

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on September 11, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Candice Bain	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Ann Judy	Supervisor Appointee
Jan Sically	Resident
Joe Vitalo	Resident/HOA President
George Michaels	Resident
Joel Best	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m. Supervisors Bain, Curtis and Simpson were present. Supervisor Meath was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Resident Ann Judy asked if homeowners should contact the electric company if streetlights are out. Mr. Adams stated they can call SECO Energy directly to report outages or they can inform District Staff at Board meetings.

Resident Jan Sically asked for an update on the sidewalk repairs and reported that there is a large piece of concrete with dips for the gutter in front of a neighbor's driveway.

Mr. Curtis stated sidewalk replacement is based on County or City criteria; the CDD is only responsible for sidewalk repairs in the common areas and DR Horton is responsible for all sidewalks in front of resident homes. He confirmed the address of the home with the concrete issue and will have it inspected.

Resident and HOA President Joe Vitalo asked about the asphaltting, the CDD's stormwater plans, speed tables and fencing. Mr. Curtis stated the asphaltting is almost complete and, once completed, he and Mr. Morris, the Engineer of Record, will perform a walkthrough and an update will be provided at the next meeting.

Resident George Michaels stated he recently witnessed a close call where a motorist almost struck a child. He issued a notification that the CDD has a health and safety issue with speeding now that the streets are paved.

A resident asked about the timing of speed tables. Mr. Curtis stated the speed tables will be ready in about 90 days, depending on how busy the City is. Mr. Morris will follow up with the City and schedule a meeting.

Regarding the pool rules, Ms. Sicilly stated that the signage is getting obstructed by bushes and suggested posting one of the signs by the entrance gate to the pool area. She reported that certain individuals blatantly ignore the rules by smoking, drinking, lending out key fobs and doing flips on the back side of the pool in front of children, with no regard whatsoever for safety. She asked what recourse residents have when others violate the pool rules.

Discussion ensued regarding the HOA, issuing violations notices, hiring a pool attendant to monitor the area and suspending pool privileges.

Resident Joel Best asked about the irrigation well maintenance requirements, what kind of warranty they have and if homeowners can upgrade to irrigation meters, at a cost of \$2,000, versus capping the existing wells and rotating the schedule.

Mr. Curtis stated the State will only allow a certain size of well to be installed, based on the size of the project and size of the community; there was no reclaimed water in this area from the City and it would be too costly to go back now and re-do the plumbing. Asked about the stormwater transfer of the pipes and overgrown vegetation in two of the front lakes, Mr. Curtis stated the State recently inspected the stormwater ponds and there was no mention of

anything wrong with the grasses in the ponds and there is no permanent year-round water retention area to follow up on the lake. Mr. Morris will continue monitoring the ponds.

Regarding the ongoing issues at the pool, Ms. Sicilly stated the HOA by-laws state that the HOA has the authority to suspend pool privileges and she would like to have a system in place to revoke the pool access of residents who do not act accordingly. Mr. Earlywine stated the CDD has the legal authority to enforce rules relating to the facility; however, it would be costly to hire on-site personnel to monitor the pool area.

Discussion ensued regarding the removing of key fobs, reporting and videotaping those in violation of the pool rules, reallocating funds to hire a weekend pool attendant and child safety on CDD roads.

THIRD ORDER OF BUSINESS

Consider Appointment of to Fill Unexpired Term of Seat 4; Term Expires November 2024

A. Candidates

Mr. Adams stated an eblast was sent throughout to the community, through Mr. Ruiz. Staff received one email of interest from Ms. Ann Judy. Mr. Earlywine asked if Ms. Judy is a resident of the CDD, 18 years of age and a registered voter. Mr. Judy replied affirmatively.

I. Ann Judy

Mr. Curtis nominated Ms. Ann Judy to fill Seat 4. No other nominations were made.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the appointment of Ms. Ann Judy to Seat 4, was approved.

B. Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Ann Judy. He will review the following items with Ms. Judy after the meeting:

I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

- II. Membership, Obligations and Responsibilities
- III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
- IV. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2023-08. Mr. Curtis nominated the following slate:

Candice Bain	Chair
John Curtis	Vice Chair
Chuck Adams	Secretary
Troy Simpson	Assistant Secretary
Greg Meath	Assistant Secretary
Ann Judy	Assistant Secretary
Craig Wrathell	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-08, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Proposals to Remove/Replace Sabal Palms

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Project Completion
Related Items

A. Quitclaim Deed

Mr. Earlywine presented the Quitclaim Deed between KLP Villages LLC and the CDD for road conveyance.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Quitclaim Deed between KLP Villages LLC and the CDD for road conveyance, was approved.

B. Easement Agreement

Mr. Earlywine presented the Easement Agreement between KLP Villages LLC and the Beaumont Townhome HOA.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Easement Agreement between KLP Villages LLC and the Beaumont Townhome HOA, was approved.

C. Resolution 2023-09, Recognizing Satisfaction of the 2019A-1 Assessments and 2019A-2 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date

Mr. Earlywine presented Resolution 2023-09, which states that the Developer has met its contribution obligation to ensure that the assessments are fairly levied.

On MOTION by Mr. Curtis and seconded by Ms. Bain, with all in favor, Resolution 2023-09, Recognizing Satisfaction of the 2019A-1 Assessments and 2019A-2 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date, and authorizing the Chair to execute, was adopted.

- D. **Resolution 2023-10, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the Assessment Area One Residential Project and the Assessment Area Two Commercial Project Complete; Addressing Contribution Requirements; Providing Direction to the Trustee; Finalizing the 2019 A-1, 2019 A-2 and 2019 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date**

Mr. Earlywine stated that a few punchlist items need another 30 days to complete and suggested tabling this item to the next meeting.

Mr. Curtis stated the asphaltting still needs to be finished and a few maintenance items are pending, such as retention pond maintenance. All the proposals were ratified.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

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

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 14, 2023 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 14, 2023 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the August 14, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH 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**

The Evergreen Action Items/Tracker Report was included for informational purposes.

Mr. Curtis and Mr. Adams responded to questions regarding the asphalt project, Clubhouse back door to the pool area, bocce ball box repairs, gate entrance repair, common area landscaping, guest parking regulations, mailbox covers, DR Horton punchlist items, pool construction, the budget and tree removal.

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

- **NEXT MEETING DATE: October 2, 2023 at 1:30 PM**

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

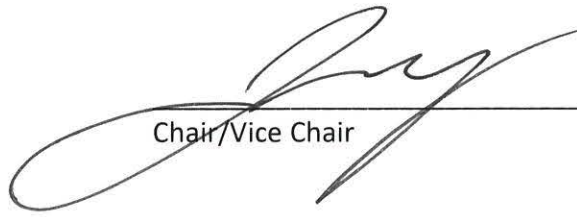
TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair