

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 10, 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**

June 3, 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 June 10, 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. Continued Discussion: Fiscal Year 2025 Proposed Budget
4. Update: Developer Projects
5. Consideration of Resolution 2024-13, to Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Revised Amenity Rules and Rates
6. Consideration of Resolution 2024-14, to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date
7. Consideration of Proposals/Estimates/Quotes/Work Orders
  - A. Juniper Landscaping of Florida, LLC Proposals
    - I. Price Renewal
    - II. No. 276769 [Metal Edging Around Pickleball Court]
    - III. No. 277253 [Swapping Baseline Controller for Hunter System]
  - B. Elements Service Solutions, Inc. Proposals
    - I. #7336 [Pool Area Pressure Wash]
    - II. #7505 [Paver Repairs - Clubhouse Pool]
    - III. #7509 [Paver Repairs - Townhouse Pool]

- 8. Acceptance of Unaudited Financial Statements as of April 30, 2024
- 9. Approval of May 13, 2024 Regular Meeting Minutes
- 10. 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: July 8, 2024 at 1:30 PM

○ QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<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	JAN SINISCALCHI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Members' Comments/Requests
- 12. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
- 13. Adjournment

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

Sincerely,



Chuck Adams  
 District Manager

**TO ATTEND VIA TEAMS**  
 TEAMS MEETING ID: 260 487 160 479  
 PASSCODE: sWvy6x

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

**3**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 434,250				\$ 490,539
Allowable discounts (4%)	(17,370)				(19,622)
Assessment levy: on-roll - net	416,880	\$374,899	\$ 41,981	\$ 416,880	470,917
Interest	-	2,777	-	2,777	-
Total revenues	416,880	377,676	41,981	419,657	470,917
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	1,722	5,300	7,022	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	13,823	10,000	23,823	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	328	172	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	535	965	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,000	9,127	-	9,127	6,817
Contingencies/bank charges	500	64	436	500	50,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	8,685	7,491	1,194	8,685	9,811
Supplies	300	-	300	300	300
Total professional & administrative	102,125	66,325	53,022	119,347	174,668



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	35,000	32,149	2,851	35,000	50,000
Security amenity center	500	-	500	500	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	6,853	1,147	8,000	8,000
Repairs and maintenance	2,500	750	1,750	2,500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	4,927	-	4,927	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,050	93,950	160,000	160,000
Mulch	65,000	-	30,000	30,000	35,000
Plant replacement	5,000	10,190	-	10,190	5,000
Tree treatment	8,500	-	-	-	5,000
Irrigation repairs	2,000	-	2,000	2,000	2,000
Roadway maintenance	2,500	-	2,500	2,500	2,500
Total field operations	<u>314,750</u>	<u>126,088</u>	<u>153,498</u>	<u>279,586</u>	<u>296,250</u>
Total expenditures	<u>416,875</u>	<u>192,413</u>	<u>206,520</u>	<u>398,933</u>	<u>470,918</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	185,263	(164,539)	20,724	(1)
Fund balance - beginning (unaudited)	81,954	153,688	338,951	153,688	174,412
Fund balance - ending (projected)	<u>\$ 81,959</u>	<u>\$ 338,951</u>	<u>\$ 174,412</u>	<u>\$ 174,412</u>	<u>\$ 174,411</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures**

**Professional & administrative**

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,817
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	50,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	9,811
Supplies	300

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

<b>Expenditures (continued)</b>	
<b>Field operations (shared)</b>	
Management	50,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	8,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	1,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	160,000
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	35,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$470,918</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Single Family program	\$ 295,057				\$ 359,948
Allowable discounts (4%)	(11,802)				(14,398)
Assessment levy: on-roll - net	283,255	\$ 254,730	\$ 28,525	\$ 283,255	345,550
Landowner contribution	-	-	117,416	117,416	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>283,755</b>	<b>254,730</b>	<b>146,441</b>	<b>401,171</b>	<b>346,050</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	33,000	-	33,000	33,000	40,000
Lifestyles events	12,000	5,776	6,224	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	1,815	4,425	6,240	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	-	20,000	20,000	20,000
Tree treatment	7,160	-	-	-	7,160
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	2,281	2,500	2,500
Pool maintenance	21,600	12,710	8,890	21,600	21,600
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	1,101	3,500	4,601	7,500
Electricity	15,000	7,904	7,096	15,000	15,000
Gate electricity	10,000	1,456	2,000	3,456	4,000
Insurance	16,000	25,033	-	25,033	26,000
Phone/cable/internet	6,000	5,465	535	6,000	6,000
Water/sewer/propane	8,000	1,311	6,689	8,000	8,000
Janitorial	35,000	-	17,500	17,500	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	7,132	7,200	14,332	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Pest control	1,200	1,080	120	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	1,000	1,000	1,000
Supplies	3,000	-	3,000	3,000	3,000
Contingencies	1,000	-	1,000	1,000	51,000
Capital outlay	37,900	-	37,900	37,900	37,900
Reserve study	5,000	-	-	-	5,000
<b>Total single family program</b>	<b>277,850</b>	<b>72,302</b>	<b>177,310</b>	<b>249,612</b>	<b>338,850</b>
<b>Other Fees and Charges</b>					
Tax collector	5,901	5,090	811	5,901	7,199
<b>Total other fees and charges</b>	<b>5,901</b>	<b>5,090</b>	<b>811</b>	<b>5,901</b>	<b>7,199</b>
<b>Total expenditures</b>	<b>283,751</b>	<b>77,392</b>	<b>178,121</b>	<b>255,513</b>	<b>346,049</b>
Excess/(deficiency) of revenues over/(under) expenditures	4	177,338	(31,680)	145,658	1
Fund balance - beginning (unaudited)	-	(118,949)	58,389	(118,949)	26,709
Fund balances - ending					
Unassigned	4	58,389	26,709	26,709	26,710
<b>Fund balance - ending (projected)</b>	<b>\$ 4</b>	<b>\$ 58,389</b>	<b>\$ 26,709</b>	<b>\$ 26,709</b>	<b>\$ 26,710</b>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

**Expenditures**

Onsite management	\$ 40,000
Lifestyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electric	6,240
Streetlighting maintenance	2,000
Landscape maintenance	20,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	21,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	4,000
Insurance	26,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	8,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

<b>Expenditures (continued)</b>	
Security monitoring/gates	10,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	51,000
Capital outlay	37,900
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	7,199
Total expenditures	<u>\$ 346,049</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
FISCAL YEAR 2023**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 107,181				\$ 103,352
Allowable discounts (4%)	(4,287)				(4,134)
Assessment levy: on-roll - net	102,894	\$ 92,532	\$ 10,362	\$ 102,894	99,218
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>103,394</b>	<b>92,532</b>	<b>10,862</b>	<b>103,394</b>	<b>99,718</b>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,620	11,380	16,000	16,000
Irrigation water	500	219	281	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	-	1,000	1,000	1,000
Pool maintenance	13,200	6,700	6,700	13,400	13,600
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	6,000	3,235	2,765	6,000	6,000
Insurance	3,000	-	3,000	3,000	5,000
Bank fees	500	-	250	250	500
Phone/cable/internet	2,000	609	625	1,234	1,500
Water/sewer	2,000	895	1,105	2,000	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	403	500	903	1,000
Pest control	5,500	385	750	1,135	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	5,000	-	-	-	5,000
<b>Total other contractual</b>	<b>101,250</b>	<b>17,441</b>	<b>67,031</b>	<b>84,472</b>	<b>97,650</b>
<b>Other fees and charges</b>					
Tax collector	2,144	1,849	295	2,144	2,067
<b>Total other fees and charges</b>	<b>2,144</b>	<b>1,849</b>	<b>295</b>	<b>2,144</b>	<b>2,067</b>
<b>Total expenditures</b>	<b>103,394</b>	<b>19,290</b>	<b>67,326</b>	<b>86,616</b>	<b>99,717</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	73,242	(56,464)	16,778	1
Fund balance - beginning (unaudited)	56,000	84,155	157,397	84,155	100,933
Fund balances - ending					
Unassigned	56,000	157,397	100,933	100,933	100,934
<b>Fund balance - ending (projected)</b>	<b>\$ 56,000</b>	<b>\$ 157,397</b>	<b>\$ 100,933</b>	<b>\$ 100,933</b>	<b>\$ 100,934</b>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	16,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	5,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	



**Expenditures (continued)**

Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	2,067
Total expenditures	<u><u>\$ 99,717</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	261,264	\$ 234,954	\$ 26,310	\$ 261,264	261,264
Interest	-	11,293	-	11,293	-
Total revenues	261,264	246,247	26,310	272,557	261,264
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	50,000
Interest	205,275	103,434	101,841	205,275	202,088
Total debt service	255,275	153,434	101,841	255,275	252,088
<b>Other fees &amp; charges</b>					
Tax collector	5,443	4,695	748	5,443	5,443
Total other fees & charges	5,443	4,695	748	5,443	5,443
Total expenditures	260,718	158,129	102,589	260,718	257,531
Excess/(deficiency) of revenues over/(under) expenditures	546	88,118	(76,279)	11,839	3,733
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(6,077)	-	(6,077)	-
Total other financing sources/(uses)	-	(6,077)	-	(6,077)	-
Fund balance:					
Net increase/(decrease) in fund balance	546	82,041	(76,279)	5,762	3,733
Beginning fund balance (unaudited)	463,971	499,005	581,046	499,005	504,767
Ending fund balance (projected)	\$ 464,517	\$ 581,046	\$ 504,767	\$ 504,767	508,500
Use of fund balance:					
Debt service reserve account balance (required)					(261,458)
Principal expense - November 1, 2025					(55,000)
Interest expense - November 1, 2025					(100,247)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 91,795

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
<b>Total</b>	<b>3,195,000.00</b>		<b>3,324,084.49</b>	<b>6,519,084.49</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 435,461				\$ 435,461
Allowable discounts (4%)	(17,418)				(17,418)
Net assessment levy - on-roll	418,043	\$ 375,258	\$ 42,785	\$ 418,043	418,043
Assessment prepayments	-	15,151	-	15,151	-
Interest	-	14,316	-	14,316	-
Total revenues	418,043	404,725	42,785	447,510	418,043
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	100,000	100,000	-	100,000	105,000
Interest	303,713	152,500	151,213	303,713	298,519
Total debt service	403,713	252,500	151,213	403,713	403,519
<b>Other fees &amp; charges</b>					
Tax collector	8,709	7,497	1,212	8,709	8,709
Total other fees & charges	8,709	7,497	1,212	8,709	8,709
Total expenditures	412,422	259,997	152,425	412,422	412,228
Excess/(deficiency) of revenues over/(under) expenditures	5,621	144,728	(109,640)	35,088	5,815
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(207,354)	-	(207,354)	-
Total other financing sources/(uses)	-	(207,354)	-	(207,354)	-
Fund balance:					
Net increase/(decrease) in fund balance	5,621	(62,626)	(109,640)	(172,266)	5,815
Beginning fund balance (unaudited)	681,811	763,236	700,610	763,236	590,970
Ending fund balance (projected)	\$ 687,432	\$ 700,610	\$ 590,970	\$ 590,970	596,785
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2025					(110,000)
Interest expense - November 1, 2025					(148,144)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 134,735

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	105,000.00	4.250%	150,375.00	255,375.00	5,400,000.00
05/01/25	-		148,143.75	148,143.75	5,400,000.00
11/01/25	110,000.00	4.750%	148,143.75	258,143.75	5,290,000.00
05/01/26	-		145,531.25	145,531.25	5,290,000.00
11/01/26	115,000.00	4.750%	145,531.25	260,531.25	5,175,000.00
05/01/27	-		142,800.00	142,800.00	5,175,000.00
11/01/27	120,000.00	4.750%	142,800.00	262,800.00	5,055,000.00
05/01/28	-		139,950.00	139,950.00	5,055,000.00
11/01/28	125,000.00	4.750%	139,950.00	264,950.00	4,930,000.00
05/01/29	-		136,981.25	136,981.25	4,930,000.00
11/01/29	130,000.00	4.750%	136,981.25	266,981.25	4,800,000.00
05/01/30	-		133,893.75	133,893.75	4,800,000.00
11/01/30	135,000.00	5.500%	133,893.75	268,893.75	4,665,000.00
05/01/31	-		130,181.25	130,181.25	4,665,000.00
11/01/31	145,000.00	5.500%	130,181.25	275,181.25	4,520,000.00
05/01/32	-		126,193.75	126,193.75	4,520,000.00
11/01/32	155,000.00	5.500%	126,193.75	281,193.75	4,365,000.00
05/01/33	-		121,931.25	121,931.25	4,365,000.00
11/01/33	160,000.00	5.500%	121,931.25	281,931.25	4,205,000.00
05/01/34	-		117,531.25	117,531.25	4,205,000.00
11/01/34	170,000.00	5.500%	117,531.25	287,531.25	4,035,000.00
05/01/35	-		112,856.25	112,856.25	4,035,000.00
11/01/35	180,000.00	5.500%	112,856.25	292,856.25	3,855,000.00
05/01/36	-		107,906.25	107,906.25	3,855,000.00
11/01/36	190,000.00	5.500%	107,906.25	297,906.25	3,665,000.00
05/01/37	-		102,681.25	102,681.25	3,665,000.00
11/01/37	200,000.00	5.500%	102,681.25	302,681.25	3,465,000.00
05/01/38	-		97,181.25	97,181.25	3,465,000.00
11/01/38	210,000.00	5.500%	97,181.25	307,181.25	3,255,000.00
05/01/39	-		91,406.25	91,406.25	3,255,000.00
11/01/39	225,000.00	5.500%	91,406.25	316,406.25	3,030,000.00
05/01/40	-		85,218.75	85,218.75	3,030,000.00
11/01/40	235,000.00	5.625%	85,218.75	320,218.75	2,795,000.00
05/01/41	-		78,609.38	78,609.38	2,795,000.00
11/01/41	245,000.00	5.625%	78,609.38	323,609.38	2,550,000.00
05/01/42	-		71,718.75	71,718.75	2,550,000.00
11/01/42	260,000.00	5.625%	71,718.75	331,718.75	2,290,000.00
05/01/43	-		64,406.25	64,406.25	2,290,000.00
11/01/43	275,000.00	5.625%	64,406.25	339,406.25	2,015,000.00
05/01/44	-		56,671.88	56,671.88	2,015,000.00
11/01/44	290,000.00	5.625%	56,671.88	346,671.88	1,725,000.00
05/01/45	-		48,515.63	48,515.63	1,725,000.00
11/01/45	310,000.00	5.625%	48,515.63	358,515.63	1,415,000.00
05/01/46	-		39,796.88	39,796.88	1,415,000.00

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	325,000.00	5.625%	39,796.88	364,796.88	1,090,000.00
05/01/47	-		30,656.25	30,656.25	1,090,000.00
11/01/47	345,000.00	5.625%	30,656.25	375,656.25	745,000.00
05/01/48	-		20,953.13	20,953.13	745,000.00
11/01/48	360,000.00	5.625%	20,953.13	380,953.13	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
<b>Total</b>	<b>5,505,000.00</b>		<b>4,875,462.56</b>	<b>10,380,462.56</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

<b>On-Roll Assessments</b>								
<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2025</b>					<b>Total</b>	<b>Fiscal Year 2024 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	872.27	1,328.22	-	-	1,218.44	3,418.93	3,079.39
41	SF 40'	697.82	1,328.22	-	-	1,218.44	3,244.48	2,924.95
128	TH	558.26	-	771.28	-	794.64	2,124.18	2,088.70
<b>235</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	5,084.11	-	-	15,229.43	-	20,313.54	19,730.14
<b>38.57</b>								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
4	SF 50'	872.27	1,328.22	-	-	1,218.44	3,418.93	3,079.39
1	SF 40'	697.82	1,328.22	-	-	1,218.44	3,244.48	2,924.95
6	TH	558.26	-	771.28	-	794.64	2,124.18	2,088.70
<b>11</b>								

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 2 and 3</u></b>								
57	SF 50'	872.27	1,328.22	-	-	1,218.44	3,418.93	3,079.39
30	SF 40'	697.82	1,328.22	-	-	1,218.44	3,244.48	2,924.95
<b>87</b>								

**On-Roll Assessments**

	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 2 and 3</u></b>								
48	SF 50'	872.27	1,328.22	-	-	1,218.44	3,418.93	3,079.39
24	SF 40'	697.82	1,328.22	-	-	1,218.44	3,244.48	2,924.95
<b>72</b>								



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

**5**

**RESOLUTION 2024-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED AMENITY RULES AND RATES.**

**WHEREAS**, the Beaumont Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Wildwood, Sumter County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The District’s Board of Supervisors will hold a public hearing to adopt revised amenity rules and rates, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on \_\_\_\_\_, 2024, at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida, 34785.

**SECTION 2.** At said public hearing, the Board will consider the rules, rates and fees of the District as more particularly set forth in attached **Exhibit A**.

**SECTION 3.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JUNE, 2024.**

ATTEST:

**BEAUMONT COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**EXHIBIT A:** Proposed Rules

**EXHIBIT A**

**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

**Beaumont Community Development District  
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**	\$1,126.58	\$563.95
Non-Resident Patrons	\$2,698.80	\$1,744.11

\*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 homeowner’s association located within the boundaries of the District is permitted three (3) free meetings per month, subject to availability and approval by the Amenity Manager. Reservations of the homeowner’s association for meetings take priority over other rentals.

**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. Timeframes.** Rentals, including those by social clubs and homeowner’s association meetings are permitted one hour before and after their scheduled event for set-up and cleaning, respectively, unless permitted more time at the discretion of the Amenity Manager.

