

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Multiple Public Hearings and a Regular Meeting on August 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Bradley Walker	Assistant Secretary
Troy Simpson	Assistant Secretary
John Curtis	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Jan Enis	Resident
Juniper Landscaping of Florida, LLC Representatives	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:33 p.m.

Supervisors Curtis, Simpson and Walker were present in person. Supervisors Smith and Meath were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law**

[Assessment Area Two (Commercial) to  
Address Sundance Replats]

**A. Proof/Affidavit of Publication**

**B. Mailed Notice(s)**

These items were included for informational purposes.

**C. Consideration of Resolution 2022-12, Supplementing Resolutions 2018-25, 2019-01, 2019-05 and 2019-08; Acknowledging the Presentation of Certain Plats; Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating to True-Up for Debt Assessments; Providing for an Update to the District's Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Mr. Adams presented Resolution 2022-12 and recalled that when the area was originally platted the intention was that the road Right-of-Way (ROW) serving these properties would be privately owned and a part of the adjacent lot; however, when the road ROW was platted, it was platted as public road ROW. Thus, resulting in shrinking the actual lots and, in doing so, the assessment that was already placed on that property increases on a per 1,000' basis. Because of the replat and shrinking of the lots, there was a need to send the Mailed Notices. All property owners are aware of this and no property owners were present at the meeting and no challenges to this action were received.

**Mr. Adams opened the Public Hearing.**

No affected property owners were present.

No members of the public spoke.

Mr. Earlywine pointed out that this involves the Debt Service assessments that secure the commercial property. These had allocated assessments when the bonds were issued on the commercial tract. Due to the replat, what was to be private roads into public access roads but the access roads are essentially the same as they were before and after the replat so the ultimate determination being made now is that the properties continue being assessed in the same amount as they were originally.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2022-12, Supplementing Resolutions 2018-25, 2019-01, 2019-05 and 2019-08; Acknowledging the Presentation of Certain Plats; Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating to True-Up for Debt Assessments; Providing for an Update to the District’s Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-13, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams reviewed the proposed Fiscal Year 2023 budget, which is the same as it was after the last meeting. As discussed at the last meeting, several items within the budget were repurposed that are now covered under the new landscape contract, which helped offset an increase in costs. From an operating perspective, the proposed Fiscal Year 2023 assessments for all three funds are at or below the Fiscal Year 2022 assessment levels.

The Fiscal Year 2023 budget will be amended, with regard to the commercial properties.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2022-13.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2022-13, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-14.

**On MOTION by Mr. Curtis and seconded by Mr. Walker, with all in favor, Resolution 2022-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Ratification of Juniper Landscaping of Florida, LLC, Proposal No. 166293 for Additional Maintenance**

Mr. Adams presented Juniper Landscaping of Florida, LLC, Proposal No. 166293.

**On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, Juniper Landscaping of Florida, LLC, Proposal No. 166293 for Additional Maintenance, in the amount of \$3,870, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Service Agreement for A/C Units**

Ms. Chapman noted that the two A/C units at the clubhouse have not been serviced during the last year or two. She presented the Service Agreement for the A/C units and discussed the services that will be performed.

**On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the Sun Kool Air Conditioning, Inc., Service Agreement for the A/C units, in the amount of \$850 per year, was approved.**

**EIGHTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of July 11, 2022 Regular Meeting Minutes**

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

**On MOTION by Mr. Curtis and seconded by Mr. Walker, with all in favor, the July 11, 2022 Regular Meeting Minutes, as presented, were approved.**

**TENTH 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:

- The Lifestyle Coordinator will be on leave for a few months but she already scheduled events for August and September and is working on October. Ms. Chapman will work with Amy to make sure everything is covered.
- The Juniper work order system is up and running and the community was formally notified of the system. Keith and Wendy, from Juniper, were introduced.
- The 12 “No Parking” signs were ordered and will be installed, upon receipt

➤ Regarding entering into a service agreement with the towing company, an agreement is not necessary; the towing company will install its signage. The towing company will be called when necessary.

➤ Emails were received with concerns about parking; those with concerns were advised of the parking options for guests, etc.

Discussion ensued regarding potential roadway issues for a special needs school bus that provides door-to-door service that will be in the community when school starts.

➤ The pool area conditions are much better and the pool is a lot cleaner.

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

- **NEXT MEETING DATE: September 12, 2022 at 1:30 P.M.**
  - **QUORUM CHECK**

The next meeting would be held on September 12, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 1:55 p.m.**

  
Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~