

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 12, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

John Curtis	Vice Chair
Troy Simpson	Assistant Secretary
Greg Meath	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
Teo Ruiz	Evergreen Lifestyle Management

Residents present:

Ann Judy	Eric Spenser	Jan Siscalke	Anna Ilic
Joe Vitalo	Wilbur Jenkins	Jan Ennis	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Simpson, Curtis and Meath were present. Supervisors Smith and Lybbert were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Ann Judy asked if someone can spray the weeds in the sidewalk cracks between the two entrances just outside the subdivision.

On behalf of her and other neighbors, resident Anna Ilic asked for "Handicap/Autistic Child at Play" signs to be installed at the two entrances, due to ongoing speeding. Mr. Curtis stated that a walkthrough with the City's Engineers to discuss installing speed humps is scheduled soon. He will discuss ordering signs with Mr. Morris.

Resident Jan Siscalke asked for the palm trees to be trimmed and for the dead ones to be replaced. Mr. Curtis stated the dead trees will be replaced once the order is received.

Resident Eric Spencer read his June 12, 2023 letter that expressed his frustration about difficulty \obtaining status reports on CDD items and developing a proactive process/procedure to keep CDD areas functional. He and HOA President Jan discussed these items with Mr. Ruiz.

Mr. Curtis addressed the following:

➤ Back Gate: The manufacturer needs to rerun the wires and replace the equipment. The estimated date of completion will be emailed to Mr. Ruiz to forward to Mr. Spencer.

Mr. Ruiz stated he emailed the itemized list to Ms. Smith, except for the “Children at Play” signs and the Bocce Ball Box, and most of the items were already addressed. He was asked to insert the completed or estimated completion dates and email it to Mr. Spencer.

Discussion ensued regarding difficulties scheduling vendors, engaging a handyman and posting links on the CDD website.

A Board Member stated he is working with DR Horton on finishing the Development and working for them to help compensate the CDD on some expenses.

Resident Jan Ennis voiced her belief that the Board turned down some requests due to lack of funds but some proposed budget line items have not been used. Mr. Adams explained the need for three months’ of working capital, equating to 25% of the budget, to pay expenses early in the fiscal year, as assessment revenues are generally not received until late December.

Resident Joe Vitalo asked for a breakdown of the Operation & Maintenance (O&M) and debt assessments. It was noted that the Assessment table on Pages 16 and 17 of the proposed Fiscal year 2024 budget details the amounts but they appear as one lump sum on the tax bill.

- Site contractor and builder plans for a fence between the apartments are pending.
- Three Street Name: It will be discussed with the City Engineers. The last two buildings are named “Sundance” on the deeds and are incorrectly named.
- Regarding trees at the new building, the City Arborist will inspect and give an opinion.
- Pool bathroom key fobs and installing cameras are being researched; a proposal will be submitted to Mr. Adams.

Regarding “Pressure Washing” listed twice in the proposed Fiscal Year 2024 budget, Mr. Adams will delete the duplicate description under the “Repairs and maintenance” line item.

Mulching the inside wall to protect the wall will be discussed after the meeting.

Resident Wilbur Jenkins asked if the CDD can encourage the City to switch the blinking traffic lights on Spanish Harbor Drive and 462 and 466A to a regular schedule. Residents were advised to voice their concerns directly to the County Traffic Engineers.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance. It was an unmodified opinion, formerly known as a “clean opinion”, meaning it is a clean audit. He urged the Board to read the Management Letter dated June 5, 2023, which describes certain disclosures Independent Auditors are required to disclose, under the new Florida Statute. The letter indicates there are no issues in these disclosures.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022

<p>On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.</p>

FIFTH ORDER OF BUSINESS

Consideration of Recovered Energy Technologies Off-Grid Lighting and Sensing Technical & Financial Proposal for Beaumont Amenities Centre

Mr. Adams presented the Recovery Energy Technologies (RET) lighting proposal to purchase or lease street, parking lot lights and pickleball court lights. He was asked to research if the \$4,000 one-time fee is included in the purchase price, and, if so, the consensus is to proceed with the purchase and, if not, then proceed with the lease. Mr. Adams will obtain the installation schedule to present in July, incorporate the costs into the Fiscal Year 2024 budget and use unassigned funds for the current fiscal year.

SIXTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024 Proposed Budget

A. Single Family and Townhome Capital Outlay Requests

Discussion ensued regarding prioritizing the Single Family and Townhome Capital Outlay Projects list Mr. Ruiz compiled. Mr. Ruiz was asked to update the Capital Outlay list and obtain proposals and resident feedback on fencing for the next meeting.

Mr. Spencer suggested replacing the rocks around the pool area with a tree grid.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Mr. Curtis asked Mr. Adams to commence with a Reserve Study and start building road reserves into the Fiscal Year 2025 budget.

Mr. Earlywine stated that he expects to present the project completion resolution and supporting documents in August. He will ask Mr. Morris if there are any permit turnovers to process. Mr. Curtis hopes to have everything closed out by mid-September.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 8, 2023 Regular Meeting Minutes

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the May 8, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

Mr. Curtis reviewed the timeline of upcoming projects and the presentation to the Commission scheduled in July. He will prepare notices and schedule an e-blast to homeowners.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

Mr. Ruiz reported the following:

- Updating the list of improvements is ongoing.
- Of the two proposals to pressure wash the building, Shine On’s prices did not change. It can be scheduled for July 3, 2023. The invoice should be transmitted to Mr. Adams.
- Stonegate Customs was the only bidder to paint and repair the fence. Mr. Curtis asked that a contract is executed to handle future repairs.

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

- **336 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 10, 2023 at 1:30 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

A Board Member voiced his opinion that the vines on the entry feature trellis are weeds. Mr. Curtis stated that Mike is aware and is already addressing it.

TWELFTH ORDER OF BUSINESS

Public Comments

Mr. Vitalo asked about the number of registered voters. Mr. Adams stated it is the number of registered voters and then number of registered voters, not the number of homes, is what will triggered the transition from landowner elections to the general election process.

Ms. Ennis expressed her opinion that the gray fences should be replaced with something more substantial.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 2:45 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair