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
Jennifer Chapman	Evergreen Lifestyles HOA Manager
Ann Judy	Resident, for Resident Elaine Stanchio

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:32 p.m. Supervisors Meath, Simpson and Smith were present in person. Supervisor Walker was attending via telephone. Supervisor Harvey was not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Ann Judy, representing resident Elaine Stanchio, asked for the name of the Amenities Manager. She questioned how weekend parking violations are handled when Staff is off duty and asked if a towing company is engaged and if an open lot can be converted into a parking lot to accommodate overflow parking at the Clubhouse. Mr. Adams stated that towing concerns would be addressed later in the meeting. The current parking lot was designed under code with the Clubhouse's square footage and type of use so it meets the requirement.

A resident asked if the CDD has authority over the start time of daily construction. Mr. Adams replied no, it is under the County's jurisdiction.

A resident voiced her concern about the common area and stated that residents are annoyed because, in her opinion, Floralawn does not do what they are supposed to do, which is to take care of the weeds, trim trees and properly maintain the community. Mr. Adams stated Floralawn would be discussed later in the meeting.

THIRD ORDER OF BUSINESS

Consideration of Floralawn Landscape Enhancement Proposals/Report

Mr. Adams presented a series of work orders that were presented at the last meeting, which were deferred to give the Board an opportunity to further evaluate them and also for Management to prepare an enhancement financial impact analysis. He felt it is appropriate to defer the work orders to a future meeting, in order to coordinate with Mr. Smith on the numbers and to obtain competitive pricing.

Discussion ensued regarding the Floralawn contract, plant replacement and maintenance proposals, obtaining competitive bids, liability for the repairs and the lack of a warranty on previous installations.

- A. Work Order #1571, Location 4 [\$17,665.92]**
- B. Work Order #1572, Location 5 [\$20,653.61]**
- C. Work Order #1573, Location 6 [\$7,284.71]**
- D. Work Order #1574, Location 8 [\$5,952.06]**
- E. Work Order #1575, Location 7 [\$8,423.66]**
- F. Work Order #1576, Select Mulching [\$44,072.00]**
- G. Work Order #1581, Location 1 [\$17,890.92]**
- H. Work Order #1582, Location 2 [\$5,167.06]**
- I. Work Order #1583, Location 3 [\$5,757.06]**
- J. Work Order #1584, Location 9 [\$21,973.61]**
- K. Plant Selections**

Items A through K were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Palm Tree Arborjet Services

Ms. Arroyo presented proposals from Complete Pest Management for palm tree Arborjet® treatments, in the amounts of \$8,165 for the commons area and \$7,160 for the clubhouse. Ms. Arroyo and Mr. Adams responded to questions regarding the scope of services, effectiveness of the treatments, difference between the two proposals and the funding source.

- A. Complete Pest Management – Commons**
- B. Complete Pest Management - Clubhouse**

On MOTION by Mr. Walker and seconded by Ms. Smith, with all in favor, the Complete Pest Management proposals for Palm Tree Arborjet® Services for the Commons and the Clubhouse, in a combined total amount of \$ 15,325, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Amending Resolution 2021-06 to Adopt an Amended Rule Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-07 and read the title. A resident asked Mr. Adams to email a copy of Resolution 2021-06.

Discussion ensued regarding the Amended Rule Relating to Overnight Parking and Parking Enforcement. The following points were highlighted:

- Vehicles would not be towed unless signage is posted.
- Residents would be allowed to utilize designated guest parking spots at the Clubhouse for 12 hours on a first-come, first-serve basis.

- Three temporary parking spots in the back of the Clubhouse have been reserved for overnight guest parking.
- The intent is for residents to utilize their garages and driveways first.
- Signage will have appropriate language.

Discussion ensued regarding whether to increase guest parking hours from 12 hours to 24 hours, providing a standard parking pass, parking stickers and the Townhomes section. The following changes would be made:

Page 3, Item 2i: Change 12 hours to 24 hours in the Townhomes section

Insert "Guests may park at the Clubhouse for a period not exceeding 24 hours."

Clubhouse and Townhomes sections: Insert "Pass required through reservation program."

On MOTION by Ms. Smith and seconded by Mr. Meath, with all in favor, Resolution 2022-07, Amending Resolution 2021-06 to Adopt an Amended Rule Relating to Overnight Parking and Parking Enforcement, as revised; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Mr. Adams presented Resolution 2022-08 and read the title. He discussed the annual budget process and presented the proposed Fiscal Year 2023 budget, which is in draft form. The Board is not bound to the numbers in the proposed Fiscal Year 2023 budget now but the goal is to have it in substantial form at the June meeting. In response to a question regarding an increase in the landscaping budget, Mr. Earlywine stated it was okay to have a higher landscaping budget, as long as it is noticed properly.

On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Declaring Special Assessments for Assessment Area Two To Address Certain Replats; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner And Timing In Which The Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; And Addressing Conflicts, Severability and an effective Date

Mr. Earlywine presented Resolution 2022-09. This Resolution acknowledges receipt of a certificate regarding a True-Up analysis and sets a public hearing to hear comments from commercial landowners.

On MOTION by Ms. Smith and seconded by Mr. Meath, with all in favor, Resolution 2022-09, Declaring Special Assessments for Assessment Area Two To Address Certain Replats; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner And Timing In Which The Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for August 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Providing for Publication of this Resolution; And Addressing Conflicts, Severability and an effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of April 11, 2022 Regular Meeting Minutes

Mr. Adams presented the April 11, 2022 Regular Meeting Minutes.

On MOTION by Mr. Meath and seconded by Mr. Simpson with all in favor, the April 11, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated he would continue coordinating with the District Engineer, Management and Ms. Smith on the project completion process.

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

• Update: Status of Stormwater System Completion

Mr. Morris stated the Stormwater Management Needs Analysis Report would be completed within a week or two and the draft would be emailed to Staff and the Board for feedback; the Report would be finalized by the end of May.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Ms. Arroyo reported the following:

- Staff would like to have a towing company assigned.
- The towing company should be within 10 miles of the community.
- A plumber was contacted to address the water issue and would be on site next week.

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

Asked if Supervisors should start recruiting potential Board Members, Mr. Adams stated there will be a Landowners’ Election in November and Board Members could invite interested parties to the Landowners’ Meeting on November 14, 2022.

I. 182 Registered Voters in District as of April 15, 2022

There were 182 registered voters residing in the District as of April 15, 2022.

II. NEXT MEETING DATE: June 13, 2022 at 1:30 P.M.

o QUORUM CHECK

The next meeting would be held on June 13, 2022.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Ms. Smith stated, once a towing company is engaged, the Board must determine how it will implement the approval process and assign an individual to physically approve towing requests. Discussion ensued regarding the logistics of towing vehicles.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Discussion ensued regarding what constitutes a towable violation, HOA versus CDD authority, whether it includes vehicles that block sidewalks.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Simpson and seconded by Ms. Smith, with all in favor, the meeting adjourned at 2:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~