

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 10, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

| | |
|-----------------|---------------------|
| Ann Judy | Chair |
| Jan Siniscalchi | Vice Chair |
| Gary Smith | Assistant Secretary |
| Carol Michaels | Assistant Secretary |

Also present:

| | |
|-----------------------------|---------------------------------|
| Chuck Adams | District Manager |
| Antonio Shaw | Wrathell, Hunt & Associates LLC |
| Bennett Davenport | District Counsel |
| Tammy Collins | On-site Manager |
| Two Juniper representatives | |

Residents present:

| | | | |
|---------------|------------|-------------------|------------------|
| Becky Osborne | Jan Ennes | Walter Ennes | Gene Carmenini |
| Pierre Fortin | John Forza | Maygaly Martino | Sheryl Carmenini |
| Donald Miller | Anna Ilic | Joyce Kusuma | George Michaels |
| Corinne Perez | Joe Vitalo | Natalie Izadpanah | |

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
THE MEETING WAS TRANSCRIBED FROM MANAGER'S MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Siniscalchi, Smith and Michaels were present. Supervisor Williams was not present.

SECOND ORDER OF BUSINESS

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

This item was not captured in the meeting notes.

THIRD ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2025
Proposed Budget**

Mr. Adams reviewed the Proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Mr. Adams noted a potential 11% increase in the budget and advised that this is a high-water mark, which will be worked down based on Supervisor requests and Management understanding the potential plans.

FOURTH ORDER OF BUSINESS

Update: Developer Projects

Ms. Collins provided the Developer Projects update.

Resident Gene Carmenini stated that he wanted to address historical data to the board, as he reported a drainage issue.

Ms. Collins stated she is aware of the issue and is awaiting responses from the vendors that were contacted about the matter.

Mr. Adams will follow up with the vendors and provide an update at or prior to the next meeting.

FIFTH ORDER OF BUSINESS

**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**

Mr. Shaw presented Resolution 2024-13.

On MOTION by Mr. Smith and seconded by Ms. Michaels, with all in favor, Resolution 2024-13, to Designate August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Revised Amenity Rules and Rates, was adopted.

Ms. Judy reviewed the revised Amenity Rules that will be presented at the public hearing on August 12, 2024.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Setting a Public Hearing to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date

Mr. Shaw presented Resolution 2024-14.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2024-14, Setting a Public Hearing on August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785 to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date of August 12, 2024, was adopted.

Ms. Judy reviewed the Revised Parking Rules that will be presented at the August 12, 2024 public hearing.

SEVENTH ORDER OF BUSINESS

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]**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Juniper contract renewal with a 2% increase and Juniper Proposal #276769, to install metal edging around the pickleball court, were approved.

III. No. 277253 [Swapping Baseline Controller for Hunter System]

Ms. Michaels motioned to approve Juniper Proposal #277253, to swap the Baseline controller for the Hunter System. Ms. Judy seconded the motion. Mr. Adams stated that Mr. Shaw requested confirmation that the proposal covered all three systems and noted that the proposal did not cover all three systems.

The motion was rescinded.

A. Elements Service Solutions, Inc. Proposals

- I. #7336 [Pool Area Pressure Wash]**
- II. #7505 [Paver Repairs - Clubhouse Pool]**
- III. #7509 [Paver Repairs - Townhouse Pool]**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Elements Service Solutions, Inc. Proposal #7336 for Pool Area Pressure Wash, Proposal #7505 for Paver Repairs at the Clubhouse Pool and Proposal #7509 for Paver Repairs at the Townhouse Pool, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 13, 2024 Regular Meeting Minutes

Mr. Shaw presented the May 13, 2024 Regular Meeting Minutes.

The following changes were made:

Lines 86 and 88: Change “Ms. Judey” to “Ms. Michaels”

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the May 13, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport proposed giving a “CDD 101” informational presentation for the benefit of the new Board Members and suggested scheduling it for a meeting with a light agenda.

The Board was receptive to Mr. Davenport’s suggestion.

Mr. Shaw will follow up with Mr. Davenport to finalize the date of the presentation.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

- **Action Items/Tracker**

Ms. Collins provided updates from the Action Items tracker.

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

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

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

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

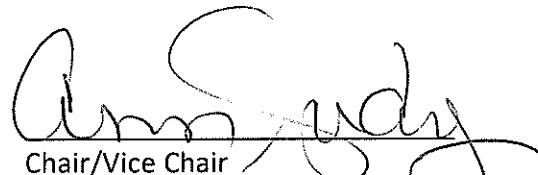
This item was not captured in the meeting notes.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting was adjourned at 4:18 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair