

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

February 13, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Beaumont Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013

February 6, 2023

Board of Supervisors
Beaumont Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on February 13, 2023 at 1:30 p.m. at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisor, Greg Meath **[SEAT 5]**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees (*the following to be provided in a separate package*)
 - 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
4. Consideration of Security Camera Estimates (*to be provided under separate cover*)
5. Consideration of Various Requests from the POA
6. Acceptance of Unaudited Financial Statements as of December 31, 2022
7. Approval of Minutes
 - A. November 14, 2022 Landowners' Meeting
 - B. November 14, 2022 Regular Meeting

8. Staff Reports

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. Field Operations Manager: *Evergreen Lifestyles Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 13, 2023 at 1:30 PM

- QUORUM CHECK

Seat 1	Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	John Curtis	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3	Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Jared Lybbert	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5

To: adamsc@whhassociates.com

Cc: Jennifer Chapman <jchapman@evergreen-lm.com>; Tatiana Anderson <tanderson@evergreen-lm.com>; Brian Quillen <bquillen@evergreen-lm.com>; Candice Smith <csmith@kolter.com>

Subject: Beaumont CDD - Questions

You don't often get email from truiz@evergreen-lm.com. [Learn why this is important](#)

Good Afternoon,

My name is Teo, I am the new Community Manager from Evergreen. I will be taking over the Beaumont properties. Jennifer is still with Evergreen, but we made a few changes internally to better serve the communities.

I am writing to you today to ask a few questions that the Board of Directors are trying to get answers to. Anything you can provide will be greatly appreciated.

- Cracks on the perimeter, who is responsible for repairs, CDD or HOA?
- Will the CDD consider placing wildlife warning signs and cameras at both entrances now that the apartment complex is being built?
- Will the CDD consider placing several dog stations around the retention ponds?
- What perimeter barrier will be placed between the apartment complex and the townhomes on Sundance and Dragonfly?
- What do we need to do to fix the lights on the entrance on Pensrose?
- Will the CDD be installing a perimeter wall all around the single-family homes? If not, will the CDD be willing to install one?

Just want to bring something to your attention. Looks like the community is starting to have a gopher problem. I will be collecting bids for this because the longer we wait to address this, the more expensive is going to be. I will keep you posted.

Look forward to working with you.

Have a great day.

Teo Ruiz, LCAM

Community Association Manager

Evergreen Lifestyles Management

270 W Plant Street, Ste 340

Winter Garden, FL 34787

(O) 352-989-4314

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Spotlight a team member... if a staff member has given you exceptional service please visit www.evergreen-lm.com and share your feedback. Just click 'Good Deeds' on the toolbar.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 942,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 942,862
Investments										
Revenue	-	-	-	70,125	102,508	841	-	-	-	173,474
Reserve	-	-	-	258,988	413,521	79,511	-	-	-	752,020
Prepayment	-	-	-	1,960	1,209	162	-	-	-	3,331
Construction	-	-	-	-	-	-	489,137	-	1	489,138
Interest	-	-	-	82	44	6	-	-	-	132
Sinking	-	-	-	35	27	-	-	-	-	62
Bond redemption	-	-	-	-	-	216	-	-	-	216
Undeposited funds	37,209	-	-	18,182	-	-	-	-	-	55,391
Due from Developer	19,542	-	-	-	-	-	-	96,960	-	116,502
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	77,410	124,873	182,255	234,504	-	-	-	-	619,042
Due from KLP Beaumont commercial	-	-	-	140,324	-	-	-	-	-	140,324
Due from KLP Village	23,819	28,032	-	-	211,815	-	-	-	-	263,666
Due from SRF - single family	89,116	-	-	-	-	-	-	-	-	89,116
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Total assets	<u>\$1,117,336</u>	<u>\$110,398</u>	<u>\$124,873</u>	<u>\$ 671,951</u>	<u>\$ 963,628</u>	<u>\$ 80,736</u>	<u>\$ 489,137</u>	<u>\$ -</u>	<u>\$ 96,961</u>	<u>\$ 3,655,020</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 13,239	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,659
Accounts payable - onsite	6,260	12,979	18,841	-	-	-	-	-	-	38,080
Due to Developer	-	-	-	-	9,487	-	-	-	-	9,487
Due to other	-	-	7,109	-	-	-	3,386	-	-	10,495
Due to general fund	-	89,116	-	-	-	-	-	-	-	89,116
Due to SRF - single family	77,410	-	3,166	-	-	-	-	-	-	80,576
Due to SRF - town home	124,873	-	-	-	-	-	-	-	-	124,873
Due to debt service fund 2019 area two	182,255	-	-	-	-	-	-	-	-	182,255
Due to debt service fund 2019-A1	234,504	-	-	-	-	-	-	-	-	234,504
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	-	1,311
Contracts payable	-	-	-	-	-	-	193,922	-	96,961	290,883
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>668,541</u>	<u>103,515</u>	<u>29,116</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>197,308</u>	<u>-</u>	<u>96,961</u>	<u>1,106,239</u>
DEFERRED INFLOWS OF RESOURCES										
Unearned revenue	-	-	-	-	80,528	-	-	-	-	80,528
Deferred receipts	43,361	28,032	-	140,324	211,815	-	-	-	96,960	520,492
Total deferred inflows of resources	<u>43,361</u>	<u>28,032</u>	<u>-</u>	<u>140,324</u>	<u>292,343</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>96,960</u>	<u>601,020</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	530,316	661,798	80,736	-	-	-	1,272,850
Capital projects	-	-	-	-	-	-	291,829	-	(96,960)	194,869
Unassigned	405,434	(21,149)	95,757	-	-	-	-	-	-	480,042
Total fund balances	<u>405,434</u>	<u>(21,149)</u>	<u>95,757</u>	<u>530,316</u>	<u>661,798</u>	<u>80,736</u>	<u>291,829</u>	<u>-</u>	<u>(96,960)</u>	<u>1,947,761</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,117,336</u>	<u>\$110,398</u>	<u>\$124,873</u>	<u>\$ 671,951</u>	<u>\$ 963,628</u>	<u>\$ 80,736</u>	<u>\$ 489,137</u>	<u>\$ -</u>	<u>\$ 96,961</u>	<u>\$ 3,655,020</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 259,565	\$ 291,605	\$ 357,562	82%
Landowner contribution	-	-	54,574	0%
Lot closing	5,181	22,199	-	N/A
Interest and miscellaneous	1,576	4,079	-	N/A
Total revenues	<u>266,322</u>	<u>317,883</u>	<u>412,136</u>	77%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	1,290	1,290	25,000	5%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	250	1,000	25%
Trustee	7,000	7,000	10,500	67%
Telephone	17	50	200	25%
Postage	-	31	500	6%
Printing & binding	41	125	500	25%
Legal advertising	-	342	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	11	11	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	5,191	5,832	7,449	78%
Supplies	-	-	300	0%
Total professional & administrative	<u>17,633</u>	<u>34,996</u>	<u>112,389</u>	31%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	4,948	7,962	20,000	40%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	2,475	10,000	25%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	597	597	3,000	20%
Electricity	2,927	7,877	8,000	98%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	2,041	2,041	160,000	1%
Mulch	-	-	65,000	0%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	1,171	1,171	2,000	59%
Roadway maintenance	-	-	2,500	0%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>12,509</u>	<u>25,211</u>	<u>299,750</u>	8%
Total expenditures	<u>30,142</u>	<u>60,207</u>	<u>412,139</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	236,180	257,676	(3)	
Fund balances - beginning	<u>169,254</u>	<u>147,758</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 405,434</u>	<u>\$ 405,434</u>	<u>\$ 25,399</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 117,031	\$ 131,477	\$ 158,684	83%
Landowner contribution	-	-	61,672	0%
Lot closing	-	6,407	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>117,031</u>	<u>137,884</u>	<u>220,856</u>	62%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	2,121	3,418	12,000	28%
Accounting	125	375	1,500	25%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	32,089	20,000	160%
Tree treatment	-	-	7,160	0%
Plant replacement	7,437	7,437	5,000	149%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	1,120	4,311	13,500	32%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	9	68	7,500	1%
Electricity	42	129	15,000	1%
Gate electricity	915	2,497	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	777	1,791	6,000	30%
Water/sewer/propane	133	414	8,000	5%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	10,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Security amenity center	844	2,531	-	N/A
Pest control	-	-	1,200	0%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>13,523</u>	<u>70,838</u>	<u>217,550</u>	33%
Other fees & charges				
Tax collector	2,341	2,630	3,306	80%
Total other fees & charges	<u>2,341</u>	<u>2,630</u>	<u>3,306</u>	80%
Total expenditures	<u>15,864</u>	<u>73,468</u>	<u>220,856</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	101,167	64,416	-	
Fund balances - beginning	(122,316)	(85,565)	5,226	
Fund balances - ending	<u>\$ (21,149)</u>	<u>\$ (21,149)</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 50,706	\$ 56,965	\$ 68,044	84%
Landowner contribution	-	-	3,124	0%
Lot closing	6,407	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>57,113</u>	<u>74,761</u>	<u>71,668</u>	104%
EXPENDITURES				
Town Home Program				
Accounting	63	188	750	25%
Streetlighting electricity	323	691	4,000	17%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	4,486	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	13,576	13,576	1,000	1358%
Irrigation repairs	-	-	1,000	0%
Pool maintenance	870	3,278	10,500	31%
Repairs and maintenance	-	580	2,000	29%
Electricity	653	1,721	5,000	34%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	-	419	2,000	21%
Water/sewer	127	394	2,000	20%
Janitorial	-	-	10,000	0%
Pressure washing	-	-	2,000	0%
Security amenity center	49	148	2,500	6%
Pest control	-	-	5,500	0%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>20,147</u>	<u>28,781</u>	<u>70,250</u>	41%
Other fees & charges				
Tax collector	1,014	1,139	1,418	80%
Total other fees & charges	<u>1,014</u>	<u>1,139</u>	<u>1,418</u>	80%
Total expenditures	<u>21,161</u>	<u>29,920</u>	<u>71,668</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	35,952	44,841	-	
Fund balances - beginning	59,805	50,916	33,595	
Fund balances - ending	<u>\$ 95,757</u>	<u>\$ 95,757</u>	<u>\$ 33,595</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 185,974	\$ 208,930	\$ 261,264	80%
Lot closing	-	7,751	-	N/A
Interest	807	2,545	-	N/A
Total revenues	<u>186,781</u>	<u>219,226</u>	<u>261,264</u>	84%
EXPENDITURES				
Debt service				
Principal	-	45,000	45,000	100%
Interest	-	104,869	208,303	50%
Total debt service	<u>-</u>	<u>149,869</u>	<u>253,303</u>	59%
Other fees & charges				
Tax collector	<u>3,720</u>	<u>4,179</u>	<u>5,443</u>	77%
Total other fees and charges	<u>3,720</u>	<u>4,179</u>	<u>5,443</u>	77%
Total expenditures	<u>3,720</u>	<u>154,048</u>	<u>258,746</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	183,061	65,178	2,518	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(941)	-	N/A
Total other financing sources	<u>-</u>	<u>(941)</u>	<u>-</u>	N/A
Net change in fund balances	183,061	64,237	-	
Fund balances - beginning	<u>347,255</u>	<u>466,079</u>	<u>759,966</u>	
Fund balances - ending	<u><u>\$ 530,316</u></u>	<u><u>\$ 530,316</u></u>	<u><u>\$ 762,484</u></u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 239,290	\$ 268,827	\$ 323,398	83%
Assessment levy: off-roll	-	-	92,751	0%
Lot closing	9,170	26,365	-	N/A
Interest	1,259	3,707	-	N/A
Total revenues	<u>249,719</u>	<u>298,899</u>	<u>416,149</u>	72%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	154,938	307,856	50%
Total debt service	<u>-</u>	<u>249,938</u>	<u>402,856</u>	62%
Other fees & charges				
Tax collector	<u>4,786</u>	<u>5,376</u>	<u>6,737</u>	80%
Total other fees and charges	<u>4,786</u>	<u>5,376</u>	<u>6,737</u>	80%
Total expenditures	<u>4,786</u>	<u>255,314</u>	<u>409,593</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	244,933	43,585	6,556	
Fund balances - beginning	<u>416,865</u>	<u>618,213</u>	<u>661,743</u>	
Fund balances - ending	<u><u>\$ 661,798</u></u>	<u><u>\$ 661,798</u></u>	<u><u>\$ 668,299</u></u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest	\$ 215	\$ 1,615	\$ -	N/A
Total revenues	<u>215</u>	<u>1,615</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Total debt service	<u>-</u>	<u>282,734</u>	<u>278,867</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	215	(281,119)	(278,867)	
Fund balances - beginning	80,521	361,855	278,867	
Fund balances - ending	<u>\$ 80,736</u>	<u>\$ 80,736</u>	<u>\$ -</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	<u>\$ 1,333</u>	<u>\$ 3,255</u>
Total revenues	<u>1,333</u>	<u>3,255</u>
EXPENDITURES		
Construction costs	<u>193,922</u>	<u>194,672</u>
Total expenditures	<u>193,922</u>	<u>194,672</u>
Excess/(deficiency) of revenues over/(under) expenditures	(192,589)	(191,417)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>941</u>
Total other financing sources/(uses)	<u>-</u>	<u>941</u>
Net change in fund balances	(192,589)	(190,476)
Fund balances - beginning	<u>484,418</u>	<u>482,305</u>
Fund balances - ending	<u>\$ 291,829</u>	<u>\$ 291,829</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs - Developer	<u> </u>	<u> </u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs - Developer	<u>96,961</u>	<u>96,961</u>
Total expenditures	<u>96,961</u>	<u>96,961</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (96,961)	 (96,961)
 Fund balances - beginning	 <u>1</u>	 <u>1</u>
Fund balances - ending	<u><u>\$ (96,960)</u></u>	<u><u>\$ (96,960)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Beaumont Community Development District was held on November 14, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Chuck Adams	District Manager
Troy Simpson	Board Supervisor
John Curtis	Board Supervisor
Candice Smith	Board Supervisor/Proxyholder
Several Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:32 p.m.

SECOND ORDER OF BUSINESS

Affidavit of Publication

There were no public comments.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

All in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 2, 3 & 5]

A. Nominations

The following nominations were made:

Seat 2	John Curtis
Seat 3	Candice Smith
Seat 5	Greg Meath

38 No other nominations were made.

39 **B. Casting of Ballots**

40 **I. Determine Number of Voting Units Represented**

41 A total of 90 voting units were represented.

42 **II. Determine Number of Voting Units Assigned by Proxy**

43 All 90 voting units were assigned by proxy to Ms. Smith by KLP Villages LLC and KLP
44 Beaumont.

45 The following votes were cast:

46	Seat 2	John Curtis	90 votes
47	Seat 3	Candice Smith	90 votes
48	Seat 5	Greg Meath	89 votes

49 **C. Ballot Tabulation and Results**

50 Mr. Adams reported the following ballot tabulation, results and term lengths:

51	Seat 2	John Curtis	90 votes	4-year Term
52	Seat 3	Candice Smith	90 votes	4-year Term
53	Seat 5	Greg Meath	89 votes	2-year Term

54

55 **FIFTH ORDER OF BUSINESS** **Landowners' Questions/Comments**

56

57 There were no Landowners' questions or comments.

58

59 **SIXTH ORDER OF BUSINESS** **Adjournment**

60

61 There being nothing further to discuss, the meeting adjourned at 1:35 p.m.

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65 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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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	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Matt Morris	District Engineer
Joey Arroyo	Evergreen Lifestyles Management
Jennifer Chapman	Evergreen Lifestyles HOA Manager
Several Residents	

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

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

40

41 **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)**

42

43

44

45

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

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

50 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

51 **B. Membership, Obligations and Responsibilities**

52 **C. Financial Disclosure Forms**

53 **I. Form 1: Statement of Financial Interests**

54 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

55 **III. Form 1F: Final Statement of Financial Interests**

56 **D. Form 8B: Memorandum of Voting Conflict**

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

59

60 **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**

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

69 Seat 2 John Curtis 90 votes 4-year Term

70 Seat 3 Candice Smith 90 votes 4-year Term

71 Seat 5 Greg Meath 89 votes 2-year Term

72

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

77

78

79 **FIFTH ORDER OF BUSINESS Acceptance of Resignation of Bradley**
80 **Walker [Seat 4]; Term Expires November**
81 **2024**

82

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

84

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

88

89

90 **SIXTH ORDER OF BUSINESS Consider Appointment of Jared Lybbert to**
91 **Fill Unexpired Term of Vacant Seat 4**

92

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

94

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

97

98

99 • **Administration of Oath of Office**

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

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

104

105 **SEVENTH ORDER OF BUSINESS Consideration of Resolution 2023-02,**
106 **Designating Certain Officers of the District,**
107 **and Providing for an Effective Date**

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

- 110 Candice Smith Chair
- 111 John Curtis Vice Chair
- 112 Chuck Adams Secretary
- 113 Troy Simpson Assistant Secretary
- 114 Greg Meath Assistant Secretary
- 115 Jared Lybbert Assistant Secretary
- 116 Craig Wrathell Assistant Secretary

117 No other nominations were made.

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

120

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

124

125

126 **EIGHTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping of
127 Florida, LLC, Proposals**

128

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

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

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

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

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

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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:

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

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

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

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

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

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

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

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

191 ○ **QUORUM CHECK**

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

193

194 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

195

196 There were no Board Members' comments or requests.

197

198 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

199

200 There were no public comments.

201

202 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

203

204 There being nothing further to discuss, the meeting adjourned.

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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]

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2022 CANCELED	Regular Meeting	1:30 PM
November 14, 2022	Landowners' Meeting	1:30 PM
November 14, 2022	Regular Meeting	1:30 PM
December 12, 2022 CANCELED	Regular Meeting	1:30 PM
January 9, 2023 CANCELED	Regular Meeting	1:30 PM
February 13, 2023	Regular Meeting	1:30 PM
March 13, 2023	Regular Meeting	1:30 PM
April 10, 2023	Regular Meeting	1:30 PM
May 8, 2023	Regular Meeting	1:30 PM
June 12, 2023	Regular Meeting	1:30 PM
July 10, 2023	Regular Meeting	1:30 PM
August 14, 2023	Public Hearing & Regular Meeting	1:30 PM
September 11, 2023	Regular Meeting	1:30 PM