

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on March 11, 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
Ariane Williams	Assistant Secretary

Also present:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt & Associates LLC
Bennett Davenport	District Counsel
Tammy Collins	On-site Manager
Marie Frances	Resident
John Forrester	Resident
Donald Miller	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:31 p.m. It was noted that the Oath of Office was administered to Ariane Williams before the meeting. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Marie Frances asked how many parking permits homeowners will be allotted. Ms. Judy stated parking permits will be disbursed on a need basis and the number of permits per home will be determined from the application. Residents can obtain several temporary permits but a permanent parking permit will cost \$50 per year. Mr. Shaw stated the policy has not been formally adopted and nothing is finalized; parking permit applications will be

addressed later in the meeting. Mr. Adams stated homeowners will be issued passes, per vehicle and the number on the pass will go with a specific vehicle. Permanent/annual passes will be issued and stickers and temporary passes will be the type that hang from a rear-view mirror.

Resident John Forrester stated, when he purchased his home, he was told there are no parking restrictions but later learned that there is no overnight street parking. He stated he needs a parking permit and voiced his frustration because he is disabled, his two adult children reside with him, the family has four vehicles and care-givers frequent the home. Ms. Judy stated she is aware of his situation and understands that he was misled by the Real Estate Agent; however, the CDD did not misinform him. The CDD is trying to assist homeowners who need overnight street parking while also being mindful of the room needed for emergency vehicles.

Asked when the permits will be available, Ms. Judy stated the policy has yet to be voted on; the details are still being worked out.

Mr. Shaw stated parking restrictions are currently not being enforced and the family can park on the street. Asked when active towing will be in effect, Mr. Shaw explained the timeline and stated the process will be officially adopted and an e-blast will be sent by the HOA to notify homeowners about the towing.

A townhome resident voiced their opinion, regarding erosion on the backside of the wetland, the Board should be mindful that contractors will take the most inexpensive route and that a long-term solution rather than a temporary solution should be considered. Mr. Curtis stated the Board is working with the Developer and the District Engineer to resolve the erosion issue, install gutters, etc.; there is a solution in place and it is not going to be a temporary remedy.

Discussion ensued regarding the retention pond, wetland, water tables, a retaining wall, backfill and the slope.

Resident Donald Miller asked about Item 8B; pool access control. Ms. Collins stated proposals will be presented for the pool area.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Ariane Williams (the following will be provided in a separate package)

Mr. Shaw noted the Oath of Office was administered to Ms. Williams before the meeting.

The following items were provided to Ms. Williams:

- 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**

Mr. Davenport discussed the Sunshine Law, Form 1 filing, ethics training requirements and conflicts of interests. He urged Ms. Williams to contact him with any questions or concerns.

FOURTH ORDER OF BUSINESS

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

Mr. Shaw presented Resolution 2024-09. Ms. Judy nominated the following slate:

Ann Judy	Chair
John Curtis	Vice Chair
Carol Michaels	Assistant Secretary
Gary Smith	Assistant Secretary
Arianne Williams	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 Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2024-09, Appointing, as nominated, and Removing Officers of the District, as nominated and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update: Developer Projects

Mr. Curtis provided the following update:

- Six projects are currently underway; the District Engineer has been developing the plans.

➤ The Developer is working with Hughes Brothers to expand the scope of work to include gutters, complete all the work at one time and work with Juniper on re-sodding, mulching and stabilizing various areas of the community.

➤ Ms. Collins will coordinate with Mr. Matt Morris and Hughes Brothers.

Mr. Curtis responded to questions regarding the Twisted Oaks project and a blockage on Penrose.

Ms. Judy stated she contacted an acquaintance for an update about the striping project on 466A, near 301, and was informed that the Engineers agree that the road needs to be painted but the City does not have a striping crew, the work must be contracted out and that a vendor is difficult to engage. The roadwork is not going to be completed soon but is in progress by the City.

The Board and Staff responded to questions regarding the speed limit and if trucks can be banned from the public roads.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Hiring Off-Duty Officer for Events

Mr. Shaw presented the rates for off-duty officers and requirements. The rate is \$60 per hour for a minimum of four hours.

Ms. Judy asked for the Board’s position on revoking the privileges of a resident who mistreats or harasses the Events Coordinator, Amenities Manager or a guest at an event. Mr. Davenport stated this is part of the Amenity Rules that was presented in January; part of that is the enforcement of disciplinary rules. Mistreatment of Staff is grounds for the CDD imposing a penalty on the perpetrator. Ms. Collins can unilaterally revoke or suspend the privileges of a resident for up to 30 days, the District Manager can unilaterally revoke or suspend the privileges of a resident for more than 30 days and the Board can move to impose a bond of up to \$1,000.

Discussion ensued regarding a noise complaint incident involving the police, revoking privileges, unpaid fines, law enforcement presence at events, off-duty officer costs, how to handle violations of the Amenity Rules at and in the pool area, homeowner complaints, camera footage and modifying the Rules.

Mr. Shaw stated the first step is to ensure that proper signage is installed with the prohibitions.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, authorizing Staff to hire off-duty officers for events, was approved.

• **Designated Parking Space**

Discussion ensued regarding designating a specific parking space for the police officer.

The consensus was to ask the Police Department if a designated parking spot is desired.

SEVENTH ORDER OF BUSINESS

Discussion: Apartments Trash Compactor

Mr. Curtis stated he spoke to Mr. Morris regarding the trash compactor and was informed that the City authorized its placement near the apartments.

