

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 8, 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

**Residents present were:**

Joe Vitalo	Donald Miller	Ann Judy	Eric Spencer
Gene Garminnee	Richard Wheat	Jan Ennis	

**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 Meath and Lybbert were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Joe Vitalo stated residents know that the straightaway in the construction area is known as Pinecone, Dragonfly and Sundance. He is concerned about the signage misdirecting traffic and thinks where Sundance begins and Dragonfly ends needs to be determined.

Discussion ensued regarding signage, addresses, misdirected deliveries, installation of “No Trespassing” signs at the swimming pool, trespassers hopping the pool fence and controlling bathroom access.

Mr. Curtis stated he will speak with the District Engineer and check the plats.

Mr. Ruiz stated two of the three companies he contacted regarding cameras offer security fobs; he will request additional information.

Mr. Vitalo voiced his opinion that the streetlighting by the townhomes is inadequate; one streetlight is out.

Discussion ensued regarding installation of additional streetlights.

Mr. Curtis stated that he will call SECO Energy (SECO).

Mr. Vitalo asked for a covering over the mailboxes and for speedbumps to be added on Dragonfly where there is a blind curve.

Discussion ensued regarding County codes and the preference for speed tables.

Mr. Curtis stated he will discuss these issues with the District Engineer.

Mr. Vitalo asked about electing new Supervisors to ensure representation of each neighborhood. Mr. Adams stated positions are open to full-time CDD residents registered to vote in Sumter County, including renters if the owner rents out the home more than six months of the year. Ownership is not required to vote. This applies in the General Election process. Asked if there is any way to change the law, Mr. Adams stated it would be necessary to petition their Legislator. Mr. Earlywine discussed the benefits of the CDD, including the ability to issue bonds, refurbish amenities, take out tax-exempt loans and collect assessments on the tax roll. Mr. Simpson expressed his understanding is concerns that the apartment complex residents could, in theory, control the entire Board.

Mr. Adams and Mr. Earlywine responded to questions about Florida Statutes Chapter 190. It was explained that official turnover of the Board to residents will not start until the 2024 General Election, when Seats 1, 4 and 5 will be up for election. If the Developer sells their interest or no longer want to serve on the Board, qualified residents can be appointed.

Resident Donald Miller asked if the stop sign on Stokes Way was repaired. Mr. Ruiz stated it will be addressed.

Resident Ann Judy complained about mosquitoes and stated she asked the HOA about installing bat houses and wondered if the CDD is willing to split the cost with homeowners. Mr. Adams suggested obtaining a proposal for the Board to consider.

Resident Eric Spencer noted that the base of one of the lights on Penrose is broken.

A resident recalled statements that SECO has no record of installing pole # 238376.

A resident asked for "SLOW-Children Playing" signs to be installed.

A resident suggested installing speed tables; his son was nearly hit by a speeding truck.

Resident Gene Garminee reported a flickering streetlight. Mr. Ruiz asked for him to email the light pole number.

Resident Richard Wheat stated he wants to screen his garage door. This is an HOA issue.

**THIRD ORDER OF BUSINESS**

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

Mr. Ruiz stated he was soliciting proposals from Freedom Access, Integra and Envera. Envera is no longer viable as they are not a responsive bidder. Freedom Access provided a verbal estimate of approximately \$42,000 and a meeting is scheduled for tomorrow. Integra's meeting is scheduled in four weeks.

Mr. Ruiz stated the proposal is for a brand-new installation. Mr. Adams stated he has access to leasing companies for this type of project.

Discussion ensued regarding the existing system, upgrades and potential early termination issues with Envera.

Ms. Smith requested copies of all contracts.

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification of Pond Maintenance Proposals**

Mr. Curtis stated the \$4,200 pond maintenance proposal was executed.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Pond Maintenance Proposal, in the amount of \$4,200, was ratified.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal**

**Year 2023/2024; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, which includes increases due to “Capital outlay” line items of \$50,000 for the Single-Family Program and \$30,000 for the Town Home Program. He discussed the need to prioritize projects and noted that projects can be paid for each year or, if the Board desires to finance items over five years or less, the funds can be used for annual repayment of principal and interest. He discussed the proposed assessment increases and noted that the proposed budget can be further refined prior to the Public Hearing, at which assessment rates will be finalized.

Mr. Simpson suggested Mr. Ruiz compile a list of improvements discussed in previous meetings. He expressed support for financing improvements over time.

Ms. Smith thinks a Reserve Study might be needed and noted the Developer will be ready to apply the second lift of asphalt soon. At that point, the CDD will need to begin building reserves for the future. Mr. Adams discussed the need to build a Five-Year Plan to include future roof repairs/replacement and resurfacing pools and recreational courts.

Discussion ensued regarding fitness equipment and pool maintenance.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

Mr. Adams stated this topic will remain on the next several agendas.

Discussion ensued regarding compiling a list of items discussed in the last six months, developing estimates and exploring options for financing.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2023.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of April 10, 2023 Regular Meeting Minutes**

Mr. Adams presented the April 10, 2023 Regular Meeting Minutes. The following change was made:

Line 26: Change "Paul" to "Joe"

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the April 10, 2023 Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

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

There were no reports from District Counsel or the District Engineer.

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

Mr. Ruiz reported the following:

- Gopher removal is needed in several areas; proposals were requested.
- A proposal for landscaping the townhomes pool area, totaling \$2,365.62, was received.
- The pool company was spoken to and service improved for two weeks but has declined again. Additional proposals will be requested.

Regarding building maintenance, Mr. Adams stated the insurance carrier included a clause in the General Liability policy to cover volunteer Workers' Compensation; certain activities are excluded and full-time employees are not covered.

- Quotes were requested from a maintenance company and homeowners wishing to volunteer will allow the CDD to save money on projects such as bocce ball courts, etc.

➤ A fence quote was requested from one contractor and another quote is pending.

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

- \_\_\_\_\_ **Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 12, 2023 at 1:30 PM**
  - **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Regarding a fence between the townhomes and the multi-family units, Mr. Curtis stated the Engineer of Record advised him that the plans are more in line with what is along the Boulevard. He is contacting a landscape architect to determine if there are notes or a sketch in the plans and will provide additional information.

Discussion ensued regarding possibly needing City approval and areas to be fenced.

Mr. Ruiz was asked to research having the entry monument cleaned and having oak trees removed from the roundabout and near the new buildings.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Referring to the proposed Fiscal Year 2024 budget, Mr. Vitalo asked how much fund balance the CDD needs to maintain. Mr. Adams stated the CDD aims to keep three months' worth of expenses in working capital because the CDD's budget year begins on October 1 but revenues are not generally received until mid to late-December.

Resident Jan Ennis stated the HOA Board is discussing prohibiting resident use of fireworks on July 4<sup>th</sup> and moving fireworks to one of the CDD ponds in the common grounds. She asked if the CDD can give special permission. Mr. Adams stated the CDD's insurance carrier does not support fireworks on CDD property by unlicensed, uninsured operators.

Mr. Curtis stated notices will be sent advising homeowners that the second lift of asphalt will be done in June and July.

Discussion ensued regarding installation, location and maintenance of bat houses.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 2:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair