

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Public Hearings and a Regular Meeting on January 8, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

John Curtis
Ann Judy

Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Antonio Shaw
Jere Earlywine
Tammy Collins
Joe Vitalo
Carol Michaels
Gary Smith
Marie Francis
Lori Anderson
Several other residents

District Manager
Filed Operations Manager
District Counsel
On-site Manager
Resident/Townhome HOA President
Supervisor-Appointee
Supervisor-Appointee
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:36 p.m.

Supervisors Curtis and Judy were present. Supervisors Simpson, Bain and Meath were not present.

Mr. Earlywine stated that this meeting can preliminarily continue as a Workshop, since only two Board Members are present.

SECOND ORDER OF BUSINESS

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

Ms. Judy expressed concerns about the draining issues on June Drive and Penrose Place. Mr. Curtis provided her with a list of five lots; he and the District Engineer will be on site this Wednesday to go over the repairs, which are maintenance items and already part of the CDD budget. They are having difficulty hiring a contractor for these small projects. Regarding the upcoming transition to a resident Board, Mr. Curtis offered to stay on the Board until these issues are resolved. He suggested the District Engineer attend the next meeting. Regarding liability concerns, Mr. Earlywine suggested taping off the area.

Discussion ensued regarding tree removal and replacing the warranty trees once homeowners complete repairs on their own private property.

Mr. Earlywine asked Mr. Adams to proceed with the next item, while he checks to see if Mr. Simpson will be attending the meeting, to establish a quorum.

THIRD ORDER OF BUSINESS

Update: Developer Projects

Mr. Curtis stated that he is coordinating with the District Engineer to have some striping redone. Ms. Judy voiced her opinion that the lack of striping on the commercial road will cause further traffic issues. Mr. Curtis will review the plans with the City tomorrow. Ms. Collins noted directional striping and signage is needed at the cul-de-sac and the lights are wired but not connected. Mr. Curtis will review these items with the District Engineer.

Mr. Earlywine stated, although only two Supervisors are present, the meeting can transition from the Workshop to the Public Hearings and Regular Meeting so that new Supervisors can be appointed.

**The Workshop was terminated and the
Public Hearings and Regular Meeting commenced at 1:53 p.m.**

- **Board Transition**
This item, previously the Sixth Order of Business, was presented out of order.
- A. **Acceptance of Supervisor Resignations**

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the resignations of Supervisors Candice Bain, Gregory Meath and Troy Simpson, were accepted.

B. Appointment of Supervisor(s) to Vacant Seat(s)

Mr. Adams stated that residents Carol Michaels and Gary Smith expressed interest in filling the vacant seats. He reviewed the terms for each Board Seat. Mr. Earlywine stated that, for Seats that expire in 2024 and will next be elected through the General Election process, Board Members interested on retaining their Seat or any others interested in running for one of those Seats must apply with the Supervisors of Elections during the June candidate qualifying period for the upcoming November 2024 General Election. This will be announced in CDD meetings.

Mr. Curtis nominated Ms. Carol Michaels to fill Seat 1. No other nominations were made.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the appointment of Ms. Carol Michaels to fill Seat 1, was approved.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Carol Michaels.

- **Administration of Oath of Office to Newly Appointed Supervisors (the following to be provided in a separate package)**

The following items were reviewed after Mr. Smith's appointment:

- 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

Mr. Curtis nominated Mr. Gary Smith to fill Seat 3. No other nominations were made.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the appointment of Mr. Gary Smith to fill Seat 3, was approved.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gary Smith.

Mr. Adams discussed email usage, completing Form 1, the Sunshine Law and public records requests. He will review the items in the Supervisors package individually with the new Board Members tomorrow.

Resident Carol Michaels and Mr. Smith opted to accept the allowable Supervisor stipend.

Mr. Earlywine discussed penalties for violating the Sunshine Law, public records laws, ethics laws, conflicts of interest, gift disclosures and availability of volunteer release forms.

C. Consideration of Resolution 2024-06, Appointing and Removing Officers of the District, and Providing for an Effective Date

Mr. Curtis nominated the following slate:

- | | |
|----------------|---------------------|
| Ann Judy | Chair |
| John Curtis | Vice Chair |
| Carol Michaels | Assistant Secretary |
| Gary Smith | Assistant Secretary |

No other nominations were made. Prior appointments for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Craig Wrathell, remain unaffected by this Resolution.

On MOTION by Mr. Curtis and seconded by Ms. Michaels, with all in favor, Resolution 2024-06, Appointing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

▪ **Continuation of Public Comments**

Resident and Townhome HOA President Joe Vitalo commented on the following agenda items:

➤ Item 12A, November 13, 2023 Regular Meeting Minutes: He submitted what he believes are necessary corrections to the title on Line 48. He referred to Line 154 and asked for clarification that Clubhouse rentals will have priority over meetings. Mr. Earlywine would correct the language in the Amenity Policy.

➤ Ninth Order of Business: He asked if the Townhome pool is included in the discussion of setting the Single-Family pool temperature.

Mr. Adams stated that it will be a separate agenda item.

➤ Eighth Order of Business: He asked for the next agenda to include a discussion about changing the meeting time to 6:00 p.m., to increase resident attendance.

Mr. Adams stated he would then have to attend via telephone.

A resident reported that the left turn sign on Inspiration Drive to Harbor Springs Road is missing. A summary of these types of issues will be emailed to the District Engineer to address with the appropriate entity.

A resident asked for striping to be added crossing the pedestrian walkway on Sunshine Drive. If warranted, Mr. Curtis will add this area to the striping project, after inspection.

Resident Marie Francis asked if the CDD will dissolve. She inquired about getting the washout areas behind homes addressed. Mr. Adams stated that, as a governmental entity, the CDD will remain constant; only Board Member and Staff level changes may occur. He noted that Mr. Curtis is grouping the washout projects together to encourage his contractor to complete the work. The District Engineer is working on various solutions to the issues.

FOURTH ORDER OF BUSINESS

Public Hearing on Amenity and Operational Rules, Including Amended Amenity Policies, Rules and Rates

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

B. Consideration of Resolution 2024-04, Amending the Amenity Facilities Policies; Providing for Severability and an Effective Date

Mr. Adams asked if the Board had any changes aside from Mr. Vitalo’s correction requested earlier.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

The follow change was made to the Amenities and Operational Rules:

Section 6, “Homeowner’s Association Meetings”: Change “Rentals take priority over homeowners’ association rentals.” to “The HOA Boards will have priority scheduling over rentals.”

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Resolution 2024-04, Amending the Amenity Facilities Policies, as amended; Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

B. Consideration of Resolution 2024-05, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

Mr. Earlywine stated that the CDD has clear authority to tow vehicles on its own property but signage must be posted, etc. Enforcement on roadways is somewhat unclear. Some CDD’s enforce it on the roads but others typically enter into a Traffic Enforcement Agreement with the City or County, which authorizes that particular entity to enforce traffic violations. A signage study is sometimes required. He reviewed the provisions for towing,

overnight parking and parking enforcement. Ms. Collins reported that some signage either moved or removed by the builders will need to be replaced.

Mr. Adams opened the Public Hearing.

Mr. Vitalo asked when enforcement will commence and how residents will be notified. Mr. Earlywine suggested sending an early e-blast alerting residents of the Rules while Staff engages a towing company, addresses signage and prepares the Traffic Enforcement Agreement.

Discussion ensued regarding setting parking hours from dusk to dawn, guest/vendor street parking, initiating a grace period, police enforcement of the City Ordinance, the HOA Rules differing from the CDD’s Rules and clarifying the Rules for owners and renters parking commercial vehicles in their own driveway.

Mr. Adams closed the Public Hearing.

The following changes were made:

Exhibit A, Page 1, Item 2f: Add language to the “Parking Rules” stating that commercial vehicles are prohibited from parking overnight.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Resolution 2024-05, Adopting Rules Relating to Parking Enforcement, as amended and subject to suspending enforcement of the street parking rules until Staff determines the City’s Traffic Enforcement entity and until further discussion and approved by the Board by motion; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Board Transition

These items were presented following the Third Order of Business.

- A. Acceptance of Supervisor Resignations**
- B. Appointment of Supervisor(s) to Vacant Seat(s)**
 - Administration of Oath of Office to Newly Appointed Supervisors (the following to be provided in a separate package)**

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
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 - 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
- C. Consideration of Resolution 2024-06, Appointing and Removing Officers of the District, and Providing for an Effective Date

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sumter County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Resolution 2024-07, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sumter County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Designating a Date, Time, and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Adams stated that Seats 1 and 4 are transitioning to the General Election in November. Candidates must file during the June 2024 candidate qualify period to be on the November General Election ballot. Vacant Seat 5 will be Landowner-elected in November 2024. Mr. Earlywine reviewed the Landowner election process.

The date, time and location will be inserted into Resolution 2024-08.

On MOTION by Mr. Curtis and seconded by Mr. Smith, with all in favor, Resolution 2024-08, Designating November 4, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785, as the Date, Time, and Location for the Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Setting the Single-Family Pool Temperature for Winter Months (temperature and date range)

Discussion ensued regarding the high cost to increase the pool temperature during winter, designating the winter months as December to April, the \$15,000 allotted in the budget for electricity and pumps, a suggestion to base the decision on the weather, turning the heat off from December to March and the original timeline, which was made to capture the holidays.

Ms. Collins will provide the November, December and January electricity costs at the next meeting. She suggested initiating a policy that, once the temperature drops to a certain level, it triggers heating the pool.

Staff will prepare a policy to extend the summer and to start up later in the spring.

TENTH ORDER OF BUSINESS

Discussion: Evergreen On-site Manager Schedule

Mr. Adams presented the Evergreen Lifestyles Management, LLC Amenities Management Agreement. He suggests reviewing the scope of services and deciding whether to increase or decrease services. Ms. Collins responded to questions and outlined her current workload specific to the HOA and CDD. The Board expressed interest in increasing Ms. Collins’ hours.

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Unaudited Financial Statements as of November 30, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

A. November 13, 2023 Regular Meeting

The following changes were made:

Line 19: Insert "Townhome" before "HOA"

Line 20: Change "Ennis" to "Ennes" and insert "Single Family" before "HOA"

Line 48: Change "deficit" to "surplus"

Line 154: Change "Clubhouse rentals will have priority over meetings." to "CDD & HOA meetings will have priority over Clubhouse rentals."

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the November 13, 2023 Regular Meeting Minutes, as amended, were approved.

B. December 11, 2023 Workshop

Ms. Michaels asked if constructing a playground area in the single-family neighborhood is still an option. Mr. Curtis suggested waiting until the Board transition is complete and discussing it during the Fiscal Year 2025 budget process. The area is CDD green space so it would have to be brought before the City Commission for approval, which is a lengthy process.

On MOTION by Mr. Curtis and seconded by Mr. Smith, with all in favor, the December 11, 2023 Workshop Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Morris Engineering and Consulting, LLC
- C. Field Operations Manager: Evergreen Lifestyles Management

- Action Items/Tracker

There were no reports.

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

- NEXT MEETING DATE: February 12, 2024 at 1:30 PM
 - QUORUM CHECK

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests

FIFTEENTH ORDER OF BUSINESS

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

Mr. Vitalo asked if a tracking method can be implemented for the special projects discussed in the Workshop. Ms. Collins will develop this and provide updates, accordingly.

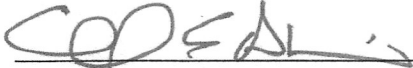
Ms. Judy asked Ms. Collins to add a CDD corner to the HOA newsletter. Mr. Adams suggested the HOA add the CDD website link to its website.

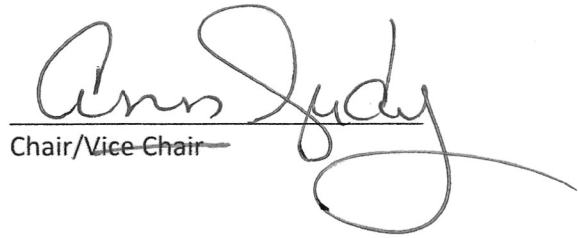
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 3:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice-Chair