

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 8, 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**

April 1, 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 April 8, 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. 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
4. Consideration of Resolution 2024-10, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Update: Developer Projects
6. Discussion/Consideration: Pool Rules Requirements
  - A. Signage [\$112 each + installation]
  - B. Supervision and Safety [64E-9.008]
7. Discussion: Parking Rules

- 8. Discussion: Amenity Rules
  - Update: Amendment to Evergreen Lifestyle Management Agreement
- 9. Consideration of Proposals/Estimates/Quotes/Work Orders
  - A. ATEC Electric, LLC Proposal #J24-1138 [Disconnect Replacement]
  - B. ProCare Pool Services, Inc. Scope of Work #1978 [Salt Conversion]
  - C. ProCare Pool Services, Inc. Scope of Work #2135 [Diagnostic Visit]
  - D. New Computer
  - E. Gates at Entrance
- 10. Discussion: Car Damage from Gates on Spanish Harbor and June
- 11. Acceptance of Unaudited Financial Statements as of February 29, 2024
- 12. Approval of Minutes
  - A. March 11, 2024 Workshop
  - B. March 11, 2024 Regular Meeting
- 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: May 13, 2024 at 1:30 PM [Fiscal Year 2024/2025 Budget Presentation]

○ QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<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 2024-10**

**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 April 8, 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 April 8, 2024:

John Curtis \_\_\_\_\_ Vice Chair \_\_\_\_\_

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**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 8TH DAY OF APRIL, 2024.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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



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

**6A**

# **BEAUMONT CCD POOL RULES**

**HOURS: DAWN TO DUSK**

## **POOL MAXIMUM DEPTH: 05 FT**

- **POOL USED FOR RESIDENTS & GUEST ONLY**
- **GUEST MUST BE ACCOMPANIED BY RESIDENT, ONLY 3 GUEST ALLOWED PER DAY**
- **PROPER IDENTIFICATION MUST BE READILY AVAILABLE**
- **CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT**
- **PLEASE SHOWER BEFORE ENTERING POOL**
- **NO FOOD OR DRINKS ALLOWED WITHIN 8 FEET OF POOL**
- **NO GLASS ALLOWED ANYWHERE IN POOL AREA**
- **NO HORSEPLAY IN POOL OR DECK AREA**
- **NO RUNNING AROUND POOL DECK**
- **DO NOT USE POOL IF YOU ARE ILL**
- **DO NOT SWALLOW THE WATER, IT IS RECIRCULATED**
- **INCONTINENT INDIVIDUALS/CHILDREN MUST WEAR SWIM DIAPERS IN POOL**
- **NO ANIMALS ARE ALLOWED IN POOL OR ON POOL DECK**
- **NO LOUD, OBNOXIOUS, OR OFFENSIVE LANGUAGE PERMITTED**
- **DO NOT PLACE POOL FURNITURE IN POOL**
- **POOL FURNITURE SHALL NOT BE REMOVED FROM THE POOL DECK AREA**
- **BELONGINGS LEFT IN POOL FACILITIES AFTER DUSK WILL BE DISCARDED**
- **THE COST TO REPAIR DAMAGE CAUSED BY RESIDENT OR GUEST WILL BE ASSESSED TO OWNER'S ACCOUNT**
- **POOL POLICIES AND HOURS OF OPERATION ARE SUBJECT TO CHANGE WITHOUT NOTICE**
- **SAFETY EQUIPMENT MAY NOT BE USED AS TOYS**
- **CALL 911 IN THE EVENT OF EMERGENCY**
- **CALL ASSOCIATION MANAGEMENT TO REPORT ANY MAINTENANCE RELATED ISSUES**
- **BATHING LOAD: 45 PERSONS**

# **NO DIVING**

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

**6B**

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**From:** Kreidell, Walter <Walter.Kreidell@flhealth.gov>  
**Sent:** Thursday, March 14, 2024 4:03 PM  
**To:** Antonio Shaw <shawa@whhassociates.com>  
**Cc:** DL CHD60 Sumter EH <DLCHD60SumterEH@flhealth.gov>  
**Subject:** Pool Rule Requirement

You don't often get email from [walter.kreidell@flhealth.gov](mailto:walter.kreidell@flhealth.gov). [Learn why this is important](#)

Thank you for reaching out. I've attached 64E-9.008 which covers your Supervision and Safety requirements but the rules posting is determined by the Florida Building Code 454.1.2.3.5 quoted below.

Rules and regulations for bathers shall be installed in minimum 1-inch (25.4 mm) letters that must be legible from the pool deck, and shall contain the following:

1. No food or beverages in the pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.

**Exception:** Food and beverages served in accordance with swim-up bar requirements found in [Department](#) of Health (DOH) Rule 64E-9.004, *Florida Administrative Code*.

2. No glass or animals in the fenced pool [area](#) (or 50 feet (15 240 mm) from unfenced pool).

**Exception:** Service animals as defined in s. 413.08, *Florida Statutes* All animals are prohibited to enter the pool water or onto the drained [area](#) of an interactive water feature.

3. Bathing load: \_\_\_ persons.
4. Pool hours: \_\_\_ a.m. to \_\_\_ p.m.
5. Shower before entering.

6. Pools of 200 square feet (18.58 m<sup>2</sup>) in [area](#) or greater without an [approved](#) diving well configuration shall have "NO DIVING", in 4 inch (102 mm) letters included with the above listed pool rules.
7. Do not swallow the pool water. This statement shall be added to signs at pools that conduct [alterations](#) as that term is defined.
8. If the pool includes a sun shelf, "WARNING: DROP OFF AT SUN SHELF EDGE IS \_\_\_ FEET DEEP" in 4-inch (102 mm) letters. Not required where sun shelves transition to steps.
9. If the pool includes a sun shelf or a zero depth entry [area](#), "DO NOT PLACE FURNITURE IN POOL." Not required when all movable furniture on the deck or in the pool is entirely made from UV-resistant, inert plastic.

R/s  
Walter Kreidell  
Environmental Specialist I  
Sumter County Health Department  
P.O. Box 98  
Bushnell, Florida 33513  
Phone(352)569-3131 Fax (352)793-6045  
Email: [Walter.Kreidell@flhealth.gov](mailto:Walter.Kreidell@flhealth.gov)

#### **64E-9.008 Supervision and Safety.**

(1) All owners, managers, lifeguards or swimming instructors in charge of, or working at, public swimming pools shall be responsible for the supervision and safety of the pool.

(2) Lifeguard and Swimming Instructor Requirements.

(a) Definitions:

1. "Lifeguard" – Person responsible for the safety of the users of a public swimming pool.

2. "Nationally Recognized Aquatic Training Program" – A training and certification program for swimming instructors and lifeguards equivalent to the programs offered by the American Red Cross or the Y.M.C.A.

3. "Swimming Instructor" – Person who offers progressive swimming instruction.

(b) Lifeguards or swimming instructors, if provided, shall be in full charge of persons using the pool and shall have authority to enforce all rules. Lifeguards and swimming instructors shall be certified in lifeguarding or swimming instruction, respectively, by the American Red Cross, the YMCA or other equivalent national aquatic training agencies which meet the established standards, objectives and standards of care provided in the American Red Cross or YMCA programs. For the purpose of this rule, the standards found in the 2007 edition of the American Red Cross Lifeguarding Instructors Manual, the 2009 edition of the American Red Cross Water Safety Instructors Manual, the On the Guard, The YMCA Lifeguard Manual, (2011) Fifth Edition, (YMCA), The Youth and Adult Aquatic Program Manual (1999), and (YMCA) The Parent/Child and Preschool Aquatic Program Manual (1999), are hereby adopted by reference, have been deemed copyright protected, and are available for review at the Department of Health, Bureau of Environmental Health, 4025 Esplanade Way, Tallahassee, Florida 32399-1710 or at the Department of State, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250. Swimming instructors of developmentally disabled students shall also be certified in accordance with Section 514.072, F.S.

(c) Lifeguards and swimming instructors shall also be currently certified in first aid and in adult, child and infant cardiopulmonary resuscitation through the American Red Cross, the American Heart Association, the National Safety Council, the American Academy of Orthopaedic Surgeons, by Medic First Aid International, Inc., or by American Safety and Health Institute.

(d) Swim coaches are exempted from the swimming instructor certification requirement when training advanced level swimmers for competition.

(e) Verification of equivalence, as required above, shall be the responsibility of the department. The department shall form an ad hoc advisory group composed of professionals in the field of aquatics. This group shall consist of five members and shall make recommendations to the department regarding the equivalence of lifeguard or swimming instructor certification programs submitted to the department under paragraph (b), above. Members shall be appointed for a period of 3 years with such appointments being staggered so that the terms of no more than two members expire in any one year.

(f) Lifeguard, swimming instructor, cardiopulmonary resuscitation and first aid certificates or photocopies thereof shall be maintained at the pool location and be available for inspection by department personnel at any reasonable hour.

(3) Safety Equipment – All pools shall be equipped with the following:

(a) Safety drain outlet cover(s)/grate(s) and allowable secondary anti-entrapment devices as required by section 514.0315, F.S.

(b) A shepherd's hook securely attached to a one piece pole not less than 16 feet in length. Pools over 50 feet in length shall have a shepherd's hook on each of the longer sides of the pool.

(c) At least one 18 inch diameter lifesaving ring with sufficient rope attached to reach all parts of the pool from the pool deck. Pools over 50 feet in length shall have a lifesaving ring on each of the longer sides of the pool.

(d) Safety equipment shall be mounted in a conspicuous place and be readily available for use.

(e) Spa pools under 200 square feet of surface area, and interactive water features or wading pools with two feet or less of water depth are exempt from this shepherd's hook and lifesaving ring requirement.

(4) Safety Lines – All pools with a slope transition shall maintain safety line anchors and a safety line in place at all times. A safety line may be temporarily removed from the pool for patrons to swim laps only when there is a safety attendant or lifeguard present, and it must be reinstalled to its proper location upon completion of the exercise.

(5) Pool covers and solar blankets shall only be used during times when the pool is closed. If a pool cover or solar blanket is installed, it shall be secured around the entire perimeter and designed to support a live load of an adult person, or the pool area shall be inaccessible to unauthorized individuals during times of cover or blanket use.

(6) Pool Rules and regulations – Rules for bathers shall be posted as approved by the jurisdictional building department.

(7) Night swimming – Pools shall not be open for swimming at night unless lighting is provided as approved by the

jurisdictional building department. Pools authorized for night swimming shall be noted on the operating permit issued by the department. Night swimming shall be considered one half hour before sunset to one half hour after sunrise.

(8) Pools with heaters shall have a maximum water temperature of 104° F and a functional in-line thermometer.

(9) General Pool Maintenance for Patron Safety.

(a) The bathing load shall be posted and the owner/operator shall not permit the bathing load to be exceeded at any time.

(b) The filtration system for swimming pools shall be maintained as capable of meeting operating performance standards as identified on the most current operating permit. Flowrate may not be reduced or adjusted after the initial operating permit is issued unless approved in advance by the department. All other types of projects shall be maintained as sized according to the anticipated bathing load and proposed uses.

(c) Access – All pools shall be maintained with a means of access as approved by the jurisdictional building department.

(10) General Equipment Maintenance for Safety –

(a) Recirculation and treatment equipment such as, but not limited to filters, recessed automatic surface skimmers, ionizers, ozone generators, UV systems, automatic controllers, disinfection feeders and chlorine generators must be tested and approved using the NSF/ANSI Standard 50-2012. The standard and a list of certified products is available from [www.NSF.org](http://www.NSF.org), and product certifications are available from other American National Standards Institute (ANSI) 3rd party accredited product certifiers. If standards do not exist for a specific product, the manufacturer should consult NSF or other ANSI accredited product certifier to develop such standards.

(b) The recirculation system shall be operated to maintain a minimum of four turnovers of the pool volume per day (once per 6 hours). Pools that are less than 1000 square feet at health clubs are required to provide eight turnovers per day (once per 3 hours). Other pool types shall maintain the following minimum pool turnover rate: spa pool – 30 minutes; IWF – 30 minutes; wading pool – 1 hour; water activity pool – 1 hour in pools two foot deep or less, or 2 hours in pools over two foot deep; zero depth entry pool – 1 hour in area less than three feet deep; water slide plunge pool – 2 hours; river ride – 3 hours, and wave pool – 3 hours. Validation of the turnover rate shall be determined by the rate of the flow indicator.

(c) For compliance with Section 514.0315, F.S., and to ensure the safety of bathers:

1. All safety features shall be tested and replaced when necessary, in accordance with the manufacturer's specifications. The operations manual shall be onsite.

2. The owner/operator shall provide a completed form DH 4157, Pool Owner/Operator Verification of Entrapment Safety Features, 09/2015, herein incorporated by reference and available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06898>, to the department when a change in the safety feature occurs.

3. For an existing pool with a suction limiting vent (SLV) system, the system shall be tested annually by a Chapter 489, F.S., licensed pool contractor or a Florida licensed professional engineer to validate that the vacuum release timing is in compliance with the criteria for safety vacuum release systems in Section 514.0315(2)(a), F.S. A copy of the testing shall be submitted to the department with the annual operating permit renewal application.

(d) Filters – Filters sized to handle the required recirculation flow shall be maintained to perform as originally installed in accordance with the manufacturer's specifications and remain functional as designed.

1. The maximum filtration rate in gallons per minute per square foot of filter area shall be: fifteen (15), or twenty (20) if so approved utilizing the procedure in this chapter below for high rate sand filters, three (3) for rapid sand filters, three-hundred-seventy-five thousandths (375/1,000) for pleated cartridge filters, and two (2) for Diatomaceous Earth (D.E.) type filters.

2. Pressure filter systems shall be maintained to perform as originally equipped with a functional air relief valve, influent and effluent pressure gauges with minimum face size of two inches reading 0-60 pounds per square inch (psi), and a sight glass when a backwash line is required.

3. Vacuum filter systems shall be maintained to perform as originally equipped with a functional vacuum gauge which has a two inch face and reads from 0-30 inches of mercury.

4. D.E. filter elements shall be maintained as installed with a minimum one inch clear spacing between elements. All cartridges used in public pool filters shall be maintained as permanently marked with the manufacturer's name, pore size and area in square feet of filter material. All cartridges with end caps shall have the permanent markings on one end cap. The D.E. filter tank and elements shall be maintained as installed, such that the recirculation flow draw down does not expose the elements to the atmosphere whenever only the main drain valve is open.

(e) Disinfection and pH adjustment shall be maintained as added to the pool recirculation flow using automatic feeders meeting

the requirement of NSF/ANSI Standard 50-2012. All chemicals shall be fed into the return line after the pump, heater and filters, unless the feeder was designed by the manufacturer and approved by the NSF to feed to the collector tank or to the suction side of the pump. Feeding chlorinated isocyanurates disinfectant is prohibited in spas, wading pools and interactive water features. Dual or multiuse feeders can be used if approved for and feeding an acceptable rate of alternate disinfectant. Where pH adjustment feeders are not present on these three types of pools that were required to replace chlorinated isocyanurates feeders, pH adjustment feeders shall be installed. Exception: spa pools of 100 square feet or less with original department approval to be built without a pH adjustment feeder.

1. Gas chlorination – When gas chlorination is utilized, the chlorinator shall be maintained as capable of continuously feeding a chlorine dosage of six (6) mg/L to the recirculated flow of the filtration system.

a. Gas chlorinators shall be maintained in above grade rooms and in areas which are inaccessible to unauthorized persons.

b. When booster pumps are used with the chlorinator, the pump shall use recirculated pool water supplied via the recirculation filtration system. The booster pump shall be maintained as electrically interlocked with the recirculation pump to prevent the feeding of chlorine when the recirculation pump is not operating.

2. Hypohalogenation and Electrolytic chlorine generators – The hypohalogenation type feeder and electrolytic chlorine generators shall continuously feed a dosage of six (6) mg/L to the minimum required turnover flow rate of the filtration systems. Required backup chlorine feeders and generators shall be operated at least once per month and this test shall be recorded in the monthly pool log.

3. Feeders for pH adjustment – Feeders for pH adjustment shall be provided on all pools. pH adjustment feeders shall be maintained as positive displacement type, shall be adjustable from zero to full range, and shall have an electrical interlock with the circulation pump to prevent discharge when the recirculation pump is not operating. When soda ash is used for pH adjustment, the maximum concentration of soda ash solution to be fed shall not exceed one-half pound soda ash per gallon of water. Feeders for soda ash shall be capable of feeding a minimum of three gallons of the above soda ash solution per pound of gas chlorination capacity. The minimum size of the solution reservoirs shall be maintained as not be less than 50 percent of the maximum daily capacity of the feeder. The solution reservoirs shall be marked to indicate the contents.

4. Ozone generating equipment –

a. The concentration of ozone in the return line to the pool shall not exceed 0.1 mg/L.

b. Ozone generating equipment shall be maintained as equipped with an air flow meter and a means to control the flow. The generator shall be maintained as electrically interlocked with the recirculation pump to prevent the feeding of ozone when the recirculation pump is not operating. A flow sensor controller can also be used to turn off the feeder when flow is not sensed.

5. UV equipment used for any purpose shall constantly produce a dosage of at least 40 mJ/cm<sup>2</sup> (milliJoules per square centimeter).

6. Ozone generators shall produce no more than a pool water contact concentration of 0.1 milligrams per liter (mg/L). The contact concentration in mg/L shall be calculated as the amount of ozone in grams per hours divided by the recirculation flow rate in gallons per minute times 4.41.

(11) Maintenance for Safety of Wading Pools–

(a) Automated Oxidation Reduction Potential (ORP) and pH controllers with sensing probes shall be maintained to assist in maintaining proper disinfection and pH levels.

(b) All wading pools shall have drainage to waste without a cross-connection through a quick opening valve to facilitate emptying the pool should a fecal accident occur. Should a fecal accident occur, the requirements of this chapter shall be met or the pool may be drained and both the pool and the filter system and all plumbing shall be properly disinfected.

(12) Maintenance for Safety of Spa Pools–

(a) Oils, body lotions, and minerals – Oils, body lotions, and minerals or materials not associated with chemicals used for water chemistry balance, algae control, and disinfection of the water are prohibited in the spa pool.

(b) Automated Controllers – Automated Oxidation Reduction Potential (ORP) and pH controllers with sensing probes shall be provided and maintained on spa pools to assist in maintaining proper disinfection and pH levels.

(c) Spa pool signs shall be posted as approved by the jurisdictional building department.

(d) Should a fecal accident occur, the requirements of this chapter shall be met or the spa pool may be drained and both the spa pool and the filter system and all plumbing shall be properly disinfected.

(13) Maintenance for Safety of Water Recreation Attractions and Special Purpose Pools – A lifeguard and/or safety plan shall



be submitted to the department with the application for the initial operation permit of water slide plunge pools and water activity pools when climbable structures are installed.

(a) Water slide plunge pools.

1. Pump reservoir volume minimum shall be equal to three minutes of the combined flow rate in gpm of all filter and slide pumps.

2. Pump reservoirs shall be accessible only to authorized individuals.

3. Filter areas minimum requirements shall be maintained as twice the filter areas specified for the recirculation rates stipulated for other pools in this chapter and FBC Section 454.1. The filtration system shall be capable of returning the pool water turbidity to five-tenths NTU within eight hours or less after peak bather load.

4. Disinfection equipment shall be maintained as capable of feeding 12 mg/L of halogen to the continuous recirculation flow of the filtration system.

(b) Water activity pools.

1. The recirculation-filtration system of water activity pools shall achieve a minimum of one turnover every two hours for water activity pools over two feet deep, and in one hour for these pools that are two feet deep or less.

2. All water activity pool signs shall be posted as approved by the jurisdictional building department.

(c) The recirculation-filtration system for zero depth entry pools shall be of a minimum of one turnover every two hours in the area of the pool that is three feet deep or less. In the remainder of the pool where the depth is greater than three feet, the system shall have a maximum six hour turnover rate.

(d) Special purpose pool projects may deviate from the requirements of other sections of this chapter. Only those deviations necessary to accommodate the special usage shall be allowed and all other aspects of the pool shall comply with the requirements of this chapter and the FBC section 454.1. The operating permit shall state the purpose for which the pool is to be used.

(e) Interactive Water Features (IWFs).

1. An automatic skimmer system shall be maintained if provided in the collector tank. A variable height skimmer may be used or a custom surface skimmer device may be substituted.

2. Chemical feeders shall be maintained as in accordance with this chapter, except that the disinfection feeder shall be capable of feeding 12 mg/L of free chlorine to the pressure side of the recirculation system or the collector tank (based upon a hypothetical 30 minute turnover of the contained volume within the system). Automated Oxidation Reduction Potential (ORP) and pH controllers with sensing probes shall be provided to assist in maintaining proper disinfection and pH levels.

3. Hydraulics.

a. The filter system shall filter and chemically treat all water that is returned to the spray features. The filter system shall draft from the collector tank and return filtered water directly to the spray features. Excess water not required by the spray features shall be returned to the collector tank.

b. Alternatively, the contained volume of the system may be filtered and chemically treated based upon a 30 minute turnover of the contained volume with 100% returned to the collector tank by manifold piping. If this alternative is chosen, all water returned to the spray feature(s) must also be treated with an Ultraviolet (UV) light disinfection equipment to accomplish protozoan destruction in accordance with sound engineering. This alternative must have the ability to feed 6 mg/L free chlorine to the feature water as it is returned to the spray feature. The UV disinfection equipment shall be electrically interconnected such that whenever it fails to produce the required UV dosage, the water spray features pump(s) and flow will be immediately stopped.

c. An automatic water level controller shall be provided.

d. Where the filter system described in sub-subparagraph 3.a., above, is utilized, a second filter system and disinfection system shall be provided to treat the water in the collector tank when the feature/filter pump is not in operation. Said system shall be capable of filtering the total volume of water in the collector tank in 30 minutes and the disinfection system shall be capable of providing 12 mg/L of disinfectant to this flow rate.

4. All IWF pool rule signs shall be posted as approved by the jurisdictional building department.

(f) Rules and regulations for water theme parks shall be posted as approved by the jurisdictional building department.



# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

## EXHIBIT A

### BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

#### *RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT*

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In accordance with Chapter 190, Florida Statutes, and on May, 9 2022, at a duly noticed public meeting, and after a public hearing, and as amended on March 11, 2024 at a duly noticed public meeting, the Board of Supervisors of the Beaumont Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and a danger to the health, safety and welfare of District residents and the public. This rule is intended to establish District parking guidelines along with the ability for the District to have those vehicles in violation of such guidelines removed.

#### 2. **PARKING RULES**

##### **General**

- a) Owners’ vehicles shall be parked in the garage or driveway of the respected Owners’ lot and shall not block any sidewalk.
- b) No street parking is allowed in the District, on any District-owned property, including roadways owned by the District, within the community from 7:00 p.m. to 7:00 a.m., unless such vehicle has been duly registered by the Amenity Manager, the owner of such vehicle has a valid temporary or annual parking pass, and that parking pass is visibly displayed in the vehicle in question.
- c) Residents may contact the Amenity Manager to register for parking passes for members of their households and guests. Residents may request an annual parking pass, effective for one (1) year from the date of registration, or a temporary parking pass, effective for seven (7) days from the date of registration. Residents must pay \$50 per year for an annual parking pass. A temporary parking pass is free of charge.
- d) Vehicles parking on the street must do so with the proper flow/direction of traffic.
- e) During Federal Holidays and family functions, the District understands that many will have visitors. Residents must register their guest’ vehicles with the Amenity Manager and obtain temporary parking passes for each of the vehicles.
- f) The parking of any vehicle, at any time, on the grassy easement areas between the sidewalk and the street curbing is strictly prohibited regardless of permitted status.

- g) No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked on District property at any time, including overnight, except during the period of delivery of such goods or during the provision of services.
- h) No vehicles which cannot operate on its own power shall remain on District property for more than twelve (12) hours, including but not limited to, trailers.

#### **Clubhouse**

- i) Parking spaces in front of the mailboxes are 10-minutes parking spaces.
- j) Amenity area parking is for amenity patrons and **accompanied** guests, only during their active amenity usage. No overnight parking, except in certain designated spaces as permitted by the District's Amenity Manager.
- k) No vehicles, which cannot operate on its own power, shall be parked in the Amenity's parking area.
- l) No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked on District property at any time, including overnight, except during the period of delivery of such goods or during the provision of services.
- m) Golf cart spaces are for golf cart use only.

#### **Townhomes**

- n) Parking spaces in front of the mailboxes are 10-minutes parking spaces.
- o) Spaces across from the pool area are for amenity patrons and **accompanied** guests, only during their active amenity usage. Townhome Residents may utilize these spaces when amenity area is closed as overflow parking, not to exceed twelve (12) hours.
- p) Additional overflow parking spaces are for residents and their guests only, not to exceed twelve (12) hours.
- q) No parking on the grassy easement areas between the sidewalk and the street curbing or on the sidewalks at both entrances.

### **3) TOWING/REMOVAL PROCEDURES**

- a) **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07 *Florida Statutes*. Such signage is to be placed in conspicuous locations in accordance with section 715.07, *Florida Statutes*.
- b) **AGEEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement (the "Towing Agreement")

with a firm authorized by Florida law to tow/remove unauthorized vehicles (the “Towing Operator”) in accordance with Florida law and with the rules set forth herein.

- c) **TOWING/REMOVAL AUTHORITY.** The Towing Operator will shall be permitted to conduct “roam” towing from 7:00 p.m. to 7:00 a.m., in accordance with this Rule. The Towing Operator does not require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.
- 4) **OTHER DISTRICT PENALTIES.** If any resident is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the District shall have the right to impose a fine of up to the amount of one thousand dollars (\$1,000) and collect such fine and attorney’s fees as a contractual lien or as otherwise provided by Florida
- 5) **Parking At Your Own Risk.** Vehicles may be parked on District property pursuant to this rule, provided however, the District assumes no responsibility or liability for any theft, vandalism and/or damage that may occur to such vehicles or personal property there in.

Effective date: May 9, 2022, as amended on March 11, 2024

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

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

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**AMENITIES AND OPERATIONAL RULES**  
**(SINGLE FAMILY HOMEOWNER VERSION)**  
Adopted on \_\_\_\_\_, 2024

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**Tammy Collins, Amenity Manager**  
**Evergreen Lifestyles Management**  
**E-mail: [tammy.collins@evergreen-lm.com](mailto:tammy.collins@evergreen-lm.com)**

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENITY AND OPERATIONAL RULES**

**TABLE OF CONTENTS**

1. Amenity Usage Rate Rule
2. Beaumont Clubhouse Rules & Policies
3. Disciplinary & Enforcement Rule
4. Acknowledgement
5. Participation Consent & Waiver Agreement

**Amenity and Operational Rules**  
**PART 1: Rule for Amenities Rates**

In accordance with Chapters 190 and 120 of the Florida Statutes, and after a duly noticed public meeting and public hearing, the Board of Supervisors of the Beaumont Community Development District adopted the following rules.

**1. Introduction.** This rule addresses various rates, fees and charges associated with the amenities.

**2. Annual User Fees.** A Single Family Property Owner does not have to pay any annual user fee for use of the Single Family Amenity, and a Townhome Property Owner does not have to pay any annual user fee for use of the Townhome Amenity, because those fees are already included in the landowner’s respective debt and operations and maintenance assessments. With those exceptions, all patrons are required to pay an annual user fee to access and use the District’s amenities, as follows:

User *	Annual Fee for Single Family Amenity	Annual Fee for Townhome Amenity
Property Owner**	\$762.89	\$460.74
Non-Resident Patrons	\$2,201.88	\$1,555.26

\*NOTE: In addition to the fees stated herein, all landowners will be responsible for paying all other debt and operations and maintenance assessments attributable to their respective properties. All fees stated herein are subject to a percentage change on an annual basis, and in an amount not to exceed the percentage increase in the District’s annual budget(s).

\*\*NOTE: A resident apartment tenant (who is not a Property Owner or Non-Resident Patron), with a valid lease agreement, is treated in the same manner as the Property Owner for purposes of this rule.

**3. Hours of Operation.** The hours of operation for the Clubhouse are 8:00 a.m. to 10:00 p.m.

**4. Reservation Rates for Clubhouse.** Any patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Club Room	\$150 for 4 hours + \$50 each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour max.)	\$250



Club Room AND Activity/Art Room	\$225 for 4 hours + \$60 each additional hour (up to 8 hour max.)	\$250
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\* Rate and deposit based on facility being rented, type of event, and staffing needs.

**4. Miscellaneous Fees.**

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

**5. Social Clubs.** Notwithstanding anything in these rules written to the contrary, social clubs may use the clubhouse one day per week, subject to availability, at no cost. Any social club that would like to reserve a room must fill out a rental agreement and submit to the Amenity Manager.

**6. Homeowners Association Meetings.** Unless otherwise provided in the District’s official policies, as may be amended from time to time, each homeowners association located within the boundaries of the District is permitted five free meetings per month, subject to availability. Reservations of the homeowners association for meetings take priority over Rentals take, subject to availability and the approval by the amenity staff.

**7. Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

**8. Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

**9. Prior Rules; Policies.** The District’s prior rules setting amenities rates, if any, are hereby rescinded.

**10. Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss: 190.011, 190.035, Fla. (Stat. 2023)

**Beaumont Community Development District**  
***Disciplinary & Enforcement Rule***

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In accordance with Chapters 190 and 120 of the Florida Statutes, and after a duly noticed public meeting and public hearing, the Board of Supervisors of the Beaumont Community Development District adopted the following rules.

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1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District.

2. **General Rule.** All persons using the amenities and entering District properties are responsible for compliance with, and shall comply with, the rules established for the safe operations of the District's amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies;
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District amenities for a period greater

than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney’s fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023)

## ACKNOWLEDGEMENT

### Resident Handbook.

The Beaumont Community Development District (“**District**”) owns and operates certain amenities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, any applicable homeowner’s associations, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, including but not limited to the Amenity Rates Rule, the Amenity Handbook (including any and all indemnification and other provisions set forth therein), and the Disciplinary & Enforcement Rule, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Owner’s Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing address if different from above:

\_\_\_\_\_

Date Access Fobs issued:

Date Homeowner Signed:

**NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.**

**PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.**

## CONSENT AND WAIVER AGREEMENT

The Beaumont Community Development District (“**District**”) owns and operates certain amenities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beaumont North Homeowner’s Association, Inc., and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name: \_\_\_\_\_

Participant Signature: \_\_\_\_\_ Date  
(if Participant is 18 years of age or older)

Parent/Guardian Signature: \_\_\_\_\_ Date  
(if Participant is a minor child)

Phone Number (Home): \_\_\_\_\_

Phone Number (Alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Emergency Contact Phone Number: \_\_\_\_\_

<p><b>NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.</b></p> <p><b>PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.</b></p>
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**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9A**

*Project Name & Description*

**Beaumont Subdivision – Disconnect Replacement**

# PROPOSAL

Proposal #: J24-1138

Date: 3/19/2024

## GENERAL NOTES

Proposal based on site visit as listed herein

- Sales Tax is included where applicable.

# SCOPE OF WORK

- 1 – Replace existing 100-amp Eaton fused disconnect like for like

### ADDITIONAL INFORMATION

- Permit and inspection fees are included.
- Scheduling disconnect and reconnect with power company is included.
- Any alteration or deviation from above scope involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate.

### EXCLUSIONS

- Change-orders

**TOTAL PRICE: \$1,500.00**

Due to the instability of the commodity markets, if in the event that, during the performance of this proposal, the price of commodities suffer significant increases (5% or more) through no fault of our own, the price of this quotation shall be equitably adjusted by an amount reasonably necessary to cover any such significant price differences. Therefore, we ask that you contact our office to confirm current pricing prior to issuing the electrical sub-contract or notice to proceed. We expressly apologize for this inconvenience. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. In the event of breach of this agreement, the parties hereby agree that in the event of litigation, the opposing party shall be required to compensate prevailing party for all attorney's fees, interest, court costs, suit money, or other cost incurred instant thereto, including appeal.

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

**BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**9B**



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 # 1978

DATE 01/29/2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Sales</b>	1	2,792.00	2,792.00
	HAYWARD AquaRite® 900 Salt Chlorine Generator with Extended Life TurboCell 40K gal Product #:GLD-45-151			
	Mfg. Part #:AQR940			
	<b>Parts Used</b>	1	300.00	300.00
	Includes fittings, pipe, glue and other supplies			
	<b>Labor - Residential</b>	5	120.00	600.00
	Labor Biller Per Hour Salt conversion for: 5390 Dragonfly Drive (Townhouse) Wildwood, FL 34785			

Thank you!

TOTAL

**\$3,692.00**

Salt conversion for:  
5390 Dragonfly Drive (Townhouse)  
Wildwood, FL 34785

Accepted By

Accepted Date

**BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**9C**

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 # 2135

DATE 03/26/2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Commercial Diagnostic / Service Charge Residential</b> Diagnostic visit is \$140. Service and repair work is \$140/hr. Diagnostic fee rolled into service or repair if work performed. Diagnostic visit for: 7764 Penrose Place (North) Wildwood, FL 34785  -Pump is not maintaining flow rate -Pool lights are not working -Flow gauge - install replacement	1	140.00	140.00
	<b>Sales</b> BLUE-WHITE INDUSTRIES Pitot Tube Horizontal Flow Meter 2" IPS Product #:BLU-56-4036  Mfg. Part #:F-30200P	1	179.00	179.00
	<b>Sales</b> PENTAIR 100' 12V 300W White Pool Intellibrite Architectural Series Light Product #:AMP-30-2042  Mfg. Part #:602145	2	1,027.00	2,054.00
	<b>Labor - Commercial</b> Install	4	140.00	560.00
	<b>Sales</b>		-140.00	-140.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
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Discount - diagnostic visit

Thank you!

TOTAL

**\$2,793.00**

Diagnostic visit for:  
 7764 Penrose Place (North)  
 Wildwood, FL 34785

Accepted By

Accepted Date

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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 29, 2024**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 29, 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-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 611,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,488
Investments									
Revenue	-	-	-	310,487	473,133	-	-	-	783,620
Reserve	-	-	-	261,630	206,861	-	-	-	468,491
Prepayment	-	-	-	2,068	1,854	-	-	-	3,922
Construction	-	-	-	-	-	-	399	-	399
Interest	-	-	-	215	316	-	-	-	531
Sinking	-	-	-	104	207	-	-	-	311
Bond redemption	-	-	-	88,511	3,112	-	-	-	91,623
Undeposited funds	11,638	-	-	-	-	-	-	-	11,638
Due from Developer	29,132	117,416	-	-	-	-	-	1,400	147,948
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	72,113	166,593	2,052	3,278	-	-	-	244,036
Due from KLP Village	-	-	5,783	-	-	-	-	-	5,783
Due from SRF - single family	7,344	-	-	-	-	-	-	-	7,344
Due from SRF - townhome	3,095	3,166	-	-	-	-	-	-	6,261
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 667,485</u>	<u>\$ 194,485</u>	<u>\$ 172,376</u>	<u>\$ 665,067</u>	<u>\$ 688,761</u>	<u>\$ -</u>	<u>\$ 399</u>	<u>\$ 1,400</u>	<u>\$ 2,389,973</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	10,399	1,533	-	-	-	-	-	-	11,932
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to general fund	-	7,344	3,095	-	-	-	-	-	10,439
Due to SRF - single family	72,113	-	3,166	-	-	-	-	-	75,279
Due to SRF - town home	166,593	-	-	-	-	-	-	-	166,593
Due to debt service fund 2019 area two	2,052	-	-	-	-	-	-	-	2,052
Due to debt service fund 2019-A1	3,278	-	-	-	-	-	-	-	3,278
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	183	-	-	-	-	-	-	-	183
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>284,618</u>	<u>8,877</u>	<u>13,370</u>	<u>1,311</u>	<u>9,487</u>	<u>9,923</u>	<u>-</u>	<u>4,700</u>	<u>332,286</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>-</u>	<u>1,400</u>	<u>143,439</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	663,756	678,988	-	-	-	1,342,744
Capital projects	-	-	-	-	-	(9,923)	399	(4,700)	(14,224)
Unassigned	358,530	68,192	159,006	-	-	-	-	-	585,728
Total fund balances	<u>358,530</u>	<u>68,192</u>	<u>159,006</u>	<u>663,756</u>	<u>678,988</u>	<u>(9,923)</u>	<u>399</u>	<u>(4,700)</u>	<u>1,914,248</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 667,485</u>	<u>\$ 194,485</u>	<u>\$ 172,376</u>	<u>\$ 665,067</u>	<u>\$ 688,761</u>	<u>\$ -</u>	<u>\$ 399</u>	<u>\$ 1,400</u>	<u>\$ 2,389,973</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,709	\$ 370,929	\$ 416,880	89%
Interest and miscellaneous	-	2,777	-	N/A
Total revenues	<u>3,709</u>	<u>373,706</u>	<u>416,880</u>	90%
<b>Professional &amp; administrative</b>				
Supervisor fees	646	1,722	-	N/A
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	2,326	9,351	15,000	62%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	7,000	10,500	67%
Telephone	17	83	200	42%
Postage	236	236	500	47%
Printing & binding	41	208	500	42%
Legal advertising	-	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	67	7,411	8,685	85%
Supplies	-	-	300	0%
Total professional & administrative	<u>7,416</u>	<u>56,398</u>	<u>102,125</u>	55%



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	6,124	25,519	35,000	73%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	4,125	10,000	41%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,161	5,458	8,000	68%
Repairs and maintenance	-	905	2,500	36%
Monuments and street signage				
Repairs and maintenance	-	-	1,000	0%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	17,300	66,050	160,000	41%
Mulch	-	-	65,000	0%
Plant replacement	3,690	10,190	5,000	204%
Tree treatment	-	-	8,500	0%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>29,100</u>	<u>112,466</u>	<u>314,750</u>	36%
Total expenditures	<u>36,516</u>	<u>168,864</u>	<u>416,875</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(32,807)	204,842	5	
Fund balances - beginning	<u>391,337</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 358,530</u>	<u>\$ 358,530</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 FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,520	\$ 252,032	\$ 283,255	89%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,520</u>	<u>252,032</u>	<u>283,755</u>	89%
<b>Single Family Program</b>				
Management	-	-	33,000	0%
Lifestyles events	254	3,765	12,000	31%
Accounting	125	625	1,500	42%
Streetlighting electric	287	1,494	6,240	24%
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	1,800	10,910	21,600	51%
Gym equipment- PM	-	550	1,000	55%
Repairs and maintenance	343	1,101	7,500	15%
Electricity	1,887	5,244	15,000	35%
Gate electricity	217	1,117	10,000	11%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	1,364	4,556	6,000	76%
Sewer/ water/ propane	-	886	8,000	11%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	3,475	10,000	35%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	130	880	1,200	73%
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>6,407</u>	<u>59,855</u>	<u>277,850</u>	22%
<b>Other fees &amp; charges</b>				
Tax collector	45	5,036	5,901	85%
Total other fees & charges	<u>45</u>	<u>5,036</u>	<u>5,901</u>	85%
Total expenditures	<u>6,452</u>	<u>64,891</u>	<u>283,751</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	(3,932)	187,141	4	
Fund balances - beginning	72,124	(118,949)	4	
Fund balances - ending	<u>\$ 68,192</u>	<u>\$ 68,192</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 FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 899	\$ 91,536	\$ 102,894	89%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>899</u>	<u>91,536</u>	<u>103,394</u>	89%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	312	750	42%
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	1,180	5,600	13,200	42%
Repairs and maintenance	-	-	2,000	0%
Electricity	1,071	2,321	6,000	39%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	-	583	2,000	29%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	58	288	2,500	12%
Pest control	65	320	5,500	6%
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>2,436</u>	<u>14,872</u>	<u>101,250</u>	15%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,813	2,144	85%
Total other fees & charges	<u>-</u>	<u>1,813</u>	<u>2,144</u>	85%
Total expenditures	<u>2,436</u>	<u>16,685</u>	<u>103,394</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	(1,537)	74,851	-	
Fund balances - beginning	160,543	84,155	56,000	
Fund balances - ending	<u>\$ 159,006</u>	<u>\$ 159,006</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 FEBRUARY 29, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,283	\$ 232,424	\$ 261,264	89%
Interest	956	7,930	-	N/A
Total revenues	<u>3,239</u>	<u>240,354</u>	<u>261,264</u>	92%
<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	-	4,603	5,443	85%
Total other fees and charges	<u>-</u>	<u>4,603</u>	<u>5,443</u>	85%
Total expenditures	<u>-</u>	<u>158,037</u>	<u>260,718</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	3,239	82,317	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	88,511	88,511	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	<u>88,511</u>	<u>82,434</u>	<u>-</u>	N/A
Net change in fund balances	91,750	164,751	-	
Fund balances - beginning	572,006	499,005	463,971	
Fund balances - ending	<u>\$ 663,756</u>	<u>\$ 663,756</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 FEBRUARY 29, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,646	\$ 371,217	\$ 418,043	89%
Interest	2,303	11,740	-	N/A
Total revenues	<u>5,949</u>	<u>382,957</u>	<u>418,043</u>	92%
<b>EXPENDITURES</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	-	7,351	8,709	84%
Total other fees and charges	<u>-</u>	<u>7,351</u>	<u>8,709</u>	84%
Total expenditures	<u>-</u>	<u>259,851</u>	<u>412,422</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	5,949	123,106	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	5,949	(84,248)	5,621	
Fund balances - beginning	673,039	763,236	681,811	
Fund balances - ending	<u>\$ 678,988</u>	<u>\$ 678,988</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 FEBRUARY 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 372	\$ 3,254
Total revenues	372	3,254
<b>EXPENDITURES</b>		
Construction costs	-	88,909
Total expenditures	-	88,909
Excess/(deficiency) of revenues over/(under) expenditures	372	(85,655)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	6,077
Transfer out	(88,511)	(88,511)
Total other financing sources/(uses)	(88,511)	(82,434)
Net change in fund balances	(88,139)	(168,089)
Fund balances - beginning	78,216	158,166
Fund balances - ending	\$ (9,923)	\$ (9,923)

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 399
Total revenues	-	399
<b>EXPENDITURES</b>		
Construction costs - Developer		207,354
Total expenditures	-	207,354
Excess/(deficiency) of revenues over/(under) expenditures	-	(206,955)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	207,354
Total other financing sources/(uses)	-	207,354
Net change in fund balances	-	399
Fund balances - beginning	399	-
Fund balances - ending	\$ 399	\$ 399

**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 FEBRUARY 29, 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 A**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Beaumont Community Development District held a Workshop on March 11, 2024 at 12:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy	Chair
Carol Michaels	Assistant Secretary
Gary Smith	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Bennett Davenport	District Counsel
Tammy Collins	Evergreen Lifestyle Management
Ariane Williams	Supervisor-Elect
Several residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the workshop to order at 12:30 p.m., and stated the purpose of today’s workshop is to review the CDD Parking Rules.

Supervisors Judy, Michaels and Smith were present. Supervisor Curtis was not present.

**SECOND ORDER OF BUSINESS**

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

Ms. Judy noted that several speakers were misidentified in the January 8, 2024 meeting minutes. She asked everyone to state their names before speaking.

Ms. Judy voiced her disagreement with some of the items in the CDD Rules Relating to Overnight Parking and Parking Enforcement Exhibit A. She stated at least two households require street parking and, in her opinion, it is not the CDD’s fault that the purchasers were possibly misinformed by DR Horton’s Realtors, who she thinks might have informed buyers that

39 street parking was allowed, when it is not. She cited a statement from one homeowner, with an  
40 adult son and daughter, who live with and help care for their parents. The son has had to park  
41 in a neighbor's driveway and their other vehicle is parked at a relative's house because of  
42 towing concerns. For residents in this predicament, Ms. Judy suggested instituting a \$50 annual  
43 parking pass and placing the proceeds in a general fund similar to clubhouse rental revenues.  
44 She suggests not towing vehicles that display the pass but still towing any vehicles parked on  
45 the grass and vehicles parked overnight at the clubhouse.

46 Ms. Michaels cited Item 2F, regarding disability, and stated service providers, such as  
47 Home Health Aides or maid service are only on site temporarily and are not allowed to park  
48 overnight and vehicles of disabled individuals usually have a placard from the Department of  
49 Transportation (DOT). She took issue with allowing vehicles of disabled homeowners to park on  
50 the street because, in her opinion, the streets are not wide enough to accommodate two  
51 vehicles with passes on the same block. She asked what happens if an emergency vehicle  
52 cannot get through because certain vehicles are legally parked on the street.

53 Mr. Shaw issued a reminder that the Regular meeting will commence in 55 minutes and  
54 reiterated that the purpose of this workshop is to consider the Rules and present them to the  
55 City of Wildwood. He urged the workshop attendees to voice their views one after the other, in  
56 a concise and efficient manner, in order to reach a consensus on each rule ahead of the  
57 Regular meeting. The Board and Staff considered Items 2a through 2m of Exhibit A, as follows:

58 ➤ **Item/Rule 2a.** "Owners' vehicles shall be parked in the garage or driveway of the  
59 respective owner's Lot and shall not block any sidewalks."

60 Discussion ensued regarding applying the Rules to the townhomes versus single-family  
61 homes, the driveway, the apron, prohibiting parallel parking, having vehicles towed, the  
62 sidewalk between the space and actual driveway, safety hazards and the HOA.

63 There were no objections to Item 2a.

64 ➤ **Item/Rule 2b.** "No street parking is allowed in the District on any District-owned  
65 property, including roadways owned by the District, within the community."

66 Ms. Judy voiced her opinion that Item 2b should be amended to include the words  
67 "between dusk and dawn" so as to accommodate service providers. She reiterated her opinion

68 that permitted parking should be allowed, with guidelines to control the number of passes  
69 issued, so as not to block the streets. Ms. Micheals noted that the National Fire Association  
70 needs a radius of 23' to access the roads. Asked if homeowners can park their vehicles on the  
71 street without a pass, Ms. Judy replied affirmatively, in the daytime; however, vehicles parked  
72 on the street overnight must have passes.

73 Discussion ensued regarding the proposed \$50 annual parking permit fee, identifying  
74 the "dusk until dawn" hours, overflow parking in the townhomes, ensuring that vehicles are  
75 parked in the direction of traffic, the City Ordinance of 10' and striking the words "No street  
76 parking is allowed" from the Rules, as exceptions to Item 2b will be proposed.

77 Mr. Shaw stated it seems that the consensus is to allow street parking, under certain  
78 circumstances. The Board will be polled at the Regular meeting.

79 ➤ **Item/Rule 2c.** "During holidays, the District understands that many will have visitors and  
80 there are not many parking areas. The District asks residents to be respectful to their neighbors  
81 and not block driveways or areas that prevent vehicles from backing up from their driveways."

82 Ms. Judy expressed her opinion that holidays should be categorized. She suggested that  
83 homeowners with visitors obtain temporary seven-day parking passes for street parking in front  
84 of homes for major holidays such as Christmas and Thanksgiving. Mr. Davenport suggested the  
85 Board consider the timeline for family functions, family reunions and federal holidays.

86 Discussion ensued regarding distinguishing short-term visitor passes from long-term  
87 annual resident passes, special circumstances and homeowners being responsible for  
88 explaining the Rules to their visitors and guests.

89 ➤ **Item/Rule 2d.** "Parking on the grass is strictly prohibited."

90 Ms. Judy stated she agrees with this item. There were no issues with this Rule.

91 ➤ **Item/Rule 2e.** "Parking in the clubhouse/amenity centers shall be on a first come/first  
92 serve basis."

93 There were no issues with this Rule.

94 ➤ **Item/Rule 2f.** "No vehicles used in business for the purpose of transporting goods,  
95 equipment and the like, shall be parked on District property, except during the period of  
96 delivery of goods or during the provision of services. No vehicles used in business for the

97 purpose of transporting goods, equipment and the like, shall be parked on District property  
98 overnight.”

99 This item was previously discussed.

100 ➤ **Item/Rule 2g.** “No vehicles which cannot operate on its own power shall remain on  
101 District property for more than 12 hours.”

102 A Board Member commented that she is curious about the 12 hours and asked if it  
103 means that a trailer can be parked in front of a resident’s home for 12 hours.

104 Discussion ensued regarding specifying “operable” and “broken down or abandoned”  
105 vehicles, reporting broken down vehicles to the HOA and emergency reflectors.

106 There were no issues with this Rule.

107 ➤ **Item/Rule 2h.** “Parking spaces in front of the mailboxes are 10-minute parking spaces.”

108 Mr. Shaw stated, aside from the 10 minutes of allotted time, no parking is allowed at  
109 the mailboxes in any capacity.

110 Discussion ensued regarding the number of temporary spaces provided and if signage  
111 should be installed.

112 ➤ **Item/Rule 2i.** “Amenity area parking is for amenity patrons and guests only and limited  
113 while enjoying the amenity area. No overnight parking is allowed, except for in certain  
114 designated spots as permitted by the District’s amenity manager.”

115 Ms. Judy stated she is fine with this Rule as it is written.

116 Discussion ensued regarding signage, CDD property, designated spaces and overflow  
117 overnight parking.

118 ➤ **Item/Rule 2j.** “Golf cart parking spaces are for golf cart use only.”

119 Discussion ensued regarding merging this Rule with Rule 2g.

120 ➤ **Item/Rule 2k.** “Parking spaces in front of the mailboxes are 10-minute parking spaces.”

121 This Rule should be merged with Item 2h.

122 ➤ **Item/Rule 2l.** “Spaces across from the pool area are for amenity patrons and guests only  
123 and limited while enjoying the amenity area. Townhome vehicles may utilize these parking  
124 spaces when the amenity area is closed as overflow parking. Vehicles are not allowed to utilize  
125 these spaces for a period exceeding 12 hours.”

126 The consensus was to keep this Rule as is.

127 ➤ **Item/Rule 2m.** “The additional overflow parking spaces in the Townhome area is for its  
128 patrons and guests only and for periods not exceeding 12 hours.”

129 Discussion ensued regarding signage, the City Ordinance about parking, blocking  
130 driveways, the 12-hour parking limit and no parking on easements.

131

132 **THIRD ORDER OF BUSINESS**

**Discussion: Overnight Parking -  
Enforcement**

133

134

135 **A. Rule Related to Overnight Parking and Parking Enforcement**

136 Regarding Towing/Removal Procedures, Ms. Judy stated she disagrees with the Amenity  
137 Manager not being on site in the evenings and the idea of assigning a resident-volunteer to  
138 monitor towing, as she thinks it pits homeowner against homeowner. In her opinion, a contract  
139 should be drafted with the towing company stipulating that the towing company can drive  
140 through and check for annual permits and, if a vehicle is parked on the street without a permit,  
141 or parked on the grassy easement, it will be towed.

142 Mr. Shaw stated he previously had lengthy discussions with the City regarding towing  
143 and the City will execute the stipulations that vehicles will be towed, under and what is  
144 allowed. The CDD will sign an authorization stipulating under which circumstances vehicles will  
145 be towed and there will not be a need for staff or a volunteer to be physically present.

146 Mr. Shaw will request towing invoices whenever the Board wishes. There will not be an  
147 open contract; the Board will outline what it wants and City law enforcement will access and  
148 police the CDD based on the towing guidelines.

149 Discussion ensued regarding whether tickets will be issued, following State guidelines  
150 about towing and having an authorization on file to tow vehicles.

151 Mr. Adams stated Rules 3a and 3b, in the handout, show the updated version. Rule 3a  
152 addresses the Statutes, signage and parking enforcement and Rule 3b focuses on an authorized  
153 towing service.

154 **B. City of Wildwood Agreement for Traffic Law Enforcement on Private Roads**

155 Ms. Judy stated, if a vote is taken on the annual parking permit and it is approved, she  
156 thinks it should be appropriated for the fiscal year October 1<sup>st</sup> through September 31<sup>st</sup> and not  
157 January to December. Mr. Adams stated the term will match the CDD’s fiscal year.

158 A Board Member voiced their opinion that a clarification and provision should be  
159 inserted in the Agreement Item C that states, “This authorizes rental towing with a licensed  
160 contractor pursuant to the agreement between the parties” and language should be added  
161 stating that enforcement must be in compliance with Florida Statutes.

162 Regarding Item #4, Other District Penalties, Ms. Judy questioned if imposing a \$1,000  
163 fine is necessary in addition to towing the vehicle. Mr. Davenport stated it provides additional  
164 enforcement options to the CDD.

165 Ms. Judy asked if the Agreement can be revised if the Board opts to strike Item #4,  
166 proceeds with towing and implements the Agreement but, after one year, the program is not  
167 working. Mr. Shaw replied affirmatively.

168

169 **FOURTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

170

171 There were no Board Member comments or requests.

172

173 **FIFTH ORDER OF BUSINESS** **Public Comments (Non-Agenda Items: 3**  
174 **Minutes Per Speaker)**

175

176 There were no public comments.

177

178 **SIXTH ORDER OF BUSINESS** **Adjournment**

179

180 There being nothing further to discuss, the workshop adjourned at 1:30 p.m.

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

\_\_\_\_\_  
Chair/Vice Chair



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

**MINUTES B**

**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 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

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

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

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

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

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

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

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

70

71 **THIRD ORDER OF BUSINESS**

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

72

73

74

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

77 The following items were provided to Ms. Williams:

- 78 **A. Memorandum Regarding Required Ethics Training and Disclosure Filing**
- 79 **B. Sample Form 1 2023/Instructions**
- 80 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 81 **D. Membership, Obligations and Responsibilities**
- 82 **E. Form 8B: Memorandum of Voting Conflict**

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

85

86 **FOURTH ORDER OF BUSINESS**

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

87

88

89

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

91	Ann Judy	Chair
92	John Curtis	Vice Chair
93	Carol Michaels	Assistant Secretary
94	Gary Smith	Assistant Secretary
95	Arianne Williams	Assistant Secretary

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

99

100	<b>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.</b>
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105 **FIFTH ORDER OF BUSINESS**

**Update: Developer Projects**

106

107 Mr. Curtis provided the following update:

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

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

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

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

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

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

122

123 **SIXTH ORDER OF BUSINESS**

**Discussion/Consideration: Hiring Off-Duty  
Officer for Events**

124

125

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

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

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

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

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**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.**

145

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147

- **Designated Parking Space**

148

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

149

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

150

**SEVENTH ORDER OF BUSINESS****Discussion: Apartments Trash Compactor**

152

153

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

155

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.

158

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.

161

**EIGHTH ORDER OF BUSINESS****Consideration of Proposals, Estimates, Quotes, Work Order**

163

164

165

Ms. Collins presented the following:

166

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

167

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

168

**II. No. 261022 [Pine Straw Installation]**

169

170

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**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.**

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**B. Guardian Access Solutions Pool Access Control Upgrades Proposal**

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**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.

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

217

218 On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, the  
219 FITREV Quote #15045 for Precor Rear Delt Plate Labels, in the amount of  
220 \$159.04, was approved.

221

222

223 NINTH ORDER OF BUSINESS

Acceptance of Resignation of John Curtis;  
Seat 2

224

225

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

227

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

230

231

232 TENTH ORDER OF BUSINESS

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

233

234

235

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

237 • Administration of Oath of Office to Appointed Supervisor (the following will be  
238 provided in a separate package)

239 A. Memorandum Regarding Required Ethics Training and Disclosure Filing

240 B. Sample Form 1 2023/Instructions

241 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and  
242 Employees

243 D. Membership, Obligations and Responsibilities

244 E. Form 8B: Memorandum of Voting Conflict

245

246 ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of January 31, 2024

247

248

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

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

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

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**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.

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

291 There was no report.

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

293 • **Action Items/Tracker**

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

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

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

297 ○ **QUORUM CHECK**

298

299 **FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

300

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

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

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

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

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

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

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

319

320 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

321

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

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

\_\_\_\_\_ 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 04/05/2024	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. Covered drains repaired all but 2 waiting for Hughes to come back and get those ones. Waiting for John and Matt t repond on drainage issues.	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. All but rock is complete	2/1/2024		In Progress
Amenities	Townhomes Pool access to the bathrooms and gate. Tammy Obtained bid and sent to the CDD for approval. Waiting for vendor to schedule	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
Common Areas	Entrance gates are closing on vehicles. Tammy had guardian come out to repair on 03/28/2024 they faikled again and service ticket was opened on 03/29/2024	3/27/2024		In Progress
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

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

**STAFF**  
**REPORTS**  
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**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.*