Discussion ensued regarding the cost to move the trash compactor, potential odors and the rodents associated with the trash compactor, urging the City to impose code violations or enforce compliance by the apartment complex.

Mr. Curtis stated, if the trash compactor’s location becomes a nuisance, the CDD should ask the City to dispatch code enforcement. Ms. Collins will contact the City regarding the trash compactor.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals, Estimates, Quotes, Work Order

Ms. Collins presented the following:

A. Juniper Landscaping of Florida, LLC Proposals

I. No. 262127 [Treatment of Palms for Lethal Yellowing]

II. No. 261022 [Pine Straw Installation]

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, Juniper Proposal #262127 for treatment of palms for lethal yellowing, and Proposal #261022 for pine straw installation, were approved.

B. Guardian Access Solutions Pool Access Control Upgrades Proposal

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the Guardian Access Solutions Pool Access Control Upgrades Proposal, in the amount of \$7,895, was approved.

C. Gate and Fence Painting Proposal/Quote

I. Element Service Solutions, Inc. Proposal #6936

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, authorizing Ms. Collins to obtain a continued maintenance contract with Element Service Solutions, was approved.

II. Stonegate Customs, LLC Quote #204

On MOTION by Ms. Judy and seconded by Mr. Curtis, with all in favor, Stonegate Customs, LLC Quote #204, for \$15,890, was approved.

D. Envera Proposal for Repair of Outdoor Dome [Camera #9]

Discussion ensued regarding how the camera was damaged, the cost to replace the system and a warranty.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Envera Proposal for Repair of Outdoor Dome [Camera #9], for \$1,919, was approved.

E. Pool Area Repairs

I. Element Service Solutions, Inc. Proposal #6948

Mr. Curtis suggested Staff obtain an open-ended maintenance contract for the pavers.

On MOTION by Ms. Judy and seconded by Mr. Curtis, with all in favor, Element Service Solutions Proposal #6948, for \$2,652.10, and authorizing Ms. Collins to inquire about an ongoing repair contract, was approved.

II. ProCare Pool Service, Inc. Scope of Work #2017

This item was tabled.

F. FITREV Quote #15045 for Precor Rear Delt Plate Labels

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, the FITREV Quote #15045 for Precor Rear Delt Plate Labels, in the amount of \$159.04, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Resignation of John Curtis; Seat 2

Mr. Shaw presented Mr. John Curtis' resignation letter.

On MOTION by Mr. Curtis and seconded by Ms. Judy, with all in favor, the resignation of Mr. John Curtis, was accepted.

TENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Staff will facilitate a notification to the community about the vacant seat.

- 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

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

Mr. Shaw presented the Unaudited Financial Statements as of January 31, 2024.

Discussion ensued regarding the General Fund, the increase in insurance and the HOA.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Unaudited Financial Statements as of January 31, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of February 12, 2024 Regular Meeting Minutes

Mr. Shaw presented the February 12, 2024 Regular Meeting Minutes.

Ms. Judy stated that the comments attributed to her and Ms. Micheal were switched up in a few places.

Mr. Adams stressed the importance of everyone stating their names each time they speak.

Asked about Line 140, "Rentals have priority over HOA meetings" Mr. Adams stated it is accurate as stated in the discussion at the meeting but it is in the reverse.

Ms. Micheals asked for an update regarding Ms. Collins' hours and if her salary will be increased.

Discussion ensued regarding Ms. Collins' contract with Evergreen, including scope of services and compensation, the hours Ms. Collins devotes to HOA-related work versus the hours she devotes to CDD-related work, her liability insurance, if an assistant should be hired for Ms. Collins and negotiating a salary increase.

Mr. Davenport will investigate this item further, prepare an Amendment to the Evergreen contract, negotiate a price increase and report his findings at the next meeting.

A resident noted several rule violations at the pool recently that angered residents and voiced their opinion that these need to be addressed and residents need guidance.

Discussion ensued regarding incidents at the pool involving loud music, foul language and a lack of common courtesy.

Mr. Shaw stated he will review the pool rules and present potential changes. A workshop can be scheduled to address the issues.

On MOTION by Ms. Judy and seconded by Mr. Curtis, with all in favor, the February 12, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated he will continue amending Ms. Collins' contract with Evergreen and provide an update at the next meeting.

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

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

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Michaels asked about the volunteers and the timing of certain activities, such as yoga. Ms. Collins stated each activity is different and the times are as scheduled. She discussed facility use, set up and cleanup issues.

Ms. Judy proposed including defined rules concerning clubs, start and end times and the condition of the facility before and after use on the next agenda.

Resident Bethany Babson read from a prepared statement regarding the rules, a recent five-year old's birthday party, cleanup and the dumpster.

Mr. Curtis voiced his opinion that it might be necessary to have a broader discussion about amenities at the next meeting to provide residents with more clarity about what is expected of them on the property.

A resident stated she runs several clubs but, for health reasons, she cannot do the one-hour set up, teach a one-hour class and cleanup after class. She asked about exceptions for individuals with disabilities.

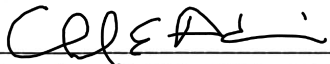
Discussion ensued regarding the need to revise the Amenity Rules, the different clubs, the amenities, the dumpster, educating residents regarding the CDD and the HOA and scheduling a workshop to address the issues raised.

Staff will check the amenity documents for verbiage regarding the dumpster and trash removal.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:41 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair