

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

Ann Judy	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
Joe Vitalo	Resident/Townhomes HOA
Gene Comini	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:33 p.m. Supervisors Judy, Smith, Michaels and Williams were present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

Resident and HOA Board Member Joe Vitalo asked if it is possible for a CDD Board Member whose seat expires in November 2024 to resign that seat and to appoint them to fill the currently vacant seat that expires in 2026. Mr. Davenport replied affirmatively.

THIRD ORDER OF BUSINESS

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

Mr. Shaw stated there were no interested candidates to fill Seat 2.

Ms. Williams asked about resigning from Seat 5 and being appointed to vacant Seat 2.

Mr. Adams stated the record will reflect that Ms. Williams is resigning from Seat 5.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the resignation of Ms. Ariane Williams from Seat 5, was accepted.

Ms. Michaels asked if the newly vacated Seat 5 can be kept open until the next meeting as she knows someone who is interested in filling it. Mr. Adams stated that Seat 5 will be vacant and can be filled at the next meeting.

Ms. Judy nominated Ms. Ariane Williams to fill Seat 2. No other nominations were made.

On MOTION by Ms. Judy and seconded Mr. Smith, with all in favor, the appointment of Ms. Ariane Williams to Seat 2, was approved.

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

Mr. Adams stated that Ms. Williams holds the same responsibilities for Seat 2 that she held for Seat 5. She is familiar with the following:

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

Mr. Adams stated an eblast will be sent regarding vacant Seat 5 to garner interest.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Appointing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Update: Developer Projects

Asked if there were any discussions regarding this item, Ms. Collins stated John, from Hughes Brothers, and Matt Morrison are working together to compile business proposals for all the different areas and are waiting to see how the funding will come together; from there, they will issue start dates. In response to a question, Mr. Adams stated Staff can arrange for John to attend the next meeting, via telephone, so that it is convenient for him.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Pool Rules Requirements

A. Signage [\$112 each + installation]

Mr. Shaw contacted the City of Wildwood regarding signage requirements for a public pool and, based on the information provided, the CDD falls short of the requirements. The Pool Rules draft that was submitted to the Board puts the CDD in line with the City’s requirements. The new signs would be 40” x 48” at a cost of \$112 each, excluding installation.

The Board and Staff discussed the City’s pool requirements, signage draft revisions, the annual user fee for pool use and fobs.

The following changes will be made to the signage:

Change “CCD” to “CDD”

Change “No loud obnoxious or offensive language permitted” to “No loud, obnoxious or offensive language or music permitted”

Insert “No blowup equipment or toys other than standard pool individual floatation devices”

Insert “The pool is under constant video surveillance”

Insert “No children’s transportation devices allowed anywhere near the pool area”

Insert “No lifeguard on duty; swim at your own risk”

Insert “or have an open wound” after “Do not use pool if you are ill”

Insert “The gates are to remain closed at all times”

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, authorizing Staff to procure nine signs, containing the changes incorporated into the signs, was approved.

B. Supervision and Safety [64E-9.008]

This item was tabled.

SEVENTH ORDER OF BUSINESS

Discussion: Parking Rules

Mr. Shaw presented the Beaumont CDD Rules Relating to Overnight Parking and Parking Enforcement.

Ms. Judy suggested the following revision to the Rules:

Section 2c): Change “Residents may request an annual parking pass” to “Residents may request, if necessary, an annual parking pass”

Ms. Micheals asked about implementation and management of the Rules in the event that Ms. Collins leaves her position and voiced her opinion that street parking should be allowed a few times in the evenings.

Discussion ensued regarding the Parking Policies/Rules, the issues with allowing street parking, enforcement, allowances for handicapped vans, accessibility for emergency vehicles, a 10’ courtesy ordinance, parking issues at the Townhomes, temporary parking passes, increasing the parking pass fee from \$50 to \$125 and holding a workshop to discuss parking issues.

EIGHTH ORDER OF BUSINESS

Discussion: Amenity Rules

Mr. Shaw presented the Beaumont the CDD Amenity and Operational Rules.

A Board Member commented that the Amenity Rules are bigger than the Parking Rules. Ms. Judy proposed that prior to the next meeting, there should be a workshop to discuss the Parking Rules and to review the Amenity Rules.

- **Update: Amendment to Evergreen Lifestyle Management Agreement**

This item was not addressed.

NINTH ORDER OF BUSINESS

Consideration of Proposals, Estimates, Quotes, Work Orders

- A. **A TEC Electric, LLC Proposal #J24-1138 [Disconnect Replacement]**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, ATEC Electric, LLC Proposal #J24-1138 for Disconnect Replacement, in the amount of \$1,500, was approved.

- B. **ProCare Pool Services, Inc. Scope of Work #1978 [Salt Conversion]**

A Board Member related that salt conversion will keep ducks away from the main pool, requires less chemicals, is better for skin and will sustain the pipes in the pool.

Per Ms. Judy, this item will be added as a discussion item on the next agenda.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, ProCare Pool Services, Inc. Scope of Work #1978 for conversion from chlorine to salt, in the amount of \$3,692, was approved.

C. ProCare Pool Services, Inc. Scope of Work #2135 [Diagnostic Visit]

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, ProCare Pool Services, Inc. Scope of Work #2135 for a Diagnostic Visit, in the amount of \$2,793, was approved.

D. New Computer

Ms. Collins asked for Board approval to replace the Lifestyle Director’s computer.

E. Gates at Entrance

This item is the same as the Tenth Order of Business.

TENTH ORDER OF BUSINESS

Discussion: Car Damage from Gates on Spanish Harbor and June

Ms. Collins noted issues with the gates on Spanish Harbor and June, and the entrance gate. Staff arranged for a vendor to inspect both gates. The sensors were repaired and were functioning correctly. A recent incident caused further damage to the gates, Staff arranged for the actual installers to make the repairs; until the gates are repaired, they will remain open.

Ms. Judy noted that ongoing gate repairs are costly and suggested the Board consider removing the gates altogether.

Discussion ensued regarding the gates providing a false sense of security, gate repair costs, quarterly gate maintenance and installing “Slow down” signs near the gates.

Staff will procure signage and report their findings at the next meeting.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, Unaudited Financial Statements as of February 29, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

- A. March 11, 2024 Workshop**
- B. March 11, 2024 Regular Meeting**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the March 11, 2024 Workshop and March 11, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated he researched how much it would cost to extend the hours that Evergreen will devote to the CDD under the Agreement. Essentially, to increase the current 40 hours per week by an additional 10 hours per week, will cost an additional \$5,000 per month. He clarified that it is not Ms. Collins requesting the increase; it is her employer, Evergreen.

Asked about the breakdown of the hourly wage from what the CDD is currently paying per hour, Mr. Davenport stated it is a significantly higher per hour wage for the additional 40 hours per month than what the current hourly wage is.

Discussion ensued regarding the proposed increase amount, the Evergreen contract, Ms. Collins’ hourly rate, the budget and insurance.

Mr. Davenport will have Evergreen clarify the cost breakdown with the increased amount and report his findings at the next meeting.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

• Action Items/Tracker

Ms. Collins presented the Evergreen Action Items/Tracker and highlighted the following:

- The pool will be closed tomorrow for paver work.
- The front entrances will be power-washed on April 18th.

- The Best Painting Company will be on site in two weeks.
- Pine straw mulch will be delivered and installed in one week.
- The dog waste stations will be installed within the next few weeks.

Ms. Collins responded to questions regarding the Juniper contract renewal, how often the dog stations will be maintained, a trash dumpster and the housekeeping schedule.

“Consideration of a Dumpster” will be included on the next agenda as a discussion item.

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

- **NEXT MEETING DATE: May 13, 2024 at 1:30 PM [Fiscal Year 2024/2025 Budget Presentation**

Staff will schedule a workshop for 11:00 a.m. on May 13, 2024; the regular meeting will follow at 1:30 p.m.

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Ms. Collins responded to questions about fence repairs, lifesavers and the pool lift cover.

FIFTEENTH ORDER OF BUSINESS

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

Resident Gene Comini voiced his opinion that speeding is an issue in the Townhomes area. He asked about installing 25 miles per hour (mph) speed limit signs. Ms. Collins stated she can contact the City and they will evaluate and install the signage, if necessary.

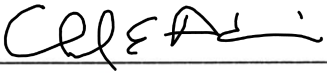
In response to a resident’s question regarding the Parking Rules, Mr. Shaw stated business vehicles cannot park in resident driveways.


Mr. Vitalo voiced his opinion that HOA officers should have fob access and asked how officers can obtain fobs. The consensus was to allow HOA Board Members fob access to set up for meetings. Ms. Collins would provide the HOA Board President and another HOA Board Member with fobs so they can access the Clubhouse for meetings.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:13 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair