

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 11, 2024**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**

March 4, 2024

Board of Supervisors  
Beaumont Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on March 11, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items: 3 Minutes Per Speaker*)
3. Administration of Oath of Office to Ariane Williams (*the following will be provided in a separate package*)
  - A. Memorandum Regarding Required Ethics Training and Disclosure Filing
  - B. Sample Form 1 2023/Instructions
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Membership, Obligations and Responsibilities
  - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2024-09, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Update: Developer Projects
6. Discussion/Consideration: Hiring Off-Duty Officer for Events
  - Designated Parking Space
7. Discussion: Apartments Trash Compactor
8. Consideration of Proposals/Estimates/Quotes/Work Order
  - A. Juniper Landscaping of Florida, LLC Proposals

- I. No. 262127 [Treatment of Palms for Lethal Yellowing]
    - II. No. 261022 [Pine Straw Installation]
  - B. Guardian Access Solutions Pool Access Control Upgrades Proposal
  - C. Gate and Fence Painting Proposal/Quote
    - I. Element Service Solutions, Inc. Proposal #6936
    - II. Stonegate Customs, Llc Quote #204
  - D. Envera Proposal for Repair of Outdoor Dome [Camera #9]
  - E. Pool Area Repairs
    - I. Element Service Solutions, Inc. Proposal #6948
    - II. ProCare Pool Service, Inc. Scope of Work #2017
  - F. FITREV Quote #15045 for Precor Rear Delt Plate Labels
9. Acceptance of Resignation of John Curtis; Seat 2
10. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor (*the following will be provided in a separate package*)
    - A. Memorandum Regarding Required Ethics Training and Disclosure Filing
    - B. Sample Form 1 2023/Instructions
    - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - D. Membership, Obligations and Responsibilities
    - E. Form 8B: Memorandum of Voting Conflict
11. Acceptance of Unaudited Financial Statements as of January 31, 2024
12. Approval of February 12, 2024 Regular Meeting Minutes
13. 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

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

- NEXT MEETING DATE: April 8, 2024 at 1:30 PM
  - QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN CURTIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
16. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams  
 District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPOINTING  
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR  
AN EFFECTIVE DATE.**

**WHEREAS**, the Beaumont Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT THAT:**

**SECTION 1.** The following is/are appointed as Officer(s) of the District effective March 11, 2024:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of March 11, 2024:

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 11TH DAY OF MARCH, 2024.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**From:** [Kailey Ludemann](#)  
**To:** [Tammy Collins](#)  
**Cc:** [Janice Ennes](#)  
**Subject:** Apartment Complex Dumpster/Compactor Up Against Our Property Line  
**Date:** Tuesday, January 16, 2024 1:52:42 PM

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Hey Tammy,

I hope all is well! I wanted to reach out to see if you could assist our community with something as no one is sure who we need to address about this (CDD or the City). The Sundance apartment complex that is on our side of the street has built their compactor area right up against our property line so that it is probably less than 30 feet from that first house on June Lane. This is going to be a big issue for our Community as it is going to smell, attract pests, and be a big eyesore as a lot of residents in apartments will pile trash and bulk items around the compactor. We want to know who is responsible for approving plans for that, it really should be on the other side of their property near Powell Rd so that it isn't affecting us.

Can you please work with the CDD to see who it is we need to reach out to with our grievances to have this addressed?

Thank you!

Kailey Ludemann

CAUTION: This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8AI**



## Proposal

**Proposal No.:** 262127

**Proposed Date:** 03/01/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Treat Palms for Lethal Yellowing 3 times

Lethal Yellowing (LY) is a devastating plant disease that primarily affects palm trees. It is caused by a phytoplasma, which is a type of bacteria-like organism without a cell wall, similar to mycoplasmas. LY typically spreads through the feeding activities of insects, such as planthoppers or leafhoppers, which transmit the phytoplasma from infected to healthy trees.

The treatments we are doing is the best possible way to combat this disease but we can not provide any warranty for treated palms

We will inject every 4 months starting in March then July and November

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$2,400.00</b>
Arborjet Arbor OTC Injectable Fungicide- 1 OZ	1.00	EA	\$350.00	\$350.00	
Ima jet	12.00	EA	\$35.00	\$420.00	
Arborjet PHOSPHO-Jet Systemic Fungicide, 1 Liter	80.00	EA	\$4.00	\$320.00	
Arborjet Palm-Jet Palm Nutrition, 1 Liter	80.00	EA	\$6.50	\$520.00	
Arbor Division Labor	12.00	HR	\$65.00	\$780.00	

4" Plugs	4.00	EA	\$1.00	\$4.00	
				<b>Total:</b>	<b>\$2,400.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative** \_\_\_\_\_  
**Date**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A11**



February 26, 2024  
Beaumont CDD (Common Area)

Contract No. - 261022

ITEM	QTY	UNIT PRICE	TOTAL PRICE
pine straw	3,220.00	\$8.10	\$26,078.78
			<b>\$26,078.78</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
pine straw installation	\$0.00	\$26,078.78
		<b>\$0.00</b>
		<b>\$26,078.78</b>

<b>Sale</b>	\$26,078.78
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$26,078.78</b>

By \_\_\_\_\_  
Mike Heine

Date 2/26/2024  
\_\_\_\_\_  
Juniper Landscaping of Florida  
LLC

By \_\_\_\_\_

Date \_\_\_\_\_  
Beaumont CDD (Common Area)

**BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B**



2/5/2024



Ms. Tammy Collins  
Beaumont CDD  
7764 Penrose Place  
Wildwood, FL 33845  
Phone: 860-997-9030  
[tammy.collins@evergreen-lm.com](mailto:tammy.collins@evergreen-lm.com)

RE: Beaumont at Wildwood Pool Access Control Upgrades (020524SR)

Dear Ms. Collins,

Thank you for giving us the opportunity to quote on your access control requirements for Beaumont at Wildwood, a residential community located in Wildwood. The following is a description of the job to be performed and our cost quotation.

***The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.***

### **WORK EFFORT**

Our work effort is to upgrade the access control system for Beaumont of Wildwood. This effort will consist of the removal and disposal of one (1) **existing** access control system, and the installation of one (1) new controller. Two (2) electronic door strikes and two (2) proximity card readers will be installed to control access to two (2) **existing** bathroom doors at the pool cabana. The **existing** proximity card reader for the pedestrian entrance will be reused. Each proximity card reader will be connected to and controlled by a cloud-based programmable entry controller. The controller will be mounted in the maintenance closet. This system contains all necessary control devices to ensure proper operation. All other **existing** access control devices will retain their current locations and functionalities.

***NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, access control devices, pedestrian gates, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.***

## BASE SYSTEM EQUIPMENT AND PRICE

### Base System Equipment

- 1 ea Pro Data Key model "RCNEW" cloud node
- 1 ea Pro Data Key model "R2" two door controller
- 2 ea HID proximity card reader
- 2 ea Flush mounted electronic door strike
- 1 ea Database conversion

### Base System Price

Total base system price including equipment, installation, and freight, as quoted: **\$7,895.00**

*NOTE: Pro Data Key requires a cloud fee of \$6 per month, per access point. \$18 will be billed monthly for the three (3) access points.*

## OPTIONS

*All prices listed for options are based on items being purchased as part of the base system. Stand-alone costs will vary. Please speak to your sales representative if you wish to purchase any option without the base system.*

Option #1: To provide the labor and materials necessary to replace the *existing* Mag-Lock at the main pool pedestrian gate with one (1) door strike and one (1) panic bar.

#### ADD TO BASE SYSTEM:

- 1 ea Panic bar, Stainless Steel
- 1 ea Surface mounted electronic door strike

**Add to base system price: +\$2,050.00**

*All options include equipment, installation, and freight, unless otherwise noted.*

### Card/Fob Costs

#### **HID Proximity Cards (multiples of 100 only)**

Standard proximity access cards in quantities of 1-199, each:	<b>\$4.35</b>
Standard proximity access cards in quantities of 200-599, each:	<b>\$4.20</b>
Standard proximity access cards in quantities of 600-1099, each:	<b>\$4.10</b>
Standard proximity access cards in quantities of 1100-1999, each:	<b>\$3.90</b>

### **Proxkey III Key Fob**

Key Fob in multiples of 10, stamped each:	<b>\$9.00</b>
Key Fob in multiples of 100, engraved each:	<b>\$8.25</b>
Key Fob in multiples of 100, stamped each:	<b>\$8.25</b>

### **HID Compatible Stickers**

Factory coded, each:	<b>\$4.50</b>
Custom, each:	<b>\$5.50</b>

## **INSTALLATION**

### **Includes:**

- Installing all equipment.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.

### **Does Not Include:**

- Decorative brick paver removal, if required or applicable.
- Concrete work for device mounting.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work is required for construction of walls, islands or curb separations in or adjacent to roadways.
- Repair and/or replacement of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by telephone entrance device and/or programmable entry device.

## **ADDITIONAL INFORMATION**

### **Warranty**

Our warranty covers ***all parts, labor & travel***, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is ***one year*** from date of completed installation.

### **Annual Service Agreement**

Equipment manufacturers recommend regular preventive maintenance, similar to automobiles and HVAC units. Consistent and professional service calls ensure your return on investment by enhancing equipment effectiveness, prolonging equipment longevity, and minimizing downtime. Service technicians from Guardian Access Systems will perform factory-trained work on all of our installed equipment.

Benefits included in the maintenance plan:

- 5% discount on parts not related to vandalism.
- 10% discount on parts for service related to vandalism.
- 10% discount on 24/7 emergency services after business hours and weekends.

### **Service Support**

At Guardian Access Solutions, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. Guardian provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for most products sold. Because of this attention to service, calls are responded to the same or next working day with **95%** of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, Guardian Access Solutions is the right choice.

### **Quotation Expiration**

This quotation remains valid for 15 days from the submission date. Guardian Access Solutions reserves the right to requote after this time period elapses.

### **Terms of Sale**

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system is made operational. The remaining ten percent (10%) Net 30 after substantial completion.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,



Stan Rubin  
Guardian Access Solutions  
dba Access Control Systems, LLC  
Cell 321-695-0985 / Office 407-422-8850  
[stan.rubin@guardianaccess.com](mailto:stan.rubin@guardianaccess.com)

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8CI**

**Proposal For**

**Beaumont CDD**  
270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

**Location**

**7764 Penrose Pl**  
Wildwood, FL 34785

Gate & Fence Painting 2024

ACCEPT	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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**General Maintenance** Included

1

\$ 19,583.08

\$ 19,583.08

Scope of Work: Pressure Washing - Fence & Gate

Inspect gates and fence for specific cleaning needs, protect nearby areas, use wide-angled nozzle pressure washers for effective cleaning of dirt, grime, and loose paint, follow safety protocols, and check readiness for painting post-wash.

Scope of Work: Painting - Fence & Gate

Ensure surfaces are dry and clean, remove loose paint and repair as needed. Use high-quality, durable, weather-resistant paint for metal gates and wood-specific paint for fences. Apply paint with a spray machine for uniform coverage, manually touch up where necessary, clean up, and conduct a final quality inspection.



**General Maintenance** Optional

1

\$ 1,975.31

\$ 1,975.31

Scope of Work: Pressure Washing - Columns

Inspect stone columns for discoloration, cover surrounding areas for protection, use professional-grade pressure washers with correct settings for stone, ensure safety, and examine columns post-wash for readiness for repainting.

Scope of Work: Painting - Column Caps

2811 W. State Road 434  
Longwood, FL 32779

Dry and clean caps post-washing, prepare surface, apply high-quality white paint using a sprayer for even coverage, monitor for consistency, clean up, and conduct final inspection to ensure top-quality finish.

\* Removal of stains from pressure washing not guaranteed by Element Service Solutions.\*



Painting Optional

1

\$ 1,440.00

\$ 1,440.00

Upgrade Paint to 'LOXON Self-Cleaning Acrylic Coating'. This will increase the longevity of your paint quality and assist in maintaining the fence's integrity.

## Client Notes

Element Service Solutions is committed to maintaining the longevity of agriculture but does not guarantee its survival.

Contactor will provide water via fire hydrant meter.

All labor to be done during weekdays between 7am to 5pm.

*Please use the checkbox to mark items as accepted.*

*Element Service Solutions, Inc. agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties.*

## Signature

x

Date:

Please sign here to accept the terms and conditions

## Photos

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2811 W. State Road 434  
Longwood, FL 32779





**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8C11**

Stonegate Customs Llc  
6500 SE. 110th St.  
Bellevue, FL 34420  
Phone:352-812-5574  
Contact:352-812-5574  
Email:stonegatecustoms@gmail.com

**Customer Address**

Tammy Colins Evergreen Lifestyles Management  
7764 Penrose Pl.  
Wildwood , FL 34785  
(877)221-6919  
tammy.collins@evergreen-lm.com

Quote #: 204  
Date: Jan 8, 2024

Description	Total
<b>Repair and paint subdivision fence</b>	<b>\$15,890.00</b>
Pressure wash 2,040' of three board fence.	
Repair fence as needed apx. 75'	
Repaint the fence	
Take out gate and panels to get them sand blast and powder coated	
1 Years Warranty on Installation	
<b>Total</b>	<b>\$15,890.00</b>

Terms and Conditions

Scope of Work: Stonegate Customs, Llc. will provide services as described in the attached quote. Stonegate Customs, Llc. will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment of 50% is due upon acceptance of quote. The balance of the contract is due the day of project completion.

Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Stonegate Customs, Llc. and Customer.

Warranty: Stonegate Customs, Llc. warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: This proposal is valid for 30 days. Stonegate Customs, Llc reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

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Name \_\_\_\_\_ Date \_\_\_\_\_

**BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D**

<b>Client/Community:</b> <input style="width: 95%;" type="text"/>	<b>Proposal Date:</b> <input style="width: 95%;" type="text"/>
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Qty.	Equipment to be Repaired/Replaced	Unit Cost	Extended Cost

Total Charges \$   
(Plus any applicable taxes)

<b>Scope of Work:</b>

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8 E I**

**Proposal For**

**Beaumont CDD**

270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

**Location**

7764 Penrose Pl  
Wildwood, FL 34785

Pool Area Concrete Repairs

ACCEPT	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<input type="checkbox"/>	<p><b>Concrete Trip Hazard Grinding</b> <i>Optional</i></p> <p>AS IS SITUATION: The palm trees' roots have brought up the pavers; this has created trip hazards in the pool area.</p> <p>PROPOSED SOLUTION: Use concrete planer to grind down trip hazard, use hand grinder to finish. This proposal includes a total of (9) grinds.</p>	1	\$ 632.50	\$ 632.50
<input type="checkbox"/>	<p><b>Concrete Repair</b> <i>Optional</i></p> <p>AS IS SITUATION: The palm trees' roots have brought up the pavers; this has created trip hazards in the pool area.</p> <p>PROPOSED SOLUTION: * In the (9) areas of concern, remove pavers and stack for re-use. * Bring in crushed stone base to level the paver base. * Cover crushed stone with base sand and compact. * Re-Set pavers in the original pattern and sand in place.</p> <p>Element Service Solutions is dedicated to achieving the closest possible match for the concrete, but cannot guarantee a perfect match due to factors such as aging of the concrete, UV light exposure, and lot variance.</p> <p>Upon completion of the job, there may be surplus concrete pavers due to minimum order requirements. These extra pavers may be provided to the community for on-site storage, allowing for potential use in upcoming projects around the pool area.</p>	1	\$ 2,652.10	\$ 2,652.10

2811 W. State Road 434  
Longwood, FL 32779

## Client Notes

All labor to be done during weekdays between 7am to 5pm.

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*Please use the checkbox to mark items as accepted.*

*Element Service Solutions, Inc. agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties.*

## Signature

x

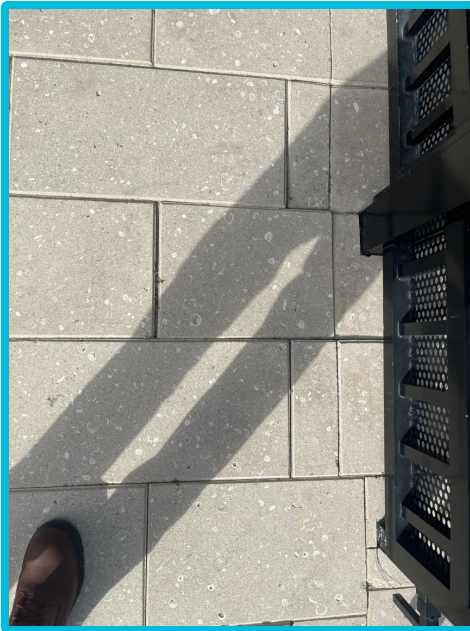
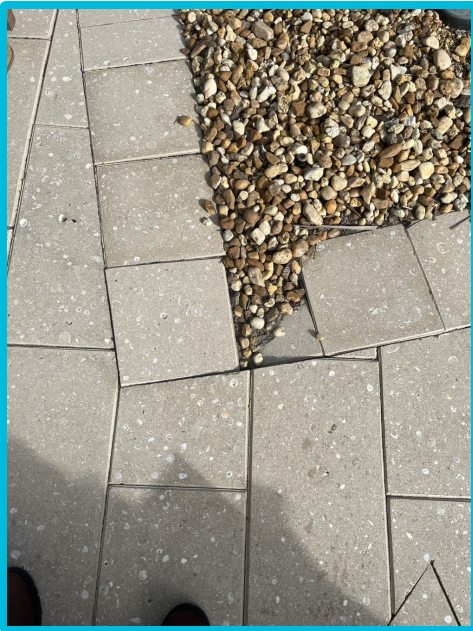
Date:

