

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 13, 2023 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 (via telephone)	District Counsel
Teo Ruiz	Evergreen Lifestyle Management
Jennifer Chapman (via telephone)	Evergreen Lifestyle Management
Phyllis Gregory	Resident
Joe Batell	Resident
Perfetto Rola	Resident
Laurie Anderson	Resident
Juniper Representative	
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:31 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

Resident and HOA President Phyllis Gregory asked if the CDD plans to install privacy fencing around the perimeter of the property in the near future to reduce noise and deter trespassers.

Ms. Smith stated that fencing was not on the list of capital improvements through the CDD so the expense would have to be funded from the operation and maintenance (O&M); it was not budgeted for Fiscal Year 2023 but the Board can keep it in mind, as the Fiscal Year 2024 budget season approaches.

Resident and President of the Townhomes Joe Batell voiced resident concerns about the type of fence that will be installed between them and the wetlands. Residents are also concerned about pet owners cutting through their area, not picking up dog waste, damaging the grass between the retention pond and the wetlands and the future repair costs due to the wear and tear. Mr. Curtis will follow up with Mr. Batell.

Resident Perfetto Rola felt that the area from the Trail Winds property line and Penrose is wide open and needs a fence, as trespassers regularly cut through that area.

Resident Laurie Anderson stated that she and one of her neighbors want to call attention to eight dead palm trees along Spanish Harbor.

A resident asked what can be done to restrict residents from allowing non-residents use the amenities.

Discussion ensued regarding fob use and misuse and potential solutions to non-resident use of the amenities, including installing signage and sending letters to homeowners.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Greg Meath [SEAT 5] (the following to be provided in a separate package)

- 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**

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Security Camera Estimates (to be provided under separate cover)

Ms. Chapman stated she obtained quotes from two vendors for additional cameras; one is from ADT, who initially installed the cameras. The current cameras need to be given more memory to record for at least 30 days instead of only three days.

Asked if the cameras are connected to a cloud and remotely-monitored, Ms. Chapman replied that the cameras are motion-detected and can only hold three days of footage. She requested proposals for cameras with remote access and full memory and received responses from ADT and Envera.

Discussion ensued regarding the security systems offered by Envera, Freedom Access and ADT, the gates at the Penrose entrance and purchasing cameras for the clubhouse and pool areas to deter vandals.

Ms. Chapman was asked to consider other vendors.

FIFTH ORDER OF BUSINESS

Consideration of Various Requests from the POA

Mr. Ruiz listed the POA's requests of the CDD:

- Install fences around the perimeter of the community.
- Set the pool temperature to 84 degrees.
- Advise as to which entity is responsible for repairing the cracks on the sidewalks.

Ms. Chapman stated there are cracks on the perimeter wall and the stones in the different sections are coming apart.

- Consider placing wildlife warning signs and cameras at both entrances.
- Consider installing several dog stations around the retention ponds.
- Repair the lights on Penrose. (This action item was completed.)
- Address the gopher problem.

It was noted that Evergreen will pursue quotes from pest control companies.

Mr. Ruiz asked who originally installed the back door entrance.

A Board Member stated that there is no wiring on the back door.

Ms. Chapman stated homeowner complaints were received about construction workers' loud radios. Mr. Adams stated that is a Code Enforcement matter. Mr. Curtis will provide Evergreen with contact information for Code Enforcement.

Discussion ensued regarding construction traffic, safety concerns, City Police Department, speed bumps, educating the community about speeding, street parking and reducing the speed limit from 25 to 20 miles per hour (mph).

Mr. Curtis will confer with the Police Chief and City Engineer about speeding solutions.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

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

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the Following:

- A. November 14, 2022 Landowners' Meeting**
- B. November 14, 2022 Regular Meeting**

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the November 14, 2022 Landowners' Meeting and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated Staff is working on project completion items. Project completion is expected in approximately six months.

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

There was no report.

- C. Field Operations: *Evergreen Lifestyles Management***

Ms. Chapman reported the following:

- Mr. Ruiz is the new Community Manager for the single-family homes and the townhomes, as well as the Field Manager for the amenities. He was briefed on all open items and met with vendors.
- Resident complaints about the pond maintenance service and pool vendors are resurfacing. Mr. Ruiz is aware and will keep the Board updated.
- The lights on Penrose were repaired.

Ms. Smith stated, as homeowner requests are made and submitted to Management, Staff must pursue proposals and present them to the Board. It is not necessary to seek approval to obtain proposals. She urged Evergreen to be proactive.

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

- **NEXT MEETING DATE: March 13, 2023 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on March 13, 2023.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Smith asked for an update on the landscaping project.

A Juniper Landscaping (Juniper) representative stated everything that was proposed to the CDD is completed. There are two other proposals; one for pine straw for the north berm and the east berm and another proposal to redo the townhome pool area. Both proposals were submitted. Asked for copies of the proposals, the Juniper representative showed the invoices to Ms. Smith.

Discussion ensued regarding whether the Board should approve the proposals, the amount previously budgeted for mulch, proposal amounts, pine straw, pine bark and a surcharge on the invoice.

TENTH ORDER OF BUSINESS

Public Comments

Ms. Smith asked if there is any specific action the Board should take since the Juniper proposals were not agenda items. Mr. Earlywine suggested allowing the audience to comment on the proposals and then take action.

On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, public comments, was opened.

Residents discussed the pine straw, pine bark, annuals budget and mulch prices. Residents in attendance unanimously supported approval of the Juniper proposal.

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the Juniper Landscaping mulch proposal, in the amount of \$24,085.60, was approved.

On MOTION by Ms. Smith and seconded by Mr. Simpson, with all in favor, public comments, was closed.

Discussion ensued regarding the landscaping budget for the townhomes, miscoded items and previous plant replacement projects.

Mr. Adams will coordinate with Ms. Chapman and Mr. Ruiz to resolve miscoded items. This item will be included on the next agenda.

Mr. Adams re-opened public comments.

Residents commented on the following:

➤ Dirt that is settling in yards due to improperly installed sod resulting in planting issues and bald spots in the St. Augustine grass.

Mr. Adams stated the builder is responsible for those issues.

➤ A broken sprinkler on Sunshine Drive such that the grass is not being watered.

➤ Shrubs on the greenbelt walking area that need pine bark.

➤ Dead trees in the common area, along the sidewalk.

➤ The need to fertilize certain areas and for the fertilizer to be safe for dogs.

A resident asked how the assessment levels are calculated and who calculates them.

Mr. Adams stated his office does the calculation and prepares the annual budget. He explained that the assessment is related to the special and peculiar benefit that each property receives; it appears as a non-ad valorem assessment on the property tax bill.

ELEVENTH 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 2:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/~~Assistant Secretary~~



Chair/Vice Chair