

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

Chuck Adams (via telephone)	District Manager
Jere Earlywine (via telephone)	District Counsel
Tammy Collins	Evergreen Lifestyle Management
Ann Judy	CDD Assistant Secretary
Joe Vitalo	Resident/Townhome HOA President
Ronald Eugene	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Earlywine stated the purpose of the workshop is to give the Board a chance to discuss District business with each other and members of the community. Although no final decisions can be made in today's meeting, the Board is welcomed to authorize any project items to take back for recommendations to the CDD Board at the January meeting.

Mr. Adams called the meeting to order at 1:33 p.m., acknowledged that Ms. Ann Judy was the only CDD Board Member present and stated the sole subject of today's workshop is to discuss capital improvement projects, in detail, and perhaps create a list to identify completed projects, those that are underway, those that are a priority going forward and to update the proposed developments in terms of what Staff needs to do ahead of the next CDD Board meeting. He stated it was very important that the new On-site Manager, Ms. Collins, participate in the conversations, especially since the previous Manager helped formulate the capital improvement list in relation to the Fiscal Year 2024 budget last summer.

SECOND ORDER OF BUSINESS

**Public Comments (Agenda Items: 3
Minutes Per Speaker)**

There were no public comments.

Ms. Judy voiced her opinion that the bat houses must be torn down because, according to research data from Gainesville and the internet, they need to be in the shade and away from the hot sun but, currently there is no place out in the open where the trees are tall enough to draw them in behind so that there is no disturbance from the ground area. The original thought was to place the totem poles that hold the houses in the center greenspaces with the palm trees and the bushes but those areas are too sunny and the bats cannot reside in them. Ms. Collins concurred with regard to the totem poles.

Ms. Collins reported that she obtained pricing for five dog waste stations for the townhome and common areas, in the amount of \$1,150, excluding installation. Juniper has agreed to empty the dog waste stations while they maintain the property twice per week and include it in their contract, for an additional \$120 per month, including doggy trash bag replacement. Asked how best to dissuade people from placing trash in the dog waste stations and filling them up prematurely, Ms. Collins stated a notice can be included in the newsletter.

Ms. Collins is addressing the following items:

- Acquiring additional bids for the purchase and installation of five dog waste stations ahead of the January meeting for Board consideration.
- A \$6,477.95 bid for fence repair was recently obtained and two additional bids will be secured before the January meeting.
- Envera is the only choice to secure the back entry gate, as they failed to run the electric line to the fob box when they originally installed it.
- Three bids to remove the carpet in the common area and replace it with new plank flooring will be obtained.
- Obtain pricing for construction of a playground area in the single-family neighborhood.
- Confer with the District Engineer regarding sidewalk repairs, washouts and drainage issues.
- A bid to renovate the amenity center and pool in the townhome area was obtained. Juniper will maintain landscaping inside the pool maintenance area, along the sidewalk and in front of the amenity for an increase of \$49,800.
- There will be an increase in the Juniper contract for the annuals for the CDD.
- Bids for the mailbox covers will be obtained.

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- Additional signage stating “No Trespassing”, “No running in pool area” and “Beware dangerous animals” signs will be researched.
- Power-washing the sidewalks and the Clubhouse will be facilitated.
- Installation of concrete barriers at the entrances will be facilitated.
- Converting the pool to salt water will be researched.

Discussion ensued regarding Juniper’s pricing for amenity landscaping, removal of bushes to improve the lines of sight, mulch, camera storage, tree trimming, fencing, a field rat issue and how to resolve a confusion with the street signs for Dragonfly and Pinecone Streets.

The lower and higher priority items were identified and discussed. Lower priority items included benches and custom iron grates in the pool area and higher priority items included the key fob entry for the bathrooms, the mailbox covers, dog waste stations, speed bumps/tables, saltwater pool, amenity landscaping and concrete barriers.

FOURTH ORDER OF BUSINESS

NEXT MEETING DATE: January 8, 2024 at 1:30 PM

○ **QUORUM CHECK**

Mr. Earlywine asked if the January 8, 2024 meeting will be the Board transition meeting. Mr. Adams stated it remains to be seen, as there are still a few items that need to be completed before the actual transition.

In response to Ms. Collins’ question about the number of candidates for Board seats, Mr. Adams stated there are three interested candidates.

FIFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding a deficit in the single-family section and the Developer.

SIXTH ORDER OF BUSINESS

Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)

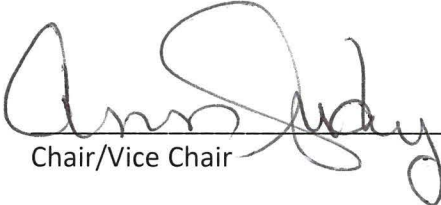
There were no public comments.

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the workshop adjourned at 2:24 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair