

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 13, 2022 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
Candice Smith	Chair
John Curtis	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris	District Engineer
Jennifer Arroyo	Evergreen Lifestyles Management
John Curtis	Supervisor-Appointee
Jan Enis	Resident
Ana Ilic	Resident
George Michaels	Resident
Amanda Fitzpatrick	Resident
Perfecto Yolo	Resident
Juniper Landscaping Representative	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:31 p.m. Supervisors Meath, Simpson, Smith and Walker were present in person. Supervisor Harvey was not present.

SECOND ORDER OF BUSINESS

Public Comments

A resident appreciated the landscapers taking the time to properly mow the property instead of rushing down the greenbelt areas.

▪ **Resignation of Supervisor James P. Harvey and Appointment to Seat 2**

This item was an addition to the agenda.

Mr. Adams presented Mr. James Harvey's resignation letter.

On MOTION by Ms. Smith and seconded by Mr. Simpson, with all in favor, the resignation of Mr. James P. Harvey, dated June 13, 2022, was accepted.

Mr. Simpson nominated Mr. John Curtis to fill Seat 2. No other nominations were made.

On MOTION by Mr. Simpson and seconded by Ms. Smith, with all in favor, the appointment of Mr. John Curtis to fill Seat 2, was approved.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Curtis. Mr. Curtis has served on other CDD Boards and is familiar with the requirements.

Mr. Adams stated, with the appointment of Mr. Curtis, it is necessary to reconsider the slate of officers. The consensus was to appoint Ms. Smith as Chair and Mr. Curtis as an Assistant Secretary, with the remainder of the slate unchanged.

Resolution 2022-10 will be created and executed after the meeting.

On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, Resolution 2022-10, Designating Certain Officers of the District, as stated, and Providing for an Effective Date, was adopted.

THIRD ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2022/2023 Budget

This item was not addressed.

FOURTH ORDER OF BUSINESS

Landscape Enhancements Financial Impact Analysis

- **Consideration of Floralawn Proposals**
 - 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**

These items were not addressed. New Work Orders would be obtained from Juniper.

FIFTH ORDER OF BUSINESS

Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)

Mr. Adams stated that the Board will consider a proposal from Juniper, rather than Floralawn. A landscaping contract and proposals were emailed to the Board.

Ms. Smith stated proposals were received from BrightView, Element Solutions, Yellowstone and Juniper Landscaping. The scope was the same for all four contractors and included 42 mowings per year, pesticide and fertilization. Juniper’s proposals are within the budget amount. Mr. Adams stated the Fiscal Year 2022 and the proposed Fiscal Year 2023 budgets both budgeted \$156,120 for this service and the Juniper bid is for \$151,500.

A Juniper representative stated that Juniper is looking forward to working in Beaumont. He discussed areas of concern that he noted during a recent inspection. Ms. Arroyo stated, as Juniper starts making weekly visits, a project punchlist would be developed. Ms. Smith stated that, aside from CDD property, Juniper focused on the homes and the townhomes. She asked Staff to inform residents of the work order system via an eblast.

Mr. Adams stated it is appropriate to enter into two contracts with Juniper. One for the month of June, since the previous contract ended May 31st, and another motion for a 1-year contract with Juniper, effective July 1, 2022, in an annual amount of \$151,429.62.

On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, the Juniper Landscaping proposal for Landscape Services for June 2022, in the amount of \$10, 371.92, was approved.

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Juniper Landscaping proposal for Landscape Services, effective July 1, 2022, for a one-year term, in the amount of \$151,429.62, was approved.

Mr. Morris stated that the Stormwater Management Needs Analysis Report was nearly complete and would be submitted soon. A copy would also be emailed to the District Manager's office for distribution to the Board.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022.
The financials were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of May 9, 2022 Regular Meeting
Minutes**

Mr. Adams presented the May 9, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Simpson and seconded by Ms. Smith, with all in favor, the
May 9, 2022 Regular Meeting Minutes, as presented, were approved.**

NINTH 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.

C. Field Operations Manager: *Evergreen Lifestyles Management*

Ms. Chapman reported the following:

- Staff is working with Juniper to familiarize them with the CDD.
- Staff is focusing on pool area maintenance.
- The signs would be installed on Thursday.

- **Update: Designated Towing Company**

This item was not discussed.

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

- **NEXT MEETING DATE: July 11, 2022 at 1:30 P.M.**

○ **QUORUM CHECK**

The next meeting would be held on July 11, 2022.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

A resident asked for a street parking and towing update. Ms. Arroyo stated that signage will be installed on Thursday and the reserve parking signs were already installed. Ms. Smith asked Staff to send a towing e-blast to remind residents of the towing schedule.

Resident George Michaels asked about the towing rates and suggested that it be included in the e-blast. Mr. Adams stated there will likely be a towing fee and a storage fee depending on how long violators take to retrieve their vehicles.

Resident Jan Enis asked if the flowers would be replaced and was informed that all the annuals would be replaced.

Resident Amanda Fitzpatrick noted that there were dead flies on the pool area tables for three days. She hoped more funds would be allocated for regular cleaning in the pool area. She asked for the pool hours to be extended. The current "Dawn to Dusk" policy was discussed.

Resident Perfecto Yolo asked if he should call the police to report teenagers jumping the fence and trespassing into the community. Mr. Earlywine stated that the CDD could contract with the local police department. There needs to be a resolution on record that identifies who can speak for the CDD in connection with trespassing and that individual must sign a waiver.

Discussion ensued regarding appointing Evergreen as the entity to report trespassers to law enforcement, Envera and the Neighborhood Watch programs.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Curtis and seconded by Mr. Walker, with all in favor, the meeting adjourned at 2:07 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair