

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

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

Also present:

Antonio Shaw	District Manager
Chuck Adams (via telephone)	Wrathell, Hunt & Associates LLC
Jere Earlywine (via telephone)	District Counsel
Bennett Davenport	Kutak Rock LLP
Tammy Collins	On-site Manager
Joe Vitalo	Resident/Townhome HOA President
Ariane Williams	Supervisor-Appointee
Phyllis Gregory	Resident
Melanie Strickland	Resident
Several other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m.

Supervisors Curtis, Smith, Michaels and Judy were present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

Resident and Townhome HOA President Joe Vitalo asked the Board to support the agenda items that pertain to the townhomes. He voiced his belief that there are sufficient funds

in the CDD budget and from collected funds to approve townhome maintenance items. He endorsed Ms. Ariane Williams for Seat 5, as she would provide representation of the Townhomes, if appointed.

Resident Phyllis Gregory distributed a letter she previously sent to the Board Members questioning the expenditure of funds from amenity rentals and collected user fees.

Mr. Earlywine stated funds collected for the amenities go back into the General Fund in the form of revenues. Ms. Gregory stated homeowners pay \$44.28 per home towards events and asked why there is no line item in the budget that reflects that as income collected for events. Mr. Smith stated the fact that the CDD is receiving the incoming funds will not change the way the money is allocated in the budget and the question of allocating additional funds towards events should be brought up during budget season, which will occur in the summer months.

Resident Melanie Strickland stated the common areas were not mulched in 2023 and asked how that will impact the Fiscal Year 2024 budget. She asked who approved placing a 30' dumpster on the property. Mr. Adams stated allocated funds that are not utilized will become surplus fund balance, which is below the expenditure line. Asked how and when mulching funds will be utilized, Mr. Adams stated the funds are available; the cutoff for fiscal year expenditures is September 30th, so, if October 1 comes and no invoices for mulch are received, the unexpended amount will become surplus fund balance. Mr. Shaw stated, essentially, the plan will be to use the unused mulch budget from Fiscal Year 2023 funds that became surplus funds and use funds budgeted for mulch in the Fiscal Year 2024 budget to pay for mulch expenses. Any unused funds budgeted for 2024 will go into the surplus. For Fiscal Year 2025, the Board and Staff will come up with a better plan to utilize the funds. Regarding the dumpster, Mr. Smith stated approval for the dumpster came from the City Developer and residents can voice their complaints by contacting or writing a letter to the City of Wildwood.

A resident asked if the bond for the commercial property encompasses the storage facility and nearby hotel. Mr. Davenport stated a separate bond issue was put in place just for the commercial properties to cover those costs.

In response to a resident’s question regarding liability insurance for the amenity center, Mr. Shaw stated the CDD has liability insurance.

THIRD ORDER OF BUSINESS

Update: Developer Projects

Mr. Curtis stated a few projects are pending. He and Ms. Collins met with engineers and contractors and are soliciting bids for the projects. Once proposals are obtained, the goal is to present them for approval and commence the projects. The process is taking longer and is much more challenging than anticipated.

Ms. Collins stated that she and Mr. Smith are working on the issues weekly to make sure the correct bids are submitted. She anticipates more traction by the next meeting.

Mr. Curtis responded to questions regarding the repair projects, drainage issues, grading issues, the storage facility and the bond.

A resident pointed out that all the houses on Penrose have hardwood trees planted next to the sewer system or the water lines and asked what the CDD plans to do about it. Mr. Curtis and Ms. Collins will schedule a meeting with DR Horton to resolve the issue.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Change of Meeting Time to 6:00 PM

Ms. Judy stated she disagrees with changing the meeting time and voiced her opinion that changing the meeting time to 6:00 p.m., will not increase the number of meeting attendees.

Discussion ensued regarding whether to keep the current meeting time or change it to accommodate residents who work during the day, the reasons younger residents do not attend meetings and residents’ ability to call in or attend via Zoom.

Ms. Judy proposed changing the next meeting time to 6:00 p.m., and, if there is not an increase in the number of attendees, changing it back to 1:30 p.m. Mr. Shaw stated he has been in some facet of this industry for nine years and, in his professional opinion, changing the meeting time will not increase participation. He recapped that three Supervisors are against

changing the meeting time and one is for it. He asked if the Board would like to officially vote on this item.

The consensus was to table this item.

FIFTH ORDER OF BUSINESS**Update: Rule Relating to Overnight Parking and Parking Enforcement**

Mr. Shaw distributed the Beaumont CDD Rule Relating to Overnight Parking and Parking Enforcement and stated Staff is working with the City to develop an agreement whereby the CDD can enter into a traffic enforcement agreement with the City. Ms. Judy referred to Chapter 12 of the City Ordinance on motor vehicle and traffic stopping, standing and parking in the City of Wildwood codes, and asked if the Ordinance will be in effect if the CDD enters into a law enforcement agreement the City of Wildwood for enforcement on private roads. She surmised that, if it does and the Board adopts the City Ordinance for parking, then a lot of the things in the document can be removed. She noted that the City Ordinance states that a vehicle cannot park on the street unless there is 10' between the side of that vehicle that is in the road and the other side of the road. A Board Member concurred that there is a lot of redundant information.

Discussion ensued regarding whether to adopt the ordinance, amending the document, prohibiting street parking so as not to impede emergency vehicles, decreasing the speed limit from 25 to 20 miles per hour, issuing tickets, towing/removal authority and scheduling a workshop to discuss this further.

Mr. Earlywine stated he and Mr. Davenport conferred with City officials about this and they were very agreeable and indicated that, if the CDD would like a specific type of ordinance for parking on one side of the street or during certain hours, the City is open to working with the CDD. If the Board wants a more tailored, refined ordinance that is specific to certain types of infractions, they can provide one.

Mr. Davenport stated the best way to proceed is to note the items that the Board is concerned about so Staff can then incorporate those changes into the agreement and send the revised agreement to the City for their feedback. The Board can delegate authority to one

Supervisor to coordinate with Staff to negotiate with the City, which is the most efficient way to proceed.

Regarding towing, Mr. Shaw stated the Board can establish a policy as to how it wants towing to happen and the towing company will implement the CDD’s policy; it would not require Ms. Collins or anyone to be present for a vehicle to be towed.

Tentatively, a workshop will be scheduled for March 11, 2024 at 12:30 p.m. and Staff will confirm the date with the Board Members.

SIXTH ORDER OF BUSINESS

Update: Rule Relating to Amenity Facilities Policies

Mr. Curtis recalled previous discussions about the Amenity Policies and noted the following minor changes that were made to the policies:

- Rentals have priority over HOA meetings.
- Reservations for HOA meetings are still subject to availability and the approval of amenity staff.
- Other than those changes, the Rules are unchanged from the version that was in the January 2024 agenda.

Discussion ensued regarding rentals and fobs.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the Amenity Facilities Policies, subject to the changes discussed, were approved.

SEVENTH ORDER OF BUSINESS

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

- **Electricity Costs (November - January)**

A Board Member recalled previous discussions regarding when and at what temperature to heat the pool and extending pool heating from October to November 30th.

A Board Member noted that heating the pool is a significant expense and, once the Board transitions to being resident-controlled, the homeowners will make this decision.

Discussion ensued regarding monthly pool electricity costs, the current pool temperature, pool maintenance, the budget, the pumps and when to activate and deactivate heating of the pool.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, heating the pool from mid-March through May 1 and from October 1 through November 30 and deactivating the pool heater during the summer months and December, January and February, was approved.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Evergreen On-site Manager Schedule

Ms. Collins responded to questions regarding how much time she spends working on CDD matters versus the time she spends on HOA matters and the townhomes, how she keeps track of her time on site, overtime, her hourly rate and if she receives resident calls at night.

Discussion ensued regarding the Evergreen Subcontract Agreement for Program Services, Ms. Collins' compensation and Board Members having a conversation with Evergreen to ensure that Ms. Collins is being adequately compensated for the hours that she works on CDD matters.

NINTH ORDER OF BUSINESS

Consideration of Proposals, Estimates, Quotes

Mr. Shaw presented the following:

- A. Juniper Landscaping of Florida, LLC Proposals**
 - I. No. 198987 [Town Home Pool Area]**
 - II. No. 233905 [Mulching]**
 - III. No. 248221 [Palm Tree Trimming at Club House]**
 - IV. No. 249084 [Install 1500 Winter Annuals and Add Soil to One Bed]**
 - V. No. 254928 [Removal and Trimming of Oak Trees]**

On MOTION by Mr. Smith and seconded by Ms. Judy, with all in favor, the Juniper Landscaping of Florida, LLC proposals, as presented, were approved.

B. Guardian Access Solutions Quote for Pool Access Control Upgrades

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Guardian Access Solutions Quote for Pool Access Control Upgrades, in the amount of \$9,995, was approved.

C. Shine On Services LLC Estimate #5149 [Concrete Cleaning]

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Shine On Services LLC Estimate #5149 for Concrete Cleaning, was approved.

D. Proposal for 5 Dog Waste Stations

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the proposal for five dog waste stations, in a not-to-exceed amount of \$2,500, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2023

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Unaudited Financial Statements as of December 31, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of January 8, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the January 8, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

**Consideration of Appointment to Fill
Unexpired Term of Seat 5; Term Expires
November 2024**

A. Candidates

- I. Claire Corbett**
- II. Jennifer Marks**
- III. Ariane Williams**

Discussion ensued regarding the letters of interest and submittals from the three candidates, the importance of diversity, the townhomes and the upcoming General Election.

The consensus was to appoint Ms. Ariane Williams to the Board.

On MOTION by Ms. Michaels and seconded by Mr. Smith, with all in favor, the appointment of Ms. Ariane Williams to Seat 5, was approved.

B. Administration of Oath of Office to Appointed Supervisor

The Oath of Office will be administered to Ms. Williams at the next meeting.

C. Consideration of Resolution 2024-09, Appointing and Removing Officers of the District and Providing for an Effective Date

Items 12B and 12C were tabled to the next meeting.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- Required Ethics Training**

Mr. Davenport presented the Kutak Rock Memorandum regarding the ethics training requirement for CDD Supervisors. He urged the Board to contact him with any questions.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

- Action Items/Tracker**

Ms. Collins presented the Evergreen Action Items/Tracker.

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

Mr. Shaw stated, as a new Manager with Wrathell, Hunt and Associates, LLC, he is coordinating with Mr. Adams, who will still be involved with the CDD. He provided his contact information.

- **NEXT MEETING DATE: March 11, 2024 at ____:____ AM/PM**
- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Judy discussed an incident at a recent event and voiced her opinion that there should be an off-duty Police Officer at events.

A Board Member discussed parking, signage and asked if records are kept of employee background checks and certifications.

FIFTEENTH ORDER OF BUSINESS

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

A resident asked if residents who violate the CDD Rules and Regulations will lose amenity privileges as a penalty. Mr. Shaw was uncertain if such a policy exists; he will check with District Counsel and provide an update at a future meeting.

A resident asked about the speed bumps. Mr. Smith stated District Staff is compiling data to prepare and present a report to the City and the CDD Board. The process takes six months.

Board Members and Staff responded to questions regarding the upcoming workshop, the HOA, Ms. Collins' contract with Evergreen, sidewalk repairs, visibility of the clubhouse, Highway 462, designated parking spots and the streetlights.

A resident thanked the Board for their hard work and dedication to the community.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:26 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair