

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 10, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

John Curtis  
Troy Simpson  
Greg Meath

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Chuck Adams  
Jere Earlywine (via telephone)  
Teo Ruiz

District Manager  
District Counsel  
Evergreen Lifestyle Management

**Residents present:**

Joe Vitalo  
Jan Ennis

Carol Michaels  
Tony Rady

Eric Spencer  
Laura Borga

Callie Klosterman

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:32 p.m. Supervisors Curtis, Meath and Simpson were present. Supervisors Smith and Lybbert were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Joe Vitalo asked about the pool repairs, separating homes versus townhome projects and adding potential completion dates to the CDD website and solar panels to the mailbox covers. It was noted that there are two issues with the pool; the vendor cancelled all its commercial contracts and the different mechanical issues compared to the townhome pool.

Resident Carol Michaels expressed her dissatisfaction with the pool and voiced her opinion that the pool budget needs to be increased.

Discussion ensued regarding a suggestion to obtain other vendor proposals to assess and identify necessary pool repairs, increasing service costs, current Operations & Maintenance (O&M) budget and posting scopes of work on the CDD website.

Mr. Ruiz obtained two proposals and recommended selecting ProCare Services for both pools; the CDD's cost is \$1,800 and \$1,100 for the small pool.

Resident Erick Spencer thinks the CDD needs to conduct due diligence before selecting a pool company and suggested engaging a pool company monthly to allow more time to find the correct company that will do the job correctly. Mr. Curtis agreed, provided a certified company willing to work on a month-to-month basis can be found.

Mr. Spencer feels that the CDD should already have a monitoring/maintenance plan for all vendors instead of being reactive to unforeseen issues. Mr. Adams will research who is on the list to receive resident requests. Mr. Adams advised residents were advised to contact Ms. Gillyard, at Management's Office, if their maintenance requests are not posted on the CDD website.

Resident Jan Ennis asked if the contract with Juniper is affected if Beaumont North does not engage them. Mr. Adams replied no. Ms. Ennis expressed frustration that Juniper still has not maintained the path or removed the dead trees along Sunshine Drive and Penrose Place. Mr. Curtis stated this is on Juniper's schedule for this week. He will mention it during the on-site inspection tomorrow and if it is not addressed by then, he will take contact upper management.

Multiple residents identified deficiencies related to construction debris, silt fencing, flooding, erosion and retention pond levels.

Mr. Curtis stated concerns will be addressed during tomorrow's walkthrough with CDD Staff and representatives from D.R. Horton and the City of Wildwood. He invited interested residents to attend the walkthrough.

A resident asked Mr. Curtis to tell Juniper to stop "scalping" the grass, as he believes it is causing erosion on his property.

A resident asked who is responsible for repairing cracked sidewalks and asked for the CDD to differentiate the CDD and homeowner responsibilities. Mr. Curtis stated that, once all

deficiencies are identified during the walkthrough, the builder will replace the sidewalks before the property is conveyed to the CDD. It was suggested that Mr. Ruiz meet with the landscapers once a week to identify deficiencies and that he email a schedule to residents advising when certain areas will be treated.

Residents reported Juniper removing dead trees and not filling in holes, which they believe is causing trip hazards. Certain areas are not being addressed because they have not yet been turned over to the CDD. It was noted that the areas mentioned are still under the original installer’s warranty.

A resident asked if the CDD will irrigate the landscaping by repairing the broken pipe on Penrose Place. Mr. Ruiz is researching that area to determine if irrigation is necessary or if the plants can survive on natural water. Mr. Curtis asked Mr. Ruiz to identify CDD-owned irrigation and post the information on the CDD website.

Resident Callie Kosterman asked Mr. Curtis to address several matters, including the previous landscape installers not removing the buckets from the trees, which caused a tree to die, the issue of D.R. Horton installing trees before irrigation, repair broken water meters and to inspect the grading of her neighbor’s yard because debris is draining onto her property and causing erosion issues.

Mr. Curtis reiterated that all these items will be addressed during the on-site inspection tomorrow. He asked residents to defer any further comments; he will address them after the meeting.

Ms. Kosterman asked for the estimated date that the pool will open to be posted on the CDD website.

**THIRD ORDER OF BUSINESS**

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

**A. Consideration of Solar Lighting Lease Agreement**

Mr. Adams presented the Recovery Energy Technologies Inc. (RET) solar lighting lease Agreement for additional lighting; 20 for street and parking lots and 16 for the pickleball courts.

Discussion ensued regarding the ability to exercise the option to purchase after the sixth-year anniversary of the Agreement, the CDD maintaining insurance and the additional costs not being included in the proposed Fiscal Year 2024 budget, which already shows single-family and townhomes' assessments increasing \$240 and \$250, respectively.

Mr. Curtis re-opened public comments to determine the amount of interest in pickleball court lighting. Overall, those in attendance cautioned against installing lighting, as they expect nearby homeowners will complain about the lights shining into their property, the noise level and the person who requested this no longer resides in the CDD.

The Board consensus was to defer this matter until the Board transition from the Developer to the residents.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pool Area Related Proposals**

Mr. Ruiz stated he is still waiting on businesses to inspect the property and to obtain additional proposals. He does not think more security cameras are needed, just the key fobs to prevent ongoing vandalism. Mr. Curtis will send Tom's contact information.

**A. Bathroom Key Fobs**

**B. Install Security Cameras**

These items were deferred to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fencing Proposals**

Mr. Ruiz stated that the companies he contacted were not interested in a maintenance contract. Mr. Curtis stated that he will ask the contractors tomorrow for recommendations and email the contact information to him.

This item was deferred to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping, Landscape Maintenance Rate Increase Proposal**

Mr. Adams presented Juniper’s proposed 3% rate increase, due to increased labor and fuel costs. The consensus was to approve the increase, up to the CDD’s \$194,999 cost threshold, and, if declined, have Staff commence the sealed bid process.

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the the Juniper Landscaping Maintenance Rate Increase Proposal, subject to the full contract costs not exceeding the \$195,000 threshold, effective July 1, 2023, subject to vendor approval, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2024  
Proposed Budget**

**A. Single Family and Townhome Capital Outlay Requests**

Mr. Adams added the new “Reserve study” budget line item to the proposed Fiscal Year 2024 budget, as directed at the last meeting. Overall, the single-family and townhomes assessments will increase \$240 and \$250, respectively.

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, authorizing Staff to send the necessary notice of the Fiscal Year 2024 assessment increase, was approved.**

**EIGHTH ORDER OF BUSINESS**

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

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of June 12, 2023 Regular Meeting  
Minutes**

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the June 12, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine stated he will prepare addendums to the pool and Juniper contracts. The intent is to complete the punch list items around September or October, certify the project complete 60 days thereafter and commence transiting to a resident Board. Board Seats are staggered and announcements soliciting resumes will be made at the CDD meetings.

Mr. Curtis stated, once all punch list items are completed, the CDD will look brand new. Board Members and Staff responded to questions regarding the lifespan of the roadway, allocated funding for a reserve study, school bus route for the handicapped and the inability to restrict public access into the CDD due to the use of bond funds.

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

There was no report.

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

- **Action items/Tracker**

This report was included for informational purposes.

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

- **NEXT MEETING DATE: August 14, 2023 at 1:30 PM [Fiscal Year 2024 Budget Adoption Hearing]**

- **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

Ms. Klosterman asked if renters can be elected to the Board and the status of the open lots and bushes exiting the CDD causing line-of-sight issues.

Mr. Earlywine discussed the Board candidate criteria, noting that, historically renters have never expressed an interest.

Mr. Curtis stated they will look for possible line-of-sight issues during the inspection.

Resident Tony Radey stated Juniper is running over his gutters, he has erosion issues and asked about removing a dead tree causing erosion because the hole was not filled.

Resident Laura Borga stated that she observed the janitorial crew not wiping down the machines properly or vacuuming on a consistent basis. It was noted that Mr. Curtis and Mr. Ruiz are aware of this and will address it.

A resident asked about replacing the red filter light at the pool and WiFi at the Clubhouse. Mr. Ruiz stated there are also compressor issues and he is working with Spectrum to separate the WiFi contract for the network connection and guests.

Asked about the bocce ball courts and removing the boxes, Mr. Ruiz stated he is having difficulty finding a repair vendor. Mr. Curtis will provide the original installers contact information.

Asked if there is a Hurricane Plan and the possibility of resident volunteers stacking pool furniture, Mr. Ruiz will provide Management’s Plan. Mr. Adams suggested preparing a Supplemental Emergency Agreement with Juniper.

A resident expressed dissatisfaction with the janitorial services. Mr. Ruiz discussed meeting with the owner to review the services. He is preparing a list for the Board as certain tasks were omitted from the original contract.

A resident expressed his frustration about the CDD renewing contracts for substandard services. Mr. Ruiz was asked to obtain other janitorial proposals.

A resident asked about CDD revenues and if any properties are deficient in paying their assessments. Mr. Adams pointed out lot closings. Mr. Earlywine explained the tax certificate sale process; the information is on the County’s website.

Ms. Ennis asked if funds are budgeted for a pesticide program to control flies. Mr. Adams stated the resident Board can consider using capital outlay funds to address this matter.

Discussion ensued regarding fly control products.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the meeting adjourned at 3:00 p.m.**

COPSA  
Secretary/Assistant Secretary

Candice Smith  
Chair/Vice Chair