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Please sign here to accept the terms and conditions

## Photos

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2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8E11**

ProCare Pool Service Inc  
P.O. Box 491548  
Leesburg, FL 34749  
352-530-6411  
office@pcpoolservice.com  
pcpoolservice.com



## SCOPE OF WORK

### ADDRESS

Tammy Collins  
Beaumont CDD  
7764 Pen Rose Place  
Wildwood, FL 34785

SCOPE OF WORK # 2017

DATE 02/09/2024

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DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Labor - Commercial</b> Paver repair around	10	140.00	1,400.00
	<b>Parts Used</b> Includes fittings, pipe, glue and other supplies	1	400.00	400.00
	For location: 5390 Dragonfly Drive (Townhouse) Wildwood, FL 34785			

Thank you!

TOTAL

**\$1,800.00**

For location:  
5390 Dragonfly Drive (Townhouse)  
Wildwood, FL 34785

Accepted By

Accepted Date

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8F**



7823 N Dale Mabry Hwy STE 107  
Tampa, FL 33614

# Quote

Date	Quote #
1/12/2024	15045
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Beaumont Tammy Collins 7802 Penrose Place Wildwood FL 34785

Rep
KM

Item	Description	Qty	Cost	Total
Parts	Precor rear delt Sn BDSM120200010 PLATE LABLES	1	42.00	42.00T
Parts	Precor fts Sn ANCDC23200065 NUT	2	3.00	6.00T
Parts	WASHER	2	1.25	2.50T
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

Approved 02/29/2024  
*Tammy Collins*

<b>Subtotal</b>		\$155.50
<b>Sales Tax (7.0%)</b>		\$3.54
<b>Total</b>		\$159.04

This quote becomes an order with signature approval and returned to [service@fitrev.com](mailto:service@fitrev.com)

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2024**



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2024**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>								
Cash	\$ 584,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,706
Investments								
Revenue	-	-	-	286,121	434,311	-	-	720,432
Reserve	-	-	-	261,630	205,998	-	-	467,628
Prepayment	-	-	-	2,059	1,846	-	-	3,905
Construction	-	-	-	-	-	88,139	-	88,139
Interest	-	-	-	214	315	-	-	529
Sinking	-	-	-	103	206	-	-	309
Bond redemption	-	-	-	-	3,099	-	-	3,099
Undeposited funds	131,501	-	-	-	-	-	-	131,501
Due from Developer	29,132	117,416	-	-	-	-	1,400	147,948
Due from other	1,231	-	-	-	-	-	-	1,231
Due from general fund	-	69,638	165,694	23,189	37,037	-	-	295,558
Due from KLP Village	-	-	5,782	-	-	-	-	5,782
Due from SRF - single family	1,373	-	-	-	-	-	-	1,373
Due from SRF - townhome	223	3,166	-	-	-	-	-	3,389
Utility deposit	3,557	1,790	-	-	-	-	-	5,347
Total assets	<u>\$ 751,723</u>	<u>\$ 192,010</u>	<u>\$ 171,476</u>	<u>\$ 573,316</u>	<u>\$ 682,812</u>	<u>\$ 88,139</u>	<u>\$ 1,400</u>	<u>\$ 2,460,876</u>
<b>LIABILITIES</b>								
Liabilities:								
Accounts payable - onsite	122	-	-	-	-	-	-	122
Due to other	-	-	7,108	-	-	3,385	-	10,493
Due to general fund	-	938	658	-	-	-	-	1,596
Due to SRF - single family	69,638	-	3,166	-	-	-	-	72,804
Due to SRF - town home	165,694	-	-	-	-	-	-	165,694
Due to debt service fund 2019 area two	23,189	-	-	-	-	-	-	23,189
Due to debt service fund 2019-A1	37,037	-	-	-	-	-	-	37,037
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	9,487
Contracts payable	-	-	-	-	-	6,538	4,700	11,238
Tax payable	92	-	-	-	-	-	-	92
Developer advance	30,000	-	-	-	-	-	-	30,000
Total liabilities	<u>325,772</u>	<u>938</u>	<u>10,932</u>	<u>1,311</u>	<u>9,487</u>	<u>9,923</u>	<u>4,700</u>	<u>363,063</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Unearned revenue	-	-	-	-	286	-	-	286
Deferred receipts	24,337	117,416	-	-	-	-	1,400	143,153
Total deferred inflows of resources	<u>24,337</u>	<u>117,416</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>1,400</u>	<u>143,439</u>
<b>FUND BALANCES</b>								
Assigned:								
Restricted for								
Debt service	-	-	-	572,005	673,039	-	-	1,245,044
Capital projects	-	-	-	-	-	78,216	(4,700)	73,516
Unassigned	401,614	73,656	160,544	-	-	-	-	635,814
Total fund balances	<u>401,614</u>	<u>73,656</u>	<u>160,544</u>	<u>572,005</u>	<u>673,039</u>	<u>78,216</u>	<u>(4,700)</u>	<u>1,954,374</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 751,723</u>	<u>\$ 192,010</u>	<u>\$ 171,476</u>	<u>\$ 573,316</u>	<u>\$ 682,812</u>	<u>\$ 88,139</u>	<u>\$ 1,400</u>	<u>\$ 2,460,876</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 37,756	\$ 367,219	\$ 416,880	88%
Interest and miscellaneous	-	2,777	-	N/A
Total revenues	<u>37,756</u>	<u>369,996</u>	<u>416,880</u>	89%
<b>Professional &amp; administrative</b>				
Supervisor fees	646	1,077	-	N/A
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	510	7,025	15,000	47%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	333	1,000	33%
Trustee	7,000	7,000	10,500	67%
Telephone	17	67	200	34%
Postage	-	-	500	0%
Printing & binding	41	167	500	33%
Legal advertising	230	448	1,500	30%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	-	10	500	2%
Website	-	-		
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	755	7,344	8,685	85%
Supplies	-	-	300	0%
Total professional & administrative	<u>13,282</u>	<u>48,983</u>	<u>102,125</u>	48%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	19,395	19,395	35,000	55%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	3,300	10,000	33%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	834	4,297	8,000	54%
Repairs and maintenance	-	904	2,500	36%
Monuments and street signage				
Repairs and maintenance	-	-	1,000	0%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,250	48,749	160,000	30%
Mulch	-	-	65,000	0%
Plant replacement	-	6,500	5,000	130%
Tree treatment	-	-	8,500	0%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>37,304</u>	<u>83,364</u>	<u>314,750</u>	26%
Total expenditures	<u>50,586</u>	<u>132,347</u>	<u>416,875</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(12,830)	237,649	5	
Fund balances - beginning	414,444	163,965	81,954	
Fund balances - ending	<u>\$ 401,614</u>	<u>\$ 401,614</u>	<u>\$ 81,959</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 25,654	\$ 249,512	\$ 283,255	88%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>25,654</u>	<u>249,512</u>	<u>283,755</u>	88%
<b>Single Family Program</b>				
Management	-	-	33,000	0%
Lifestyles events	2,943	3,512	12,000	29%
Accounting	125	500	1,500	33%
Streetlighting electric	321	1,207	6,240	19%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	-	20,000	0%
Tree treatment	-	-	7,160	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	2,854	9,110	21,600	42%
Gym equipment- PM	-	550	1,000	55%
Repairs and maintenance	-	758	7,500	10%
Electricity	-	3,357	15,000	22%
Gate electricity	-	900	10,000	9%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	553	3,193	6,000	53%
Sewer/ water/ propane	225	886	8,000	11%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	870	3,475	10,000	35%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	750	1,200	63%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	1,000	0%
Capital outlay	-	-	37,900	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>7,891</u>	<u>53,450</u>	<u>277,850</u>	19%
<b>Other fees &amp; charges</b>				
Tax collector	513	4,990	5,901	85%
Total other fees & charges	<u>513</u>	<u>4,990</u>	<u>5,901</u>	85%
Total expenditures	<u>8,404</u>	<u>58,440</u>	<u>283,751</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	17,250	191,072	4	
Fund balances - beginning	56,406	(117,416)	4	
Fund balances - ending	<u>\$ 73,656</u>	<u>\$ 73,656</u>	<u>\$ 8</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 9,319	\$ 90,637	\$ 102,894	88%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>9,319</u>	<u>90,637</u>	<u>103,394</u>	88%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	250	750	33%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,620	16,000	29%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	-	1,000	0%
Pool maintenance	1,100	4,420	13,200	33%
Repairs and maintenance	-	-	2,000	0%
Electricity	-	1,249	6,000	21%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	160	583	2,000	29%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	-	230	2,500	9%
Pest control	-	255	5,500	5%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	5,000	0%
Total town home program	<u>1,322</u>	<u>12,435</u>	<u>101,250</u>	12%
<b>Other fees &amp; charges</b>				
Tax collector	186	1,813	2,144	85%
Total other fees & charges	<u>186</u>	<u>1,813</u>	<u>2,144</u>	85%
Total expenditures	<u>1,508</u>	<u>14,248</u>	<u>103,394</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	7,811	76,389	-	
Fund balances - beginning	152,733	84,155	56,000	
Fund balances - ending	<u>\$ 160,544</u>	<u>\$ 160,544</u>	<u>\$ 56,000</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 23,662	\$ 230,141	\$ 261,264	88%
Interest	1,502	6,973	-	N/A
Total revenues	<u>25,164</u>	<u>237,114</u>	<u>261,264</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Interest	-	103,434	205,275	50%
Total debt service	<u>-</u>	<u>153,434</u>	<u>255,275</u>	60%
<b>Other fees &amp; charges</b>				
Tax collector	473	4,603	5,443	85%
Total other fees and charges	<u>473</u>	<u>4,603</u>	<u>5,443</u>	85%
Total expenditures	<u>473</u>	<u>158,037</u>	<u>260,718</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	24,691	79,077	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(6,077)	-	N/A
Total other financing sources	<u>-</u>	<u>(6,077)</u>	<u>-</u>	N/A
Net change in fund balances	24,691	73,000	-	
Fund balances - beginning	547,314	499,005	463,971	
Fund balances - ending	<u>\$ 572,005</u>	<u>\$ 572,005</u>	<u>\$ 464,517</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 37,793	\$ 367,571	\$ 418,043	88%
Interest	1,424	9,437	-	N/A
Total revenues	<u>39,217</u>	<u>377,008</u>	<u>418,043</u>	90%
<b>31-Mar-23</b>				
<b>Debt service</b>				
Principal	-	100,000	100,000	100%
Interest	-	152,500	303,713	50%
Total debt service	<u>-</u>	<u>252,500</u>	<u>403,713</u>	63%
<b>Other fees &amp; charges</b>				
Tax collector	756	7,351	8,709	84%
Total other fees and charges	<u>756</u>	<u>7,351</u>	<u>8,709</u>	84%
Total expenditures	<u>756</u>	<u>259,851</u>	<u>412,422</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	38,461	117,157	5,621	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(207,354)	-	N/A
Total other financing sources	<u>-</u>	<u>(207,354)</u>	<u>-</u>	N/A
Net change in fund balances	38,461	(90,197)	5,621	
Fund balances - beginning	634,578	763,236	681,811	
Fund balances - ending	<u>\$ 673,039</u>	<u>\$ 673,039</u>	<u>\$ 687,432</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 378	\$ 2,882
Total revenues	378	2,882
<b>EXPENDITURES</b>		
Construction costs	-	88,909
Total expenditures	-	88,909
Excess/(deficiency) of revenues over/(under) expenditures	378	(86,027)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	6,077
Total other financing sources/(uses)	-	6,077
Net change in fund balances	378	(79,950)
Fund balances - beginning	77,838	158,166
Fund balances - ending	\$ 78,216	\$ 78,216



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Developer contribution	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u>\$ (4,700)</u>	<u>\$ (4,700)</u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

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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

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

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

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

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

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

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

70

71 **THIRD ORDER OF BUSINESS**

**Update: Developer Projects**

72

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

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

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

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

84

85 **FOURTH ORDER OF BUSINESS**

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

86

87

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

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

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

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

100 The consensus was to table this item.

101

102 **FIFTH ORDER OF BUSINESS**

**Update: Rule Relating to Overnight Parking  
and Parking Enforcement**

103

104

105 Mr. Shaw distributed the Beaumont CDD Rule Relating to Overnight Parking and Parking  
106 Enforcement and stated Staff is working with the City to develop an agreement whereby the  
107 CDD can enter into a traffic enforcement agreement with the City. Ms. Judy referred to Chapter  
108 12 of the City Ordinance on motor vehicle and traffic stopping, standing and parking in the City  
109 of Wildwood codes, and asked if the Ordinance will be in effect if the CDD enters into a law  
110 enforcement agreement the City of Wildwood for enforcement on private roads. She surmised  
111 that, if it does and the Board adopts the City Ordinance for parking, then a lot of the things in  
112 the document can be removed. She noted that the City Ordinance states that a vehicle cannot  
113 park on the street unless there is 10' between the side of that vehicle that is in the road and the  
114 other side of the road. A Board Member concurred that there is a lot of redundant information.

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

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

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

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

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

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

134

135 **SIXTH ORDER OF BUSINESS**

**Update: Rule Relating to Amenity Facilities Policies**

136

137

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

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

145           Discussion ensued regarding rentals and fobs.

146

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

149

150

151 **SEVENTH ORDER OF BUSINESS**

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

152

153

154

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

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

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

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

163

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

168

169

170 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Evergreen On-site  
Manager Schedule**

171

172

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

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

180

181 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals, Estimates,  
Quotes**

182

183

184 Mr. Shaw presented the following:

185 **A. Juniper Landscaping of Florida, LLC Proposals**

186 **I. No. 198987 [Town Home Pool Area]**

187 **II. No. 233905 [Mulching]**

188 **III. No. 248221 [Palm Tree Trimming at Club House]**

189 **IV. No. 249084 [Install 1500 Winter Annuals and Add Soil to One Bed]**

190 **V. No. 254928 [Removal and Trimming of Oak Trees]**

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**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.**

231 **TWELFTH ORDER OF BUSINESS**

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

232  
233  
234

235 **A. Candidates**

236 **I. Claire Corbett**

237 **II. Jennifer Marks**

238 **III. Ariane Williams**

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

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

242

**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.**

243  
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246

247 **B. Administration of Oath of Office to Appointed Supervisor**

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

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

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

252

253 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

254

255 **A. District Counsel: Kutak Rock LLP**

- 256 • **Required Ethics Training**

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

259 **B. District Engineer: Morris Engineering and Consulting, LLC**

260 There was no report.

261 **C. Field Operations Manager: Evergreen Lifestyles Management**

- 262 • **Action Items/Tracker**

263 Ms. Collins presented the Evergreen Action Items/Tracker.

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

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

268 • **NEXT MEETING DATE: March 11, 2024 at \_\_\_:\_\_\_ AM/PM**

269 ○ **QUORUM CHECK**

270

271 **FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

272

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

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

277

278 **FIFTEENTH ORDER OF BUSINESS**

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

279

280

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

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

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

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

291

292 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

293

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

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**

# Beaumont CDD

Community Update				
Action Items (Select in the drop-down)	Description	Date Start	Target Completion	Status (Select in the drop-down)
Common Areas	Juniper to trim the palm trees Only the sylvester palms left. Chipper is down will resume 03/12/2024	2/5/2024	3/19/2024	In Progress
Common Areas	Powerwashing Entrances	2/5/2024		In Progress
Common Areas	Mulch common areas, waiting for CDD approval to complete	2/5/2024		Pending
Common Areas	Fence repair and Fence painting CDD approval to complete	2/5/2024		Pending
Common Areas	Widewalks and signes. Working with john Curtis to get straighten and determine who is responsible for cracks	11/1/2023		In Progress
Common Areas	Drainage issues through North and Townhomes. Tammy obtained bids from juniper for sod and drip lines and sent those to John and Matt for review. Tammy having vendor come to look at blockage and covered drains on 03/06/2024.	11/01/023		In Progress
Common Areas	Electrical Breaker Box needs to be replaced, runs lights to parking lot and the Well. Tammy got bid from commerical electician sent to CDD for approval	3/1/2024		Pending
Amenities	Juniper to relandscape the pool area at the Townhomes. Approval was otained from CDD and schulded work to start 03/07/2024	2/1/2024		In Progress
Amenities	Townhomes Pool access to the bathrooms and gate. Tammy Obtained bid and sent to the CDD for approval	3/1/2024		Pending
Amenities	Townhome pool change to Saltwater. Tammy obtained bid and sent to the CDD for approval	3/1/2024		Pending
Common Areas	Dragonfly washout. Working with DR horton and Kolter for resolution to wash out areas.	1/1/2024		In Progress
Amenities	North pool area of brick are lifting causing health and saftey issues. Tammy obtained bid and sent to the CDD for approval	03/01/204		Pending
Amenities	Pool gates need to be looked and fixed. Tammy has vendor coming to look for bid.	3/1/2024		Pending
Amenities	Guraidan to install access bar to door from pool to the club house. Vendor came out to look at on 03/01/2024. Sent revised bid lower then orginial price. Scheduling to proceed.	3/1/2024		In Progress
Upcoming Meetings, Lifestyle Events & Other Reminders		Date Start	Target Completion	Status (Select in the drop-down)
Board Meeting	Board Meeting Scheduled for 03/11/2024			

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 2, 2023*</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 13, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 11, 2023</b>	<b>Workshop</b>	<b>1:30 PM</b>
<b>December 11, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 8, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 12, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 11, 2024</b>	<b>Workshop</b>	<b>12:30 PM</b>
<b>March 11, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 8, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 13, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 10, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 8, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 12, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 9, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

**\*Exception**

*October meeting is one week earlier to accommodate the Columbus Day holiday.*