

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on November 14, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Candice Smith
John Curtis
Troy Simpson

Chair
Vice Chair
Assistant Secretary

Also present were:

Chuck Adams
Jere Earlywine
Matt Morris
Joey Arroyo
Jennifer Chapman
Several Residents

District Manager
District Counsel
District Engineer
Evergreen Lifestyles Management
Evergreen Lifestyles HOA Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:36 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

A resident asked about mulch, how visibility issues on the right side of the entry are being addressed and if the retention ponds are ever treated for mosquitoes.

Mr. Arroyo stated mulch type "95 Bark" will be applied in the common areas and pine straw will be applied on the back berms along the hill. Staff already alerted Juniper of the

visibility issues and will discuss it later in the meeting. Mr. Adams stated the CDD does not treat for mosquitos but Sumter County likely does and should be contacted about mosquito issues.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [SEATS 2, 3 & 5] (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John Curtis and Ms. Candice Smith.

The Supervisors have served on previous CDD Boards and were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

Mr. Adams reminded Mr. Curtis and Ms. Smith to submit Form 1 and that they are still subject to the Sunshine Laws.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-01 and recapped the results of the Landowners’ Election, the follows:

Seat 2	John Curtis	90 votes	4-year Term
Seat 3	Candice Smith	90 votes	4-year Term

Seat 5

Greg Meath

89 votes

2-year Term

On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Bradley Walker [Seat 4]; *Term Expires November 2024*

Mr. Adams presented Mr. Bradley Walker's resignation dated August 30, 2022.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the resignation of Bradley Walker from Seat 4; Term Expires November 2024, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Jared Lybbert to Fill Unexpired Term of Vacant Seat 4

Mr. Jared Lybbert was nominated to fill Seat 4. No other nominations were made.

On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the appointment of Mr. Jared Lybbert to Seat 4, was approved.

• **Administration of Oath of Office**

As Mr. Lybbert was not present, Ms. Smith will provide Mr. Lybbert with the Oath of Office form, new Supervisor packet and urge Mr. Lybbert to contact Mr. Adams or Mr. Earlywine with any questions or concerns.

The Oath of Office will be administered to Mr. Lybbert before or at a future meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-02. Mr. Curtis nominated the following slate of officers:

Candice Smith	Chair
John Curtis	Vice Chair
Chuck Adams	Secretary
Troy Simpson	Assistant Secretary
Greg Meath	Assistant Secretary
Jared Lybbert	Assistant Secretary
Craig Wrathell	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Juniper Landscaping of Florida, LLC, Proposals

Mr. Arroyo and Ms. Chapman presented the three Juniper proposals plus one additional proposal:

- A. No. 183637 Mulch Common Areas**
- B. No. 183852 Install Plant Material**
- C. No. 183854 Renovate Entrance of Clubhouse**
- **No. 184273**

This item was an addition to the agenda.

Ms. Chapman stated, if approved, Juniper will commence the landscaping work before the end of the year.

Mr. Adams asked Juniper to itemize the plant material and break them out as CDD Clubhouse, CDD Townhome and CDD common areas.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Juniper Landscaping of Florida, LLC, Proposals No. 183637, No. 183852, No. 183854 and No. 184273, were approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

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

TENTH ORDER OF BUSINESS

Approval of August 8, 2022 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 8, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the August 8, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine asked about project completions.

A Board Member stated the goal is to have everything completed within the next 90 days. Ms. Smith stated the HOA will turn-over the townhomes and single-family product types to the residents at the end of the month.

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

There was no report.

Per Ms. Smith, Mr. Morris to double check all the CDD’s permit transfers and email confirmations to Mr. Earlywine to be added to the project completion list.

C. Field Operations: *Evergreen Lifestyles Management*

Ms. Chapman reported the following:

➤ Juniper discovered a fallen tree on Primrose after Hurricane Ian; Staff facilitated its immediate removal.

➤ The pool area at the townhomes was vandalized. There is no video footage.

Discussion ensued regarding the break-in, damage to the restrooms and signage, camera proposals/estimates, whether to renew the Envera contract, residents organizing a neighborhood watch and a subsequent e-blast urging residents to report suspicious activity to law enforcement. Ms. Chapman will obtain security camera estimates and present them at the next meeting.

Ms. Chapman asked about the make-up of the perimeter wall currently under construction near the apartments. Mr. Curtis will check and let her know.

Ms. Chapman and Mr. Arroyo responded to questions regarding pool maintenance, the Community Center, “No Street Parking” signage, towing enforcement and the streetlights.

A resident commented that homeowners are concerned about the streetlights in front of a construction trailer and pine straw bark washing out and into yards, driveways and roads after rain events. Ms. Chapman will alert the HOA and Juniper.

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

- **NEXT MEETING DATE: December 12, 2022 at 1:30 P.M.**

- **QUORUM CHECK**

The next meeting will be held on December 12, 2022.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 2:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPAL
Secretary/Assistant Secretary

Candice Smith
Chair/Vice Chair