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

**11. 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 CDD Contact Information

[www.BeaumontCDD.net](http://www.BeaumontCDD.net)

Beaumont is Professionally Managed by:



**Evergreen Lifestyles Management**

Our Customer Service is available 24/7

[www.Evergreen-LM.com](http://www.Evergreen-LM.com)

877-221-6919



# **Amenities Complex Hours of Operation**

## **Clubhouse**

Open daily with fob access from 8:00am to 10:00pm, for Private Events, Community Sponsored Events/Activities, CDD/HOA Meetings & Social Clubs

**Lifestyles Coordinator and Management will prioritize events and keep a calendar of events and activities.**

## **Operating Hours**

*\*\*All hours of operation are subject to change.  
The Beaumont CDD and Management team maintains the right to close the facilities due to any unforeseen circumstances.*

## **Fitness Center**

5:00am to 11:00pm

## **Swimming Pool Daily**

Open ~ 8:00am to Dusk

## **Outdoor Areas Daily**

Open ~ Dawn to Dusk

## **New Residents and Non-Resident Patrons Orientations:**

By Appointment Only –

email [Tammy.collins@evergreen-LM.com](mailto:Tammy.collins@evergreen-LM.com)

# **BEAUMONT**

**CDD**

**Amenity Complex**

**Rules**

**&**

**Policies**

## **GENERAL RULES**

### **Access to Amenity Complex**

Access Fobs are required for the entrances to the entire Amenity Complex. Residents and Non-Resident Patrons must comply with the various minimum age requirements for the different sections of the Amenity Complex (i.e., gym & pool). Likewise, the staff may request Residents and Non-Resident Patrons identify themselves to assist with verification of patronage. All guests of Residents and Non-Resident Patrons must be accompanied by a Resident or Non-Resident Patron at all times.

### **Key Fobs**

Every home is entitled to two (2) access fobs, free of charge. The maximum number of fobs per household is four (4), the cost of an extra fob is fifty dollars (\$50). Resident or Non-Resident Patrons may only use the access fob registered in their name.

Residents may assign their access fob to a lessee. To assign the access fob to their lessees, the Resident shall contact the Amenity Manager and register the fob(s) under the name(s) of their lessee(s).

### **Lost Key Fob**

Residents and Non-Resident Patrons must immediately notify the Amenity Manager of a lost or stolen fob for deactivation. Any unauthorized use of a fob, resulting in any loss, damage, or expense, shall be the sole responsibility of the currently registered Residents and Non-Resident Patrons. There will be a charge of fifty dollars (\$50) for replacement of lost or damaged key fobs.

## **Guests**

Each Resident and Non-Resident Patron has a maximum of 3 guests, per day, in the pool area. Notwithstanding the foregoing, Residents are limited to three guests per household. Additional guest passes may be purchased from the Amenity staff for \$10 per guest per day. The additional guest passes can be purchased by cash or check only. However, the three (3) guest rule does NOT apply if the Resident and Non-Resident Patron has rented out the clubhouse space(s), but only for the space rented out.

## **Smoking**

Smoking, including all e-cigarettes, vaping, cigar and pipe smoking, is prohibited within the Amenity Complex (Clubhouse, Gym and Restrooms) and pool area, to the extent permitted by the Florida Clean Air Act.

## **Alcohol**

No alcohol allowed anywhere on Amenity Property.

## **Pets/Animals**

No pets, with the exception of registered service animals, are allowed in, or on, the premises of the Amenity Complex including the main building, courts and/or the outdoor pool areas.

## **Parking**

When visiting the clubhouse, parking is located in the lot beside the Clubhouse. Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse as well as at the Townhomes' Pool Area.

## **Cooking**

No active cooking or usage of any cooking appliance (i.e., indoor/outdoor grills, pizza ovens, crock pots, toaster ovens or open flames) allowed anywhere in or around the Amenity Complex.

## **Beaumont Event Request**

Residents (Single Family and Townhomes) and Non-Resident Patrons have the privilege of holding private parties and events by renting the Beaumont Club Room and the Activity/Art Room **ONLY**. Events must be scheduled before using these areas by filling out a Rental Request Form located on the Beaumont Community website.

Event Request Forms will only be accepted from Residents (Single Family and Townhomes) and Non-Resident Patrons whose status is in good standing and continues to remain in good standing up to their event. A rental fee as well as a deposit are required before the day of the event with the deposit returned upon compliance with Community and Event Rules listed in this document and the rental agreement.

Completed rental forms can be dropped off at the Clubhouse during manager or Lifestyle Director's hours or can be emailed to Ashley Grove at [Ashley.Grove@evergreen-lm.com](mailto:Ashley.Grove@evergreen-lm.com) In addition to the clubhouse, any damages to other areas of the Amenities Complex (courts and pool area) by a Resident, Non-Resident Patron, or their guest(s) will be the responsibility of the Resident or Non-Resident Patron, including deduction from the security deposit.

Rental of the clubhouse does **not** include any other complex components. All other individual components of the Amenities Complex (**Kitchen, Covered Patio, Single Family & Townhome Swimming Pools, Courts, and Parking Lots**), are not available to be rented for their exclusive use by Residents and Non-Resident Patrons

without prior written approval of the CDD Board. Questions concerning these areas for community events should be directed to the Amenity Manager.

# Code of Conduct

## **General Rules of Courtesy & Conduct**

All Residents and Non-Resident Patrons and their guests are expected to abide by the Governing Documents for Beaumont North in addition to the CDD's rules and policies which may be amended from time to time, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including the use of profanity, or otherwise abusive or disruptive behavior will not be tolerated, and disciplinary actions may be taken and enforced.

Residents and Non-Resident Patrons and their guests will not harass or accost any other Resident, Non-Resident Patron, occupant, guest, club employee, director, officer, committee member or member of the management team.

Any Resident or Non-Resident Patron who conducts him/herself in violation of the Rules and Policies is subject to disciplinary action which may include suspension of membership privileges or monetary fines as determined by the Board, in accordance with the CDD's **Disciplinary & Enforcement Rule.**

Residents, Non-Resident Patrons and guests are prohibited from profiting financially from their membership by charging occupants or guests to use the facilities.

## **Interference with Employees/Vendors**

Any inattention to duty, or discourtesy on the part of any employee, staff member, or service vendor should be immediately reported to

the Amenity Manager. However, under no circumstances will Residents and Non-Resident Patrons/guests interfere with, attempt to discipline, or otherwise direct employees or vendors in the course of CDD business. Comments and complaints are to be civilly directed to the Amenity Manager and may be required to be submitted in writing before taking action on the complaint.

### **Safety Is Paramount**

Any Resident, Non-Resident Patron, or guest not adhering to the posted safety rules may be asked to leave. With respect to safety, proper behavior and sanitation, the Amenity Staff member's judgment will prevail in all instances. Any complaint relating to a facility monitor's decision may be later appealed to the Amenity Manager and the CDD Board. However, until such appeal is heard, the facility member may result in disciplinary action.

### **Disclaimer**

***Homeowners and guests using the facilities do so at their own risk.***

The safety of our Residents, Non-Resident Patrons and guests of our community is our primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The Beaumont CDD and Property Management Company assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and Non-Resident Patrons are responsible for their actions and those of their guests.

Video Surveillance is in use and monitored. An infraction may result in loss of privilege, fines, and/or prosecution.

### **Property Damage**



Each Resident and Non-Resident Patron shall be liable for any property damage at the amenities caused by him or her, his or her guests, or members of his or her family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Resident, Non-Resident Patron and guest, as a condition of invitation to the premises of the amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the amenities.

## **USE AT OWN RISK: INDEMNIFICATION**

**Any Resident, Non-Resident Patron, guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Resident, Non-Resident Patron, guest, or other person, and any of his or her guests and any members of his or her family.**

**Should any Resident, Non-Resident Patron, guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Resident, Non-Resident Patron, guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the amenities, or engagement in**

**any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

**Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.**

## FACILITIES RULES AND POLICIES

### Attire

- ❖ Residents and Non-Resident Patrons and their guests should dress in a manner appropriate to the activities being enjoyed at the Clubhouse.
- ❖ Shoes/sandals/flip flops and shirts must be worn in the interior of the clubhouse at all times.
- ❖ WET swimwear is not permitted within the Clubhouse.
- ❖ Management shall request anyone in the Clubhouse to conform to the dress code rules regarding attire.
- ❖ Management may suspend dress code rules from time to time for certain events. There will be visible signs posted during these time periods.

### Parking Lot

- ❖ Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse

### Pool

- ❖ There are no lifeguards on duty; **Swim at your own risk.**
- ❖ Pool is under constant video surveillance.
- ❖ Entry to the pool area must be made through the front gate with the Residents and Non-Resident Patrons key fob.
- ❖ Gates are to remain closed at all times unless held open by Amenity or Lifestyles Management **ONLY.**
- ❖ **DO NOT** open the pool gates to allow entry for anyone who does not have a Residents and Non-Resident Patrons key fob on their person.
- ❖ Shower before entering the pool.
- ❖ **NO Diving or Flipping**, as the pool depth does not support these activities.

- ❖ **NO Running** around pool deck area.
- ❖ Use of the pool is at the Residents and Non-Resident Patrons' own risk. Each Resident and Non-Resident Patron is personally liable for any injury to his or her immediate family members and guests using the pool.
- ❖ A maximum of two (2) guests per household per day are allowed and **MUST be accompanied by an adult resident at all times**. Use of the pool is at the Resident's or Non-Resident Patrons' own risk. Each Resident is personally liable for any injury to his or her immediate family members and guests using the pool. Guest left unaccompanied will be asked to leave the area.
- ❖ Children under the age of 14 must be accompanied and supervised by an adult at all times.
- ❖ Official swim wear only, no cutoffs.
- ❖ All incontinent or non-potty-trained individuals must wear a fitted waterproof garment over a diaper or swim diaper. Any individual responsible for the contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the district.
- ❖ No open wounds.
- ❖ Trash receptacles are placed in various locations around the pool area for your convenience. Please help keep the pool areas clean by throwing away all trash and ensuring the trash can lids are securely in place.
- ❖ No food or beverages allowed within eight (8) feet of the pool, which is a state requirement.
- ❖ No glass containers allowed.
- ❖ Coolers are allowed.
- ❖ Drunken, rowdy, disruptive, obnoxious behavior/language, including music allowed.
- ❖ Small individual speakers may be played at a level as to not disturb others or surrounding Residents and Non-Resident Patrons.

- ❖ Only standard pool toys and individual floatation devices permitted; no party inflatables allowed anywhere in pool area.
- ❖ No scooters, bikes, skates, rollerblades, skateboards or hoverboards allowed anywhere in pool area.
- ❖ It is state recommended there should be at least 30 minutes of no thunder or lightning occurrences for active swimming to commence.
- ❖ Tables, chairs and lounges are on a first come first serve basis while actively in the pool area. Tables will NOT be saved for later use. Please return all furniture to its original location after usage and bring down open umbrellas, to prevent damage in a pop-up storm
- ❖ Do no block the zero-entry area. Low setting chairs may be placed in the water no deeper than water at seat level at the zero-entry area as long as entry to the water by bathers is not compromised.
- ❖ Lounge chairs, standard sized chairs or tables are not permitted in the water at any time.
- ❖ Items left after daily pool closure will be placed in lost and found and disposed of every Wednesday afternoon.

### Clubhouse

- ❖ Rental request forms are located on the Beaumont Community Website address in this package.
- ❖ Clubhouse is under constant video surveillance
- ❖ Access to the Clubhouse is available daily (**see Complex Hours of Operation**) with Residents and Non-Resident Patrons fob. Private rental, community events or activities take priority (see activity schedule on Beaumont web site).
- ❖ Doors are to remain locked and are only to be unlocked by Amenity Staff.

- ❖ Doors are not to be propped open except by Amenity Staff.
- ❖ Catered or premade food is allowed.
- ❖ Items placed in the kitchen, and refrigerator/freezer by Amenity staff are not to be used or taken (including any condiments, bottled water, paper plates, napkins or paper towels) these items are strictly for Lifestyles Community Events.
- ❖ Please return kitchen items (utensils) in good, cleaned condition where they belong
- ❖ Upon conclusion of your private event please ensure all doors to the facility are closed and locked.
- ❖ If any trash is not disposed of properly, deposit will be forfeited.

### Covered Patio Area

- ❖ Please be mindful of other Residents and Non-Resident Patrons and their guests, space is on a first come first serve basis, and **CANNOT** be restricted.
- ❖ Coolers are allowed.
- ❖ TV remotes are to remain in holders attached to the walls. Please keep volume so as not to disturb others' enjoyment of the space.
- ❖ Outdoor bar seating is on a first come first serve basis.

### Fitness Center

- ❖ Fitness Center is under constant video surveillance.
- ❖ Access Fobs are required while using the Fitness Center and must be produced to management if requested.
- ❖ All use of the fitness equipment is done at your own risk. Please familiarize yourself with the proper use of the fitness equipment before using.
- ❖ Televisions are provided, but **headphones must be used at all times.**

- ❖ It is the responsibility of each person to consult with their physician, and each person should be deemed to be in good physical condition and free from any physical, medical or psychological conditions, disabilities, impairments or ailments, chronic or otherwise, which would preclude, impair or prevent him or her from using the Fitness Center or engaging in active or passive exercise.
- ❖ Neither the Amenity Manager, or Beaumont CDD shall be liable for any injuries or damage to or loss of property of Residents and Non-Resident Patrons or their Guests while using the Fitness Center
- ❖ Due to a number of safety issues, children under the age of sixteen (16) years must be accompanied by an adult. Children twelve (12) and under are not allowed in the fitness center at any time.
- ❖ Casual workout attire is appropriate (i.e., t-shirts, shorts, warm-up pants, leotards and leggings).
- ❖ Rubber-soled athletic shoes covering the entire foot must be worn. No bare feet, sandals, spiked shoes, work boots or flip flops are allowed.
- ❖ No swimsuits, wet or dry.
- ❖ Do **NOT** move any equipment. Moving equipment may cause units to become unbalanced requiring a technician to be called for services at violator's expense.
- ❖ There is a 30-minute time limit on each piece of equipment when people are waiting.
- ❖ Use of a spotter when lifting free weights is recommended. Do not drop free weights on the floor and return them to their proper place at completion of usage.
- ❖ **NO** food is permitted. Closed plastic beverage containers are allowed.
- ❖ Please wipe down equipment after each use with disinfectant wipes provided.



- ❖ One Personal Trainer is permitted as a guest of a Resident or Non-Resident Patron. The Personal Trainer must be registered with the Amenity Manager and provide evidence of certifications and insurance. Personal Trainers may train Residents and Non-Resident Patrons of Beaumont **ONLY** at a maximum of two at one time.
- ❖ Horseplay, profanity, disruptive and/or indecent behavior is strictly prohibited.
- ❖ Please report any issues or concerns to the Amenity Manager as soon as possible.

### **Courts (Bocce and Pickle Ball)**

- ❖ There is no attendant on duty at either court, play at your own risk.
- ❖ Do not remove Bocce Balls without prior approval from Amenity Staff.
- ❖ Do not adjust or remove nets in the pickle ball areas.
- ❖ Please keep areas free of trash.
- ❖ Please do not allow children to play in these areas.
- ❖ No use by outside teams for games or practice without prior approve from CDD Board.

**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.

---

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, 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, 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: \_\_\_\_\_

**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.**

# BEAUMONT

Dear Beaumont CDD Townhome Resident:

We are pleased that you have made Beaumont your home and are proud of the pool amenity our District has made available for yours' and your family's enjoyment.

As the Beaumont CDD continues to grow, it is important for everyone to be consistent regarding the rules and regulations relating to the Beaumont CDD and the Amenity Pool. So, for the *safety* and *enjoyment* of the entire community, please respect and follow all Rules and Policies.

Please accept our warmest welcome. Once you have unpacked, take a breath and a moment to register on the Beaumont community website for information regarding our community.

Thank you and once again Welcome!

Sincerely,

Your Beaumont CDD  
Board of Directors

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT  
(Beaumont CDD)**

**Townhome Residents**

**GUIDE**

Tammy Collins, LCAM, Community Manager



Evergreen Lifestyles Management

Phone: (877) 221-6919

Email: [Tammy.Collins@evergreen-lm.com](mailto:Tammy.Collins@evergreen-lm.com)

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# Beaumont CDD Contact Information

[www.BeaumontCDD.net](http://www.BeaumontCDD.net)

Beaumont is Professionally Managed by:



Evergreen Lifestyles Management

Our Customer Service is available 24/7

[www.Evergreen-LM.com](http://www.Evergreen-LM.com)

877-221-6919

Beaumont Townhome Community Website:

[www.BeaumontTownhome.com](http://www.BeaumontTownhome.com)

# **Amenity Hours of Operation**

## **Operating Hours**

*\*\*All hours of operation are subject to change.*

*The Beaumont CDD and Management team maintains the right to close the facilities due to any unforeseen circumstances.*

## **Swimming Pool Daily**

Open ~ 8:00am to Dusk

## **New Resident Orientations:**

By Appointment Only –

email [Tammy.collins@evergreen-LM.com](mailto:Tammy.collins@evergreen-LM.com)

[www.BeaumontTownhome.com](http://www.BeaumontTownhome.com)

# Amenity Complex Usage Rates

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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.

---

- 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 fees for the use of the Single-Family Amenity, and a **Townhome Property Owner does not have to pay any annual user fees for the use of the Townhome Pool, 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 Complex, as follows:

User *	Annual Fee for Single Family Amenity (Clubhouse, Gym & Pool)	Annual Fee for Townhome Amenity (Townhome pool)
Property Owner**	\$1,126.58	\$563.95
Non-Resident Patrons	\$2,698.80	\$1,744.11

**\*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. 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	\$250

	+ \$50 each additional hour (up to 8 hour maximum)	
Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour maximum)	\$250
Club Room AND Activity/Art Room	\$225 for 4 hours + \$60 each additional hour (up to 8 hour maximum)	\$250

**Note:** 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 / guest
Replacement of or extra household fob	\$50.00 each
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

- 5. Homeowner’s Association Meetings:** Unless otherwise provided in the CDD’s official policies, as may be amended from time to time, each Homeowner’s Association located within the boundaries of the CDD is permitted three (3) free meetings per month, subject to availability.
- 6. Additional Costs:** The CDD 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.
- 7. Adjustment of Rates:** Not more than once per year, the CDD 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 CDD Board to be in the best interests of the CDD. The CDD Board may also in its discretion authorize discounts for certain services.
- 8. Prior Rules\ Policies:** The CDD’s prior rules setting amenities rates, if any, are hereby rescinded.
- 9. 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.

# **BEAUMONT**

**CDD**

**Townhome**

**Rules**

**&**

**Policies**

## **GENERAL INFORMATION**

### **Access to Pool**

Access Fobs are required for the entrances to the pool area. Residents and Non-Resident Patrons must comply with the various minimum age requirements for the different sections of the pool. Likewise, the staff may request Residents and Non-Resident Patrons identify themselves to assist with verification of patronage. All guests of Residents and Non-Resident Patrons must be accompanied by a Resident or Non-Resident Patron at all times.

### **Key Fobs**

Every home is entitled to two (2) access fobs, free of charge. The maximum number of fobs per household is four (4), the cost of an extra fob is fifty dollars (\$50). Resident or Non-Resident Patrons may only use the access fob registered in their name.

Residents may assign their access fob to a lessee. To assign the access fob to their lessees, the Resident shall contact the Amenity Manager and register the fob(s) under the name(s) of their lessee(s).

### **Lost Key Fob**

Residents and Non-Resident Patrons must immediately notify the Amenity Manager of a lost or stolen fob for deactivation. Any unauthorized use of a fob, resulting in any loss, damage, or expense, shall be the sole responsibility of the currently registered Residents and Non-Resident Patrons. There will be a charge of fifty dollars (\$50) for replacement of lost or damaged key fobs.

### **Guests**

Each Resident and Non-Resident Patron has a maximum of 3 guests, per day, in the pool area. Notwithstanding the foregoing, Residents are limited to three guests per household. Additional guest passes may be purchased from the Amenity staff for \$10 per guest per day. The additional guest passes can be purchased by cash or check only.

## **Smoking**

Smoking, including all e-cigarettes, vaping, cigar and pipe smoking, is prohibited within the pool area, to the extent permitted by the Florida Clean Air Act.

## **Alcohol**

No alcohol allowed anywhere in the pool area.

## **Pets/Animals**

No pets, with the exception of registered service animals, are allowed in, or on, in the pool area.

## **Parking**

When visiting the clubhouse, parking is located in the lot beside the Clubhouse. Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse as well as at the Townhomes' Pool Area.

## **Cooking**

No active cooking or usage of any cooking appliance (i.e. indoor/outdoor grills, pizza ovens, crock pots, toaster ovens or open flames) allowed anywhere in or around the pool.

## **Beaumont Event Request**

Beaumont Townhome pool is **Not** available for parties or rental of any kind.

# Code of Conduct

## Code of Conduct

### **General Rules of Courtesy & Conduct**

All Residents and Non-Resident Patrons and their guests are expected to abide by the Governing Documents for Beaumont North in addition to the CDD's rules and policies which may be amended from time to time, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including the use of profanity, or otherwise abusive or disruptive behavior will not be tolerated, and disciplinary actions may be taken and enforced.

Residents and Non-Resident Patrons and their guests will not harass or accost any other Resident, Non-Resident Patron, occupant, guest, club employee, director, officer, committee member or member of the management team.

Any Resident or Non-Resident Patron who conducts him/herself in violation of the Rules and Policies is subject to disciplinary action which may include suspension of membership privileges or monetary fines as determined by the Board, in accordance with the CDD's **Disciplinary & Enforcement Rule**.

Residents, Non-Resident Patrons and guests are prohibited from profiting financially from their membership by charging occupants or guests to use the facilities.

### **Interference with Employees/Vendors**

Any inattention to duty, or discourtesy on the part of any employee, staff member, or service vendor should be immediately reported to the Amenity Manager. However, under no circumstances will Residents and Non-Resident Patrons/guests interfere with, attempt to discipline, or otherwise direct employees or vendors in the course of CDD business. Comments and complaints are to be civilly directed to the Amenity Manager and may be required to be submitted in writing before taking action on the complaint.



## **Safety Is Paramount**

Any Resident, Non-Resident Patron, or guest not adhering to the posted safety rules may be asked to leave. With respect to safety, proper behavior and sanitation, the Amenity Staff member's judgment will prevail in all instances. Any complaint relating to a facility monitor's decision may be later appealed to the Amenity Manager and the CDD Board. However, until such appeal is heard, the facility member may result in disciplinary action.

## **Disclaimer**

***Homeowners and guests using the facilities do so at their own risk.*** The safety of our Residents, Non-Resident Patrons and guests of our community is our primary concern. All persons using the pool area do so at their own risk and agree to abide by the rules for use of the pool area. The Beaumont CDD and Property Management Company assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and Non-Resident Patrons are responsible for their actions and those of their guests.

Video Surveillance is in use and monitored. An infraction may result in loss of privilege, fines, and/or prosecution.

## **Property Damage**

Each Resident and Non-Resident Patron shall be liable for any property damage at the pool area caused by him or her, his or her guests, or members of his or her family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Resident, Non-Resident Patron, and guest, as a condition of invitation to the premises of the pool area, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the pool area.

## **USE AT OWN RISK: INDEMNIFICATION**

**Any Resident, Non-Resident Patron, guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Resident, Non-Resident Patron, guest, or other person, and any of his or her guests and any members of his or her family.**

**Should any Resident, Non-Resident Patron, guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the pool area, and fail to obtain judgment therein against the Indemnitees, said Resident, Non-Resident Patron, guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

**Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other statutes or law.**

# POOL RULES AND POLICIES

## Parking Lot

- ❖ Please see ***CDD Rules Relating to Overnight Parking and Parking Enforcement*** for additional parking instructions at the Clubhouse

## Pool

- ❖ There are no lifeguards on duty; **Swim at your own risk.**
- ❖ Pool is under constant video surveillance.
- ❖ Entry to the pool area must be made through the gate with the access key fob.
- ❖ Gate is to remain closed at all times.
- ❖ **DO NOT** open the pool gate to allow entry for anyone who does not have a resident key fob on their person.
- ❖ **NO Diving or Flipping**, as the pool depth does not support these activities.
- ❖ **NO Running** around pool deck area.
- ❖ Use of the pool is at the Residents and Non-Resident Patrons' own risk. Each Resident and Non-Resident Patron is personally liable for any injury to his or her immediate family members and guests using the pool.
- ❖ A maximum of two (2) guests per household per day are allowed and **MUST be accompanied by an adult resident at all times.** Use of the pool is at the Resident's or Non-Resident Patrons' own risk. Each Resident is personally liable for any injury to his or her immediate family members and guests using the pool. Guest left unaccompanied will be asked to leave the area.
- ❖ Children under the age of 14 must be accompanied and supervised by an adult at all times.
- ❖ Official swim wear only, no cutoffs.
- ❖ All incontinent or non-potty-trained individuals must wear a fitted waterproof garment over a diaper or swim diaper. Any individual responsible for the contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the district.
- ❖ No open wounds
- ❖ Trash receptacles are placed in various locations around the pool area for your convenience. Please help keep the pool areas clean

by throwing away all trash and ensure the trash can lids are securely in place.

- ❖ No food or beverages allowed within eight (8) feet of the pool, which is a state requirement.
- ❖ No glass containers are allowed anywhere on pool deck.
- ❖ Drunken, rowdy, disruptive, obnoxious behavior/language, including music is not allowed.
- ❖ Small individual speakers may be played at a level as to not disturb others or surrounding Residents and Non-Resident Patrons.
- ❖ Only standard pool toys and individual floatation devices permitted; no party inflatables allowed anywhere in pool area.
- ❖ No scooters, bikes, skates, rollerblades, skateboards or hoverboards allowed anywhere in pool area.
- ❖ Swimming is not permitted when thunder or lightning has been heard or observed. It is state recommended there should be at least 30 minutes of no thunder or lightning occurrences for active swimming to commence.
- ❖ Tables, chairs and lounges are on a first come first serve basis while actively in the pool area. Tables will NOT be saved for later use. Please return all furniture to its original location after usage and bring down open umbrellas, to prevent damage in a pop-up storm.
- ❖ Items left after daily pool closure will be placed in lost and found and disposed of every Wednesday afternoon.

# BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

## *DISCIPLINARY & ENFORCEMENT RULE*

---

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

---

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 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/or Amenity Manager, shall have the right to restrict, suspend or terminate the amenity privileges of any persons’ amenity usage for any of the following behaviors.
  - ❖ Submits false information on any application for amenity usage;
  - ❖ Permits the unauthorized use of an Access Key Fob;
  - ❖ Permits suspended individuals access to amenities;
  - ❖ Exhibits unsatisfactory behavior, deportment or appearance;
  - ❖ Fails to pay amounts owed to the District in a proper and timely manner;
  - ❖ Fails to abide by any District rules or policies;
  - ❖ Treats District supervisors, staff, amenity management, contractors, other District representatives, fellow residents or a guest in an unreasonable or abusive manner;
  - ❖ Engages in conduct that is improper or likely to endanger the health, safety or welfare of the District supervisors, staff, amenity management, contractors, other District representatives, fellow residents or a guest; or
  - ❖ Damages or destroys District property
4. **AUTHORITY OF AMENITY MANAGER.** The Amenity Manager or his/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 Amenity Manager or his/her designee, may at any time restrict or suspend for cause(s), including but not limited to those described above, any person’s (and his/her family) privileges to use any or all of the amenities for a period not to exceed thirty days.
5. **AUTHORITY OF DISTRICT BOARD MEMBERS.** In the absence of the Amenity Manager, a Board Member 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 Board Member will report any such incident to the Amenity Manager for further action as may be required.

- 6. AUTHORITY OF DISTRICT MANAGER.** The District Manager may at any time restrict, suspend or terminate for cause(s), including but not limited to those described above, any person's (and his/her family) privileges to use any or all 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.
- 7. ENFORCEMENT OF PENALTIES/FINES.** For any reason set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of one thousand dollars (\$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.
- 8. 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.
- 9. 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. (2020)**

# ACKNOWLEDGEMENT

## Resident Rules & Policies

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: \_\_\_\_\_

Signature: \_\_\_\_\_

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

**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.**

# Beaumont Community Development District

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

(if Participant is a minor child)

Parent/Guardian Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(if Participant is a minor child)

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

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

**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.**



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

**6**

**RESOLUTION 2024-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

**WHEREAS**, unauthorized vehicles on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement policy for District Property and to have vehicles towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

**WHEREAS**, the Board has determined that it is in the best interest of the district to adopt a parking enforcement rule in accordance with the provisions of Section 715.07, Florida Statutes;

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

**SECTION 1.** A Public Hearing will be held to consider the proposed Parking Enforcement Rule, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

Date: \_\_\_\_\_  
Time: 1:30 p.m.  
Location: 7764 Penrose Place,  
Wildwood, Florida, 34785

**SECTION 2.** The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of June, 2024.

**ATTEST:**

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Parking Enforcement Rule

## Exhibit A

## EXHIBIT A

### BEAUMONT COMMUNITY DEVELOPMENT DISTRICT *RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT*

---

In accordance with Chapter 190, Florida Statutes, and on \_\_\_\_\_, 2024, at a duly noticed public meeting, and after a public hearing, 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 danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and find such owners consistent with this rule and as indicated herein.

**2. PARKING RULES.**

***General***

- a. No parking is allowed on any District-owned roadways between the hours of 10:00 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 annual parking pass, and that parking pass is visibly displayed in the vehicle in question (“**Permitted Vehicle**”).
- b. Households with more than three licensed drivers may request an annual parking pass from the Amenity Manager for the additional vehicle(s) owned by person residing at that household. Annual passes will cost one hundred and twenty-five dollars (\$125.00) and will be effective for one (1) year from October 1 through September 30. The cost of an annual pass issued after October 1 will be prorated.
- c. Permitted Vehicles parking on the street must do so with the proper flow/direction of traffic.
- d. Parking on grassy areas owned by the District or in which the District owns an easement is strictly prohibited for both vehicles and Permitted Vehicles.
- e. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.
- f. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property overnight.
- g. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

***Clubhouse***

- h. Parking spaces in front of the mailboxes are 10-minute parking spaces.

- i. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed, except for in certain designated spots as permitted by the District's amenity manager.
- j. Golf cart parking spaces are for golf cart use only.

***Townhomes***

- k. Parking spaces in front of the mailboxes are 10-minute parking spaces.
- l. Spaces across from the pool area are for amenity patrons and guests **only** and limited while enjoying the amenity area. Townhome vehicles may utilize these parking spaces when amenity area is closed as overflow parking. Vehicles are not allowed to utilize these spaces for a period exceeding twelve (12) hours.
- m. The additional overflow parking spaces in the Townhome area is for its patrons and guests only and for periods not exceeding twelve (12) hours.

**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. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein ("**Towing Operator**").
- c. **TOWING/REMOVAL AUTHORITY.** The Towing Operator will/shall be permitted to conduct "roam" towing from 10:00 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 person 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 \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

**5. PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: \_\_\_\_\_, 2024

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

**7AI**





Beaumont

5-6-24

Attn: Tammy Collins

Re: New price for renewal on CDD

Dear Tammy,

Starting July 1, Juniper will be requesting a 2% increase to the current price due to price increases in labor, fuel, and other expendables. I have added the flower installation to this new price as well, which is \$15,000. We will change out the flowers four times a year (1500 flowers) each time and add soil if needed. If the count exceeds this then there will be an extra charge.

We will continue to strive to provide outstanding maintenance to the Beaumont Community and we look forward to this opportunity.

Below are the current prices and new pricing starting July 1, 2024.

- **Beaumont CDD current yearly price \$194,998**
- **Beaumont CDD new yearly price \$213,888**

Sincerely,

Keith Kirchoffer  
Branch Manager Ocala  
Juniper Landscaping  
407-269-3547

Approved and Accepted by:

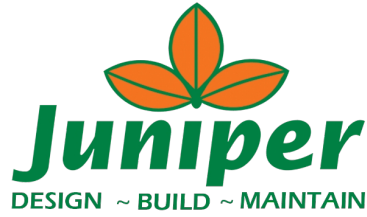
\_\_\_\_\_ / \_\_\_\_ / \_\_\_\_

Signature

Date

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

**7A11**



## Proposal

**Proposal No.:** 276769

**Proposed Date:** 05/30/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	metal edging around pickle ball court

### metal edging around pickle ball court

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$2,728.64</b>
Maintenance Division Labor	6.46	HR	\$65.00	\$419.90	
metal edging	42.00	EA	\$54.97	\$2,308.74	
				<b>Total:</b>	<b>\$2,728.64</b>

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

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

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

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

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

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

\_\_\_\_\_  
**Date**

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

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

\_\_\_\_\_  
**Date**

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

**7AIII**



## Proposal

**Proposal No.:** 277253

**Proposed Date:** 06/03/24

PROPERTY:	FOR:
Beaumont North HOA (Houses) AP Evergreen Lifestyle Management	Swapping Baseline Controller for Hunter System

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Lateral Components</b>					<b>\$2,600.00</b>
Tech Labor	40.00	HR	\$65.00	\$2,600.00	
<b>Control Components</b>					<b>\$16,900.00</b>
Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount	1.00	EA	\$3,000.00	\$3,000.00	
Hunter ACC2 Internal Wi Fi Module	1.00	EA	\$450.00	\$450.00	
Hunter ICD Decoder 1 station for use with ACC Controllers	20.00	EA	\$250.00	\$5,000.00	
Hunter ICD Decoder 2 Station for use with ACC Controllers	20.00	EA	\$400.00	\$8,000.00	

3M DBR-Y6 Direct Bury Splice Kit DBRY-6 (Bulk) 600V	100.00	EA	\$4.50	\$450.00
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**Total: \$19,500.00**

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

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

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

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

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

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

\_\_\_\_\_  
**Date**

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

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

\_\_\_\_\_  
**Date**

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

**7BI**



**Proposal For****Beaumont CDD**  
270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787**Location****7764 Penrose Pl**  
Wildwood, FL 34785

## Pool Area Pressure Wash

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<p><b>Pressure Washing</b> Pressure wash the clubhouse's pool deck, which includes the pool area, covered patio, &amp; mail area.</p> <p>Perform a soft wash of the pool furniture, cleaning both the top and underneath surfaces.</p> <p>Safeguard the plant material and shrubs surrounding the pool deck from chemical exposure; clean the deck using low pressure with a water and chlorine solution.</p> <p>Thoroughly rinse the area with water.</p> <p>Contractor will supply water using a hose spigot located on the clubhouse.</p>	1	\$ 4,673.00	\$ 4,673.00

2811 W. State Road 434  
Longwood, FL 32779

SUBTOTAL	\$ 4,673.00
TOTAL	\$ 4,673.00

*TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.*

*Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.*

*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

## Signature

x

Date:

Please sign here to accept the terms and conditions

## Photos

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

**7B11**

**Proposal For**

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

**Location**

**7764 Penrose Pl**  
 Wildwood, FL 34785

Paver Repairs - Clubhouse Pool

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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<p><b>Paver Repairs</b>            The sand under the pavers has shifted and caused the pavers to sink; this has created trip hazards in the pool area.</p>	1	\$ 719.50	\$ 719.50
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- PROPOSED SOLUTION:**
- \* In the (2) areas of concern, remove pavers and stack for re-use.
  - \* Remove pavers and stack for re-use.
  - \* Bring in leveling sand base to level the paver base.
  - \* Cover leveling sand with polymeric sand and compact.
  - \* Re-Set pavers in the original pattern and sand in place.

Element Service Solutions is dedicated to achieving the closest possible match for the concrete, but cannot guarantee a perfect match due to factors such as aging of the concrete, UV light exposure, and lot variance.

2811 W. State Road 434  
 Longwood, FL 32779

SUBTOTAL	\$ 719.50
<b>TOTAL</b>	<b>\$ 719.50</b>

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*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

**Signature**

x

Date:

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Please sign here to accept the terms and conditions

Photos

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

**7BIII**



**Proposal For**

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

**Location**

**5415 Dragonfly Dr**  
 Wildwood, FL 34785

Paver Repairs - Townhouse Pool

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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<b>Paver Repairs</b>	1	\$ 893.00	\$ 893.00
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**AS IS SITUATION:**  
 The sand under the pavers has shifted and caused the pavers to sink (approx. 14ft along the pool); this has created trip hazards in the pool area.

- PROPOSED SOLUTION:**
- \* In the areas of concern (as shown as yellow on map).
  - \* Remove pavers and stack for re-use.
  - \* Bring in leveling sand base to level the paver base.
  - \* Cover leveling sand with polymeric sand and compact.
  - \* Re-Set pavers in the original pattern and sand in place.

Element Service Solutions is dedicated to achieving the closest possible match for the pavers, but cannot guarantee a perfect match due to factors such as aging of the concrete, UV light exposure, and lot variance.

<b>General Maintenance</b>	1	\$ 843.00	\$ 843.00
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**AS IS SITUATION:**  
 Along the edge of the pool, there is approximately 10 feet of unlevelled coping tiles.

- PROPOSED SOLUTION:**
- In the areas of concerns (as shown as red on the map).
- \* Remove the existing uneven coping tiles.
  - \* Reinstall the same coping tiles after leveling.
  - \* Grout in to match as close as possible the existing color.

Element Service Solutions is dedicated to achieving the closest possible match for the grout, but cannot guarantee a perfect match due to factors such as aging of the grout, UV light exposure, and lot variance.

<b>General Maintenance</b>	1	\$ 487.00	\$ 487.00
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**AS IS SITUATION:**  
 There are (3) areas of pool coping that have becoming trip hazards due to sinking of surrounding pavers

2811 W. State Road 434  
Longwood, FL 32779

**PROPOSED SOLUTION:**

- \* In the areas of concern (as shown as blue on map).
- \* Remove pavers and stack for re-use.
- \* Bring in leveling sand base to level the paver base.
- \* Cover leveling sand with polymeric sand and compact.
- \* Re-Set pavers in the original pattern and sand in place.

Element Service Solutions is dedicated to achieving the closest possible match for the pavers, but cannot guarantee a perfect match due to factors such as aging of the concrete, UV light exposure, and lot variance.

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2811 W. State Road 434  
Longwood, FL 32779

SUBTOTAL	\$ 2,223.00
TOTAL	\$ 2,223.00

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## Signature

x

Date:

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Please sign here to accept the terms and conditions

## Photos

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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2024**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 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	\$ 440,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,525
Investments									
Revenue	-	-	-	222,256	337,742	-	-	-	559,998
Reserve	-	-	-	258,398	204,771	-	-	-	463,169
Prepayment	-	-	-	2,085	17,035	-	-	-	19,120
Construction	-	-	-	-	-	-	402	-	402
Interest	-	-	-	101,842	150,376	-	-	-	252,218
Sinking	-	-	-	103	208	-	-	-	311
Bond redemption	-	-	-	89,227	3,137	-	-	-	92,364
Undeposited funds	34,506	-	-	-	-	-	-	-	34,506
Due from Developer	29,132	117,418	-	-	-	-	-	1,400	147,950
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	132,129	169,898	5,953	9,507	-	-	-	317,487
Due from KLP Village	-	-	5,782	-	-	-	-	-	5,782
Due from SRF - single family	75,129	-	-	-	-	-	-	-	75,129
Due from SRF - townhome	38,886	3,166	-	-	-	-	-	-	42,052
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 622,966</u>	<u>\$ 254,503</u>	<u>\$ 175,680</u>	<u>\$ 679,864</u>	<u>\$ 722,776</u>	<u>\$ -</u>	<u>\$ 402</u>	<u>\$ 1,400</u>	<u>\$ 2,457,591</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 4,142	\$ 125	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,329
Accounts payable - onsite	121	-	-	-	-	-	-	-	121
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to general fund	-	75,129	38,886	-	-	-	-	-	114,015
Due to SRF - single family	132,129	-	3,166	-	-	-	-	-	135,295
Due to SRF - town home	169,898	-	-	-	-	-	-	-	169,898
Due to debt service fund 2019 area two	5,953	-	-	-	-	-	-	-	5,953
Due to debt service fund 2019-A1	9,507	-	-	-	-	-	-	-	9,507
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	122	-	-	-	-	-	-	-	122
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>351,872</u>	<u>75,254</u>	<u>49,223</u>	<u>1,311</u>	<u>9,487</u>	<u>9,923</u>	<u>-</u>	<u>4,700</u>	<u>501,770</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	-	-	-	678,553	713,003	-	-	-	1,391,556
Capital projects	-	-	-	-	-	(9,923)	402	(4,700)	(14,221)
Unassigned	246,757	61,833	126,457	-	-	-	-	-	435,047
Total fund balances	<u>246,757</u>	<u>61,833</u>	<u>126,457</u>	<u>678,553</u>	<u>713,003</u>	<u>(9,923)</u>	<u>402</u>	<u>(4,700)</u>	<u>1,812,382</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 622,966</u>	<u>\$ 254,503</u>	<u>\$ 175,680</u>	<u>\$ 679,864</u>	<u>\$ 722,776</u>	<u>\$ -</u>	<u>\$ 402</u>	<u>\$ 1,400</u>	<u>\$ 2,457,591</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 9,691	\$ 384,590	\$ 416,880	92%
Interest and miscellaneous	275	3,052	-	N/A
Total revenues	<u>9,966</u>	<u>387,642</u>	<u>416,880</u>	93%
<b>Professional &amp; administrative</b>				
Supervisor fees	861	2,584	-	N/A
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	-	13,823	15,000	92%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	583	1,000	58%
Trustee	-	7,000	10,500	67%
Telephone	17	117	200	59%
Postage	-	328	500	66%
Printing & binding	41	292	500	58%
Legal advertising	-	535	1,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	115	199	500	40%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	193	7,663	8,685	88%
Supplies	-	-	300	0%
Total professional & administrative	<u>5,310</u>	<u>71,636</u>	<u>102,125</u>	70%



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	6,053	38,202	35,000	109%
Security amenity center	-	-	500	0%
Pest control	-	110	-	N/A
Stormwater management				
Lake maintenance	825	5,775	10,000	58%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	-	6,853	8,000	86%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	1,652	6,580	1,000	658%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	32,500	98,549	160,000	62%
Mulch	49,800	49,800	65,000	77%
Plant replacement	-	10,190	5,000	204%
Tree treatment	5,909	5,909	8,500	70%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>96,739</u>	<u>222,937</u>	<u>314,750</u>	71%
Total expenditures	<u>102,049</u>	<u>294,573</u>	<u>416,875</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	(92,083)	93,069	5	
Fund balances - beginning	<u>338,840</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 246,757</u>	<u>\$ 246,757</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6,585	\$ 261,315	\$ 283,255	92%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>6,585</u>	<u>261,315</u>	<u>283,755</u>	92%
<b>Single Family Program</b>				
Management	-	-	33,000	0%
Lifestyles events	327	6,102	12,000	51%
Accounting	125	875	1,500	58%
Streetlighting electric	-	1,815	6,240	29%
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	14,510	21,600	67%
Gym equipment- PM	275	825	1,000	83%
Repairs and maintenance	500	1,601	7,500	21%
Electricity	-	7,904	15,000	53%
Gate electricity	-	1,456	10,000	15%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	797	6,264	6,000	104%
Sewer/ water/ propane	-	1,311	8,000	16%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	6,263	10,000	63%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	1,080	1,200	90%
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%
Office Supplies	54	54	-	-
Total single family program	<u>3,878</u>	<u>75,312</u>	<u>277,850</u>	27%
<b>Other fees &amp; charges</b>				
Tax collector	131	5,221	5,901	88%
Total other fees & charges	<u>131</u>	<u>5,221</u>	<u>5,901</u>	88%
Total expenditures	<u>4,009</u>	<u>80,533</u>	<u>283,751</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	2,576	180,782	4	-
Fund balances - beginning	59,257	(118,949)	4	-
Fund balances - ending	<u>\$ 61,833</u>	<u>\$ 61,833</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,392	\$ 94,924	\$ 102,894	92%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,392</u>	<u>94,924</u>	<u>103,394</u>	92%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	438	750	58%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	31,965	36,585	16,000	229%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	77	77	1,000	8%
Pool maintenance	1,180	7,880	13,200	60%
Repairs and maintenance	-	-	2,000	0%
Electricity	-	3,235	6,000	54%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	-	895	2,000	45%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	-	403	2,500	16%
Pest control	-	385	5,500	7%
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>33,284</u>	<u>50,726</u>	<u>101,250</u>	50%
<b>Other fees &amp; charges</b>				
Tax collector	48	1,896	2,144	88%
Total other fees & charges	<u>48</u>	<u>1,896</u>	<u>2,144</u>	88%
Total expenditures	<u>33,332</u>	<u>52,622</u>	<u>103,394</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	(30,940)	42,302	-	
Fund balances - beginning	157,397	84,155	56,000	
Fund balances - ending	<u>\$ 126,457</u>	<u>\$ 126,457</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 APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6,074	\$ 241,027	\$ 261,264	92%
Interest	2,781	14,074	-	N/A
Total revenues	<u>8,855</u>	<u>255,101</u>	<u>261,264</u>	98%
<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	121	4,815	5,443	88%
Total other fees and charges	<u>121</u>	<u>4,815</u>	<u>5,443</u>	88%
Total expenditures	<u>121</u>	<u>158,249</u>	<u>260,718</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	8,734	96,852	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	<u>-</u>	<u>82,696</u>	<u>-</u>	N/A
Net change in fund balances	8,734	179,548	-	
Fund balances - beginning	669,819	499,005	463,971	
Fund balances - ending	<u>\$ 678,553</u>	<u>\$ 678,553</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 APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 9,700	\$ 384,958	\$ 418,043	92%
Assessment prepayments	-	15,151	-	N/A
Interest	2,888	17,203	-	N/A
Total revenues	<u>12,588</u>	<u>417,312</u>	<u>418,043</u>	100%
<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	194	7,691	8,709	88%
Total other fees and charges	<u>194</u>	<u>7,691</u>	<u>8,709</u>	88%
Total expenditures	<u>194</u>	<u>260,191</u>	<u>412,422</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	12,394	157,121	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	12,394	(50,233)	5,621	
Fund balances - beginning	700,609	763,236	681,811	
Fund balances - ending	<u>\$ 713,003</u>	<u>\$ 713,003</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 APRIL 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 3,516
Total revenues	-	3,516
<b>EXPENDITURES</b>		
Construction costs	-	88,909
Total expenditures	-	88,909
Excess/(deficiency) of revenues over/(under) expenditures	-	(85,393)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	6,077
Transfer out	-	(88,773)
Total other financing sources/(uses)	-	(82,696)
Net change in fund balances	-	(168,089)
Fund balances - beginning	(9,923)	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 APRIL 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 402
Total revenues	1	402
<b>EXPENDITURES</b>		
Construction costs - Developer		207,354
Total expenditures	-	207,354
Excess/(deficiency) of revenues over/(under) expenditures	1	(206,952)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	207,354
Total other financing sources/(uses)	-	207,354
Net change in fund balances	1	402
Fund balances - beginning	401	-
Fund balances - ending	\$ 402	\$ 402

**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 APRIL 30, 2024**

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



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

**MINUTES**

**DRAFT**

**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.

40 **SECOND ORDER OF BUSINESS** **Public Comments (Agenda Items: 3**  
 41 **Minutes Per Speaker)**

42  
 43 **AUDIO COMMENCED DURING PUBLIC COMMENTS**

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

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

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

57  
 58 **THIRD ORDER OF BUSINESS** **Discussion: Interested Candidates for**  
 59 **Vacant Seat 5**

60  
 61 Mr. Shaw asked if any of the interested candidates would like to speak.

62 **A. David Galarza**

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

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

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

77 **B. Nick Izadpanah**

78 **C. David Swarts**

79 **D. Jan Siniscalchi**

80 None of the other candidates wished to speak.

81

82 **FOURTH ORDER OF BUSINESS**

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

83

84

85

86 Ms. Judy nominated Mr. David Swarts to fill Seat 5.

87

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

91

92

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

95

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

100

101

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

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

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

110

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

114

115

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

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

120 **A. Memorandum Regarding Required Ethics Training and Disclosure Filing**

- 121 • **Sample Form 1 2023/Instructions**

122 **B. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

123 **C. Membership, Obligations and Responsibilities**

124 **D. Form 8B: Memorandum of Voting Conflict**

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

128

129 **FIFTH ORDER OF BUSINESS**

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

130

131

132

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

134 Ann Judy

Chair

135 Jan Siniscalchi

Vice Chair

136 Carol Michaels Assistant Secretary  
 137 Gary Smith Assistant Secretary  
 138 Arianne Williams Assistant Secretary

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

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

142 Chuck Adams Secretary  
 143 Craig Wrathell Assistant Secretary  
 144 Craig Wrathell Treasurer  
 145 Jeffrey Pinder Assistant Treasurer

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

148

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

153

154

155 **SIXTH ORDER OF BUSINESS**

**Update: Developer Projects**

156

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

161

162 **SEVENTH ORDER OF BUSINESS**

**Discussion: Workshop Regarding Amenity  
 Rules and Parking Rules**

163

164

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

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

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**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.**

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175

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177

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

178

179

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

180

181

182

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.

183

184

185

186

- **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.**

187

188

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190

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.

191

192

193

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.

194

195

196

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.

197

198

Discussion ensued regarding the Evergreen contract and upcoming budget amounts.

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

206  
207  
208

Mr. Adams left the meeting.

209

210 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals, Estimates,  
Quotes, Work Orders**

211  
212

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

215 Ms. Collins presented the following:

216 **A. Pillars Group Commercial Carpet Cleaning Proposal**

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

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

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

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

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

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

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

226

227 On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, Items  
228 A through F; the Pillars Group Commercial Carpet Cleaning Proposal, ProCare  
229 Pool Service, Inc. Scope of Work #2230 [DE Filter Grid], Shine On Services LLC  
230 Estimate #5434 [Pressure Wash Stone Pillars], Guardian Access Solutions  
231 Estimate #40661 [Left Hand Entrance Swing Gate Repair], Juniper Proposal No.  
232 263061 [Arbor Jet for Palm Trees] and Juniper Proposal No. 267133 [Palm Tree  
233 Removal], were approved.



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**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.

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**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.



338 ➤ The fence company is waiting on TECO to finish running lines before commencing  
339 painting and repairing the fence. There will be an amendment to the fence repair quote based  
340 on the work done along the property line.

341 ➤ Element submitted an additional bid for more pavers. All incoming bids will be  
342 presented at the next meeting.

343 ➤ All the vendors are awaiting deposit checks before scheduling the repair work.

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

- 345 • **NEXT MEETING DATE: June 10, 2024 at 1:30 PM**

- 346 ○ **QUORUM CHECK**

347

348 **EIGHTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

349

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

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

353

354 **NINETEENTH ORDER OF BUSINESS**

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

355

356

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

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

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

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

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366 **TWENTIETH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

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

# Beaumont CDD

Community Update				
Action Items (Select in the drop-down)	Description	Date Start	Target Completion	Status (Select in the drop-down)
Common Areas	Juniper to trim the palm trees Only the sylvester palms left. Chipper is down will resume 04/05/2024	2/5/2024	4/3/2024	Done
Common Areas	Powerwashing Entrances	2/5/2024	4/18/2024	Done
Common Areas	Mulch common areas, waiting for CDD approval to complete	2/5/2024	4/3/2024	Done
Common Areas	Fence repair and Fence painting CDD approval to complete. Seco is installing electrical lines down Spanish Harbor until that work is completed we have painting on hold. Vendor will remove metal gates June 17 to send out for powder coating.	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. Need to find new Electrical Vendor.	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		Done
Amenities	Townhomes Pool access to the bathrooms and gate. Tammy Obtained bid and sent to the CDD for approval. Waiting for vendor to schedule. Should be completed week on June 17	3/1/2024		Pending
Amenities	Townhome pool change to Saltwater. Tammy obtained bid and sent to the CDD for approval. Tammy working with Guardian to schedule. Need 50% deposit from CDD. Waiting for vendor to send paperwork back to Bennet.	3/1/2024		Pending
Common Areas	Dragonfly washout. Working with DR horton and Kolter for resolution to wash out areas. Juniper unable to fix drainage need Hughes brothers to put on schedule.	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		Done
Amenities	Pool gates need to be looked and fixed. Tammy has vendor coming to look for bid. Stonegate coming to take a look to supply 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. Bid to CDD for Guardian to repair gates. Three of the four homes that were affected by the gates have submitted repair bids. Rivera \$1143.97, Briglevic \$2260.84, and Hamilton \$764. Attached bids.	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. Waiting for 50% deposit from CDD	3/1/2024		Done

Common Area	Easement- SECO is running electric lines along easement, they will be working on this for the next 3 weeks. Fence will be repaired by workers, SECO will repalce sod but not the plants. The front Flower beds will have 4x 8 concrete junction box in the ground. Damage claim will need to be submitted once work is completed.	5/1/2024		In Progress
Common Area	Three Palms trees being removed (two in front of Penrose Entrance and one at the North Pool). Being Completed June 6th at 6:30am.	5/1/2024		In Progress
<b>Upcoming Meetings, Lifestyle Events &amp; Other Reminders</b>		<b>Date Start</b>	<b>Target Completion</b>	<b>Status</b> (Select in the drop-down)
Board Meeting	Board Meeting Scheduled for 06/10/2024			

Contract Information				
Vendor Name	Contract Type, Account Information, Contract Expires/Renews (If applicable)	Name	Phone	Email
	Property Management (at least 2 company representatives)			
	Insurance Agent			
	Legal Counsel			
	Landscape Maintenance			
	Electricity			
	Street Lights			
	Utility - Water/Sewer			
	Pool Maintenance (example: Contract auto renews, month-to-month, 60 days notice of cancellation)			
	Janitorial (example: Contract expires 12/31/2022)			
	Community Dog Stations & Trash Can			
	HVAC Maintenance			
	Playground Inspections			
	Pest Control			
	Termite Bond			
	Fitness Center			
	Internet and Cable Service			
	Security			



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

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

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

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

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 2, 2023*</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 13, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 11, 2023</b>	<b>Workshop</b>	<b>1:30 PM</b>
<b>December 11, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 8, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 12, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 11, 2024</b>	<b>Workshop</b>	<b>12:30 PM</b>
<b>March 11, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 8, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 13, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 30, 2024</b>	<b>Workshop</b>	<b>6:00 PM</b>
<b>June 10, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>Teams Meeting ID: 260 487 160 479 Passcode: sWvy6x</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.*