

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 8, 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 (via telephone)	Assistant Secretary
Ariane Williams	Assistant Secretary

Also present:

Chuck Adams	District Manager
Antonio Shaw	Filed Operations Manage
Bennett Davenport	District Counsel
Tammy Collins	Onsite Manager

Residents present:

Joe Vitalo	Natalie Izadpanah	Katie Levin	Johnie Young	George Michaels
John Forza	Sheryl Carmenini	Doug Rady	Walter Ennes	Mark Gregory
Anna Ilic	Gene Carmenini	David Swarts	Jan Ennes	Phillis Gregory
Seth Castle	Rodney Woldmann			

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 Williams were present in person. Supervisor Michaels attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident and Townhomes HOA President Joe Vitalo asked about the funding sources for Items 7A, 7B and 7C and suggested placing a \$5,088 fob deposit bill under "Capital outlay" in the Townhome budget. He asked if a \$32,000 landscaping bill is for the pool and lawn maintenance, which are capital outlay expenditures, and have not been paid since November.

Mr. Adams stated that Item 7A will be funded under the General Fund “Roadway maintenance” line item, Items 7B and 7C will be under the Special Revenue Fund (SRF) - Single Family Program “Repairs and maintenance” and the landscaping charge appears to be a re-code that occurred between two financial statements. He will research it and have it re-coded, if necessary.

Resident Gene Carmenini reserved the opportunity to speak until the Fourth Order of Business. He asked for the following additions and/or changes to be made to the June 10, 2024 Regular Meeting Minutes:

Line 58: Add his briefing regarding a historical background of the drainage issue behind his residence and from 2½ years ago

Lines 59 and 60: Change “Ms. Collins” to “Ms. Judy”

Regarding a Developer update, Mr. Adams stated his emails to Mr. Curtis have gone unanswered; a conference call was scheduled with another Kolter representative for Wednesday to discuss several items, including a shortfall and a finding that was discussed at a Board Meeting in November 2023. He will have an update following that meeting.

Mr. Adams stated the meeting minutes are summarized and intended to give a general overview of Board meetings; Staff will make the corrections noted.

THIRD ORDER OF BUSINESS**Continued Discussion: Fiscal Year 2025
Proposed Budget**

Mr. Adams recalled that, at the last meeting, there was an adjustment to the landscaping line items in the operating budget to deal with the real time proposals that were received from Juniper; those line items were entered, accordingly. Additionally, the Board must decide what to do about the potential increase in hours for the on-site Lifestyle Manager; Staff recently added funds into the “Contingency” line item in the General Fund as well as the SRF Single-Family. The Board can increase the rates for the hours for Fiscal Year 2025 and, if so, Staff will then transfer funds to enhance those services; otherwise, it will revert back to the original contingency budget amount.

Mr. Shaw stated it is necessary to add the Lifestyle Director position to the discussion, as Ms. Ashley Ligas resigned from the position, effective July 17, 2024. Currently, this is a full-time position but the Board might consider making it a part-time position of 20 or 30 hours per

week, which would change the funding for the position and then those funds could be used to increase the rate for the actual on-site Manager.

Ms. Judy stated the question about the 40-hour position was raised by the Board some time ago. Ms. Ligas was on-site for one day, which at times was not for eight hours. The Board asked about her activities the other four days of the week and never received an answer. Mr. Shaw stated he was supposed to meet with Evergreen later today to discuss this but the meeting was cancelled with the resignation. This is the Board's opportunity to dictate exactly how the position is going to be handled going forward. The Board must decide whether to continue with that position and, if so, to what capacity and what to include in the scope of work.

Ms. Michaels discussed resident attendance at events and how much was expended on events in the previous fiscal year and voiced her opinion that it would be cost-effective to discontinue the position and use those funds for a different line item. Asked if the suggestion is to keep the position and make it pay-as-you-go, Ms. Micheals stated she means that the position should be eliminated entirely and be replaced by an Events Coordinator. In response to a question, Mr. Shaw stated the budget for the Lifestyle Director is \$33,000, with a \$12,000 allotment for events.

Discussion ensued regarding keeping or eliminating the Lifestyle Director position, forming resident sub-committees, on-site management, event volunteers, changing the On-site Manager from a full-time to a part-time position, the scope of work for the position and establishing the number of part-time hours.

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, changing the Lifestyle On-site Manager position from a full-time to a part-time, 24-hours per week position, was approved.

Regarding updating the on-site management budget, Mr. Davenport stated he drafted an amendment to the existing Agreement with Evergreen; Staff needs to make sure that everything is approved in advance. It was noted that the Board previously expressed its opinion that Ms. Collins should spend more time on site than the amount of time provided for in the contract; Staff is trying to amend those hours and increase the pay rate significantly from the current hourly rate. The Board should consider how much it is willing to pay for on-site

management, recognizing that Ms. Collins is not an employee of the CDD; the compensation rate is determined by Evergreen.

Discussion ensued regarding amendments to the existing Lifestyle contract, unassigned provisions, negotiating a contract increase, emergency situations, issues with the gates and the HOA’s scope of service for the Amenity Manager.

Mr. Adams listed the following changes to the proposed Fiscal Year 2025 budget:

On-site Management: Change \$50,000 to \$40,000

Special Revenue Fund: Change \$45,000 to \$30,000

“Lifestyles events” line item: Change \$12,000 to \$6,000

Mr. Adams and Ms. Collins responded to questions regarding reducing the “Water/sewer/propane” line item from \$8,000 to \$5,000, whether the CDD is being charged twice for mulch in the General fund, the “Pool maintenance” description on Page 6, assessment levels and who is in charge of the streetlights, light posts, lake maintenance and dredging.

Ms. Judy discussed ongoing security issues and asked about going out to bid for a new security provider. Mr. Shaw stated Ms. Collins will obtain bids from other security vendors but he thinks the most cost-effective option is to ask Envera to do a better job; he will communicate the issues to Envera’s Managers.

Mr. Davenport will continue negotiating the contract with RealManage.

Mr. Shaw asked for a motion to increase Ms. Collins’ hours.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, negotiating with RealManage to increase the Operations Manager’s hours to 28 hours per week, was approved.

FOURTH ORDER OF BUSINESS

Update: Developer Projects

Mr. Adams reiterated that Staff forwarded several emails to Mr. Curtis, at Kolter, regarding a list of drainage repairs and, after no response, scheduled a conference call for Wednesday, with another Kolter representative and a DR Horton representative, as several issues are also related to DR Horton. Ms. Collins will forward photographs of the drainage areas in question to Mr. Adams.

Mr. Carmenini stated one of the areas is behind his residence and the original Board must have approved a statement of work that Mr. Curtis prepared 2½ years ago. He asked Staff

to review the minutes from that point to inform the Board of what should be done to resolve the drainage problems behind his home. Mr. Adams stated he received an email, detailing and describing each of the areas with drainage issues and voiced his opinion that this is a standoff between the Developer and the Builder, involving a failure to install sod on banks or extend sod as far down as it should have gone, which might be causing erosion and safety issues. Staff is working to have these matters resolved.

Ms. Collins provided updates on fence/gate repairs and pool repairs.

Mr. Shaw stated Staff is aware of a recent accident and the subsequent insurance claims were made and submitted. Ms. Judