

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 13, 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 (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt & Associates LLC
Bennett Davenport	District Counsel
Tammy Collins	On-site Manager
Jan Siniscalchi	Supervisor-Appointee

Residents present:

Jan Ennes	Walter Ennes	Jeane Herring	Kailey Lindemann
Cara Enini	John Forza	Rosario Forza	Kathryn Klosterman
Anna Flic	Laura Borer	Robert Martin	Nick Izadpanah
C. Perez	Don Miller	Becky Osborne	Natalie Izadpanah

**DUE TO TECHNICAL DIFFICULTIES,
AUDIO WAS NOT AVAILABLE FOR THE FIRST 10 MINUTES OF THE MEETING**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:31 p.m. Supervisors Judy, Smith and Michaels were present. Supervisor Williams attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

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

AUDIO COMMENCED DURING PUBLIC COMMENTS

A resident believes there are grammatical errors on the pool signage and voiced her opinion that it is disappointing that the CDD spent over \$1,000 on signs that it failed to proofread and have corrected before installation. She discussed a recent issue with personal items left in the pool area being discarded, activities and events that she thinks are not being all-inclusive and her opinion that the CDD should re-evaluate the expense of the Lifestyle Director and expend those funds on heating the pool in December and January.

Discussion ensued regarding the items that were discarded at the pool, eliminating the Lifestyle Director position, community events, lack of activities for single individuals, residents policing and cleaning the pool area and a possibly improperly-repaired pool gate.

Ms. Michaels stated she resents the use of the word “police” with regard to the pool area and would prefer residents use the words “cleanup” and “responsibility” instead; in her opinion, “police” is not a friendly term and sounds too strict. Mr. Shaw suggested continuing the discussion regarding pool-related concerns at the workshop.

THIRD ORDER OF BUSINESS

**Discussion: Interested Candidates for
Vacant Seat 5**

Mr. Shaw asked if any of the interested candidates would like to speak.

A. David Galarza

A resident stated that Mr. Galarza could not attend the meeting and read the following statement from Mr. Galarza:

“First of all, I want to express sorrow for being absent today for this important CDD meeting. I am on a planned anniversary trip to Europe and the Middle East until June 3rd. I am interested in being a part of the CDD’s staff. I am fully retired and spent 27 years in the U.S. Army and feel that my experience and skills will allow me to be an asset and contribute to the CDD. If the opportunity is given, I will commit to success and be a team player to benefit of the community and the City of Wildwood. Here are a few personal highlights; I have more than 20

years combined experience in administrative services, operation management, public and private sector coupled with advanced academic credentials in foreign countries, strategic, operational and leadership. I am quite interested in joining the team. My abilities include logistic management and a mindset that focuses on aligning administrative strategy with business goals. I am fully bi-lingual in Spanish and English. I really appreciate the time and opportunity to be a part of today’s agenda. Sincerely, David Galarza.”

B. Nick Izadpanah

C. David Swarts

D. Jan Siniscalchi

None of the other candidates wished to speak.

FOURTH ORDER OF BUSINESS

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

Ms. Michaels nominated Mr. David Swarts to fill Seat 5.

On MOTION by Ms. Judy and seconded by Ms. Williams, with Ms. Judy and Ms. Williams in favor and Ms. Michaels and Mr. Smith dissenting, the appointment Mr. David Swarts to Seat 5, was not approved. (Motion failed 2-2)

Mr. Smith nominated Mr. Nick Izadpanah to fill Seat 5. Ms. Williams seconded the motion. A vote was taken; the motion failed.

On MOTION by Mr. Smith and seconded by Ms. Williams, with Ms. Judy and Mr. Smith and Ms. Williams in favor and Ms. Michaels and Ms. Judy dissenting, the appointment Mr. Nick Izadpanah to Seat 5, was not approved. (Motion failed 2-2)

Mr. Shaw suggested the Board discuss the candidates to see if an agreement can be reached.

Discussion ensued regarding the voting process; Mr. Swarts’ youthfulness, level of involvement and professional qualifications; Mr. Izadpanah’s engineering background and his ability to assist with the erosion/drainage issue; the role of the District Engineer; unresolved erosion issues and the dry retention pond.

Ms. Michaels nominated Ms. Jan Siniscalchi to fill seat 5. No other nominations were made.

On MOTION by Ms. Michaels and seconded by Ms. Judy, with Ms. Michaels, Ms. Judy and Mr. Smith in favor, and Ms. Williams dissenting, the appointment Ms. Jan Siniscalchi to Seat 5, was approved. (Motion passed 3-1)

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

Mr. Shaw, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Siniscalchi. Mr. Davenport presented and briefly reviewed the following items:

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

Mr. Adams explained that Management is the official custodian of the District’s records and can provide Board Members with digital copies of requested documents. He informed Ms. Siniscalchi about compensation, filing Form 1 and the upcoming candidate qualifying period.

FIFTH ORDER OF BUSINESS

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

Mr. Shaw presented Resolution 2024-10. Ms. Judy nominated the following slate.

- | | |
|-----------------|------------|
| Ann Judy | Chair |
| Jan Siniscalchi | Vice Chair |

Carol Michaels	Assistant Secretary
Gary Smith	Assistant Secretary
Arianne Williams	Assistant Secretary

No other nominations were made. This Resolution removes Mr. John Curtis from the Board.

The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

Ms. Williams discussed her disagreement with the nomination of Ms. Jan Siniscalchi to the Vice Chair position.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with Ms. Judy, Ms. Michaels, Ms. Siniscalchi and Mr. Smith in favor and Ms. Williams dissenting, Resolution 2024-10, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was approved. (Motion passed 4-1)

SIXTH ORDER OF BUSINESS

Update: Developer Projects

Ms. Collins stated Kolter and DR Horton facilitated erosion repairs on the backside of Dragonfly in the Townhomes area. Staff is currently managing the issues with the sod and irrigation that was installed. She contacted John and is awaiting additional information from Morris Engineering and Consulting, LLC and will provide an update at the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Workshop Regarding Amenity Rules and Parking Rules

Mr. Shaw asked if the Board would like to hold the workshop on the same day or prior to the date of the next meeting.

The Board and Staff discussed potential workshop meeting dates and times and Supervisor availability.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, scheduling a workshop regarding Amenity Rules and Parking Rules for May 31, 2024 at 11:00 a.m., at 7764 Penrose Place, Wildwood, Florida 34785, was approved.

Ms. Judy distributed copies of current and old parking rules for the townhomes and the single-family homes for discussion at the workshop.

A resident asked if the Rules and documents can be projected onto a screen for better visibility during the workshop. Mr. Shaw replied affirmatively.

Mr. Davenport reminded the Board that no action can be taken at the workshop; it is mainly for discussion and reaching a consensus; workshop items can be approved at the subsequent meeting.

- **Consideration of Resolution 2024-11, Approving a Proposed Budget for Fiscal Year 2024/2025; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**
This item, previously the Ninth Order of Business, was presented out of order.

Mr. Adams presented Resolution 2024-11 and stated the proposed Fiscal Year 2025 budget will not be reviewed in detail during today's meeting; it is being presented for the purpose of setting a public hearing. Mr. Adams reviewed the proposed Fiscal Year 2025 budget.

Mr. Davenport stated this sets the maximum budget amount for Fiscal Year 2025; the total budget can be less than what is presented but cannot be increased for the Fiscal Year. For an individual line item to be increased, there must be a commensurate decrease in other areas.

Mr. Adams stated the budget anticipates a \$22,000 increase for on-site management services. He suggested adding \$50,000 for contingencies in the General Fund and in the Special Revenue Fund-Single Family Program. That will set the proposed assessment levels.

Discussion ensued regarding the Evergreen contract and upcoming budget amounts.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Resolution 2024-11, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended to include \$50,000 in contingencies in the General Fund and in the Special Revenue Fund-Single Family Program; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

Mr. Adams left the meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals, Estimates, Quotes, Work Orders

Mr. Davenport stated the Proposals, Estimates, Quotes, Work Orders can be reviewed individually and approved in one motion.

Ms. Collins presented the following:

A. Pillars Group Commercial Carpet Cleaning Proposal

In response to Supervisor questions, Ms. Collins stated the cleaning and maintenance items will be done quarterly. At the Board’s request, vinyl floor cleaning will be added to the next agenda.

B. ProCare Pool Service, Inc. Scope of Work #2230 [DE Filter Grid]

Ms. Collins responded to questions about switching the pool from chlorine to saltwater.

C. Shine On Services LLC Estimate #5434 [Pressure Wash Stone Pillars]

D. Guardian Access Solutions Estimate #40661 [Left Hand Entrance Swing Gate Repair]

E. Juniper Proposal No. 263061 [Arbor Jet for Palm Trees]

F. Juniper Proposal No. 267133 [Palm Tree Removal]

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, Items A through F; the Pillars Group Commercial Carpet Cleaning Proposal, ProCare Pool Service, Inc. Scope of Work #2230 [DE Filter Grid], Shine On Services LLC Estimate #5434 [Pressure Wash Stone Pillars], Guardian Access Solutions Estimate #40661 [Left Hand Entrance Swing Gate Repair], Juniper Proposal No. 263061 [Arbor Jet for Palm Trees] and Juniper Proposal No. 267133 [Palm Tree Removal], were approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Approving a Proposed Budget for Fiscal Year 2024/2025; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

This item was presented following the Seventh Order of Business.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Shaw presented Resolution 2024-12.

Discussion ensued regarding the meeting schedule, whether to change the meeting times to later in the day for attendance purposes, meeting noticing requirements, posting the audio file recordings of meetings on the website, scheduling monthly workshops and changing the date and time of the upcoming workshop.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Resolution 2024-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

▪ **Discussion: Workshop Regarding Amenity Rules and Parking Rules – Discussion Resumed**

The Board and Staff discussed potential changes to the time and date of the previously approved workshop.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with Ms. Judy, Ms. Michaels, Ms. Siniscalchi and Ms. Williams in favor and Mr. Smith dissenting, changing the Workshop regarding Amenity and Parking Rules from May 31, 2024 at 11:00 a.m., to May 30, 2024 at 6:00 p.m., was approved. (Motion passed 4-1)

ELEVENTH ORDER OF BUSINESS

Consideration of Dumpster Amenities

Mr. Smith proposed obtaining a small dumpster for the amenities area.

Discussion ensued regarding costs, monthly maintenance and porter services.

Ms. Collins would check with Waste Management regarding a dumpster, obtain cost estimates and her findings at the next meeting.

TWELFTH ORDER OF BUSINESS

Discussion: Juniper Storm Readiness Plan

Ms. Collins presented the Juniper Storm Readiness Plan, including storm response rates.

Discussion ensued regarding the pre-executed Agreement and the scope of work.

Ms. Collins would invite Juniper to attend the next meeting.

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

Discussion: Juniper Front Landscape Design

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS

Discussion: Vehicle Accident Bids

Ms. Collins presented four vehicle accident bids for vehicles damaged by the gates as they were entering the CDD. Mr. Shaw stated only one person submitted bids. Ms. Collins stated the vehicles that were struck were all relatively new.

Discussion ensued regarding the estimates, requiring people to obtain three estimates in the future, insurance considerations and the damage caused by the gates.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the payment of the lowest bid submitted by Mr. Rivera and the bids submitted for the two other vehicles, conditional upon execution of a release prepared by District Counsel, was approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

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

SIXTEENTH ORDER OF BUSINESS

Approval of April 8, 2024 Regular Meeting Minutes

Mr. Shaw presented the April 8, 2024 Regular Meeting Minutes.

The following change was made:

Line 125: Change "\$100" to "\$125"

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the April 8, 2024 Regular Meeting Minutes, as amended, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport proposed making a "CDD 101" presentation for new Supervisors and suggested scheduling it for a meeting with a light agenda. The Board was receptive of Mr. Davenport's suggestion. Mr. Shaw will follow up with Mr. Davenport regarding a date.

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 fence company is waiting on TECO to finish running lines before commencing painting and repairing the fence. There will be an amendment to the fence repair quote based on the work done along the property line.
- Element submitted an additional bid for more pavers. All incoming bids will be presented at the next meeting.
- All the vendors are awaiting deposit checks before scheduling the repair work.

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

- **NEXT MEETING DATE: June 10, 2024 at 1:30 PM**
 - **QUORUM CHECK**

EIGHTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Ms. Judy asked for speed bumps to be included as a discussion item on the next agenda.

Mr. Shaw stated a traffic agreement must be put in place with local police. He will contact Mr. John Curtis regarding speed tables.

NINETEENTH ORDER OF BUSINESS

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

A resident voiced their opinion that a “25 miles per hour” sign needs to be installed in the townhomes section and asked who is responsible for having speed limit signs installed.

Discussion ensued regarding speeding, safety concerns, speed bumps, Chapter 190 provisions, parking enforcement, standard traffic law, the District Engineer and gate repairs.

Resident Cara Enini reported that someone was climbing the wall near her townhome and asked if the wall is a CDD or HOA structure. Mr. Shaw stated it is a trespassing matter.

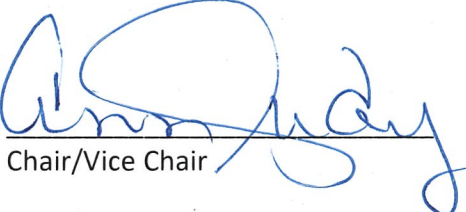
Discussion ensued regarding security patrols, the traffic enforcement agreement between the CDD and the City and an upcoming City meeting.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting was adjourned at 4:02 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair