

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Public Hearing and Regular Meeting on August 14, 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:

Joe Vitalo	Marie Francis	Ann Judy	Lori Anderson
Jan Ennis	Corrine Perez	Tony Rady	Callie Klosterman
Ken _____	Gene Comeni	Phyllis Gregory	Perfecto Manuo

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Resident and HOA President Joe Vitalo asked about changing the dates of the asphalt work, the timing of the mailbox covers and Board transition plans. Mr. Curtis stated the asphalt work is scheduled for September 7 - 10, 2023. The mailbox cover bids are under review.

Regarding Board transition as it relates to project completion requirements, Mr. Earlywine stated the CDD is close to the point where the project will be turned over to the residents. A few punchlist items are expected to be completed within 60 to 90 days; the project will be declared complete at the September meeting, wherein a resolution will be presented.

The Board will likely transition in October, once the Developer-representatives are ready to transition off.

Discussion ensued regarding infrastructure construction, the builder, amenities that the CDD is responsible for, back-up pumps for the Townhome pool, piping, inspections and a reserve study.

Resident Callie Klosterman stated, a few weekends ago, she reported that her neighborhood pool pumps were broken, causing the water to be cloudy and green. She finds it unacceptable that it took almost an entire day to get a response from the CDD or Evergreen and to have the pool closed. In her opinion, it was an emergency and the pool should have been closed sooner. Also, trees in middle of the park are dead and need to be addressed.

Resident Marie Francis voiced concern about the new apartment buildings nearby and the need for additional security. Mr. Curtis stated, since the CDD paid for the roads, gates and fences with public funds, entrance must be allowed and the City does not allow locked gates.

Resident Lori Anderson asked which entity is responsible for towing enforcement related to the Declarations and which entity is responsible for the wheelchair lift. Mr. Curtis stated towing is a police action. Regarding the Declarations, Mr. Vitalo stated the City oversees street parking and the HOA has jurisdiction over the sidewalks. Regarding the wheelchair lift and its maintenance, Mr. Ruiz stated he recently tested the battery and it did not charge so, a battery charger will be ordered. He stated that his schedule recently changed; he will be on site more often and will oversee wheelchair lift inspections. Asked about his new schedule, Mr. Ruiz stated he will be on site Monday through Wednesday from 9:00 a.m. to 5:00 p.m.

Resident Perfecto Manuo asked about gate repairs and police patrols. Mr. Ruiz stated a part was ordered for the gate and is expected this week. Police patrols are not in the budget.

Resident Ann Judy asked about the criteria for sidewalk repairs and noted two chunks missing in the sidewalk in front of her home. A Board Member stated, typically, the area is marked for repair if the sidewalk has a separation with a ¼" raised edge or if there is a crack that will eventually cause the sidewalk to shift. He will inspect after the meeting. Ms. Smith stated the Developer does a final walk-through with the County for final repairs and, once done, those roads and sidewalks are owned by the CDD. Going forward, the CDD's insurance agent will inspect the sidewalks and provide inspection reports.

A resident stated he previously informed the Board of erosion in the dry retention pond behind his home but nothing has been done. Mr. Curtis confirmed the address and stated he will inspect after the meeting.

A resident reported several dying trees in her backyard and several bare spots where trees were removed. She asked who is responsible for tree replacement. Mr. Simpson stated the homeowner is responsible for replacing trees in their backyards; there is a process with Juniper to make sure sod is installed correctly after trees are removed.

Resident Gene Comeni stated his townhome was dug up last year to alleviate an overhang in the garage, which resulted in flooding and a big depression in the ground. He stated the area was inspected but nothing has occurred since. He asked if this can be looked into. The address was confirmed; Staff will inspect the property after the meeting.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Jared Lybbert
[Seat 4]; Term Expires November 2024**

Mr. Adams presented Mr. Jared Lybbert’s resignation letter.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Mr. Jared Lybbert’s resignation, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment of to Fill Unexpired
Term of Seat 4**

Ms. Smith stated Staff will send an eblast to the community asking interested residents to submit resumes for the Board to consider. The goal is to fill the vacancy by September.

- **Administration of Oath of Office to Appointed Supervisor (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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments and Providing an Effective Date**

Mr. Adams presented Resolution 2023-06. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the Public Hearing was opened.

Regarding how much assessment will increase, Mr. Adams stated it depends on the product type that a resident lives in. For single-family, the operation and maintenance (O&M) increase is approximately \$250; the debt service amount is unchanged.

Resident Jan Ennis asked what is included in the O&M assessment. Mr. Adams explained that owners are responsible for two funds; the General Fund and the Special Revenue Fund (SRF) or items related to the product type they own.

Asked what the O&M portion of the assessments pays for, Mr. Adams stated the Community Center, pool area, SRF items in each product type, landscaping, dry retention ponds, inter-connecting pipes and streetlighting.

A resident questioned the \$10,000 call box entry system line item, under "Security monitoring/gates" and noted there are no call boxes at the gate. Mr. Adams stated the expenditure descriptions were composed several years ago; the verbiage will be revised.

A resident asked what guidance will be given to residents once the Board transitions to being resident-controlled. Mr. Adams stated that CDD Staff will help with the transition and provide guidance.

Ms. Klosterman asked about landscape repair and replacement and when mulching occurs. Mr. Adams stated, generally, mulch is applied after hurricane season.

Discussion ensued regarding Juniper, dead trees, tree removal and replacement and whether there are any warranties on trees and plants.

Mr. Ruiz will accompany Juniper, take photographs and obtain proposals for sabal palms.

Mr. Adams responded to questions about pressure washing, the amenity center, when the main road will be painted/striped and the need for signage near the traffic signal.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended to update certain descriptions; Authorizing Budget Amendments and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-07. This takes into consideration the adopted budget, the assessments that were contained therein and directs the Manager to finalize the

lien roll for transmission to the Tax Collector’s office for placement of the assessments on the property tax bill.

On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, the Public Hearing was opened.

There were no public comments.

On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of July 10, 2023 Regular Meeting Minutes

Mr. Adams presented the July 10, 2023 Regular Meeting Minutes.

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

TENTH 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 Manager: Evergreen Lifestyles Management

• **Action items/Tracker**

Mr. Ruiz presented the Evergreen Action Items/Tracker report and discussed key fobs for the Townhome pool area, guest parking, implementing a towing policy, securing a pool cleaning contract and securing a pest control contractor for the Townhomes.

Mr. Ruiz responded to questions about access to the pool areas, streetlights, asphalt lift, wooden fence, painting project, palm trees, dog stations, gate entry repairs and Juniper.

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

• **NEXT MEETING DATE: September 11, 2023 at 1:30 PM [Fiscal Year 2024 Budget Adoption Hearing]**

○ **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Curtis discussed the asphaltting project and road and sidewalk repairs and stated residents should contact Mr. Ruiz with any issues.

Ms. Smith asked Staff to review the CDD's Hurricane Preparedness Plan and to obtain a proposal for a reserve study.

Mr. Curtis asked Mr. Ruiz to make sure there is a written policy for the pools that can be distributed to residents and to secure a vendor for the pool repairs.

TWELFTH ORDER OF BUSINESS

Public Comments

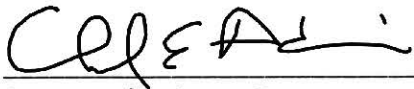
A resident asked for a "No Smoking" sign to be installed at the pools.

A resident asked for the pool to be cleaned five times per week instead of three times per week. Mr. Adams stated that a sizable increase was made to the budget for maintenance, which might include flexibility for more frequent cleanings.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:05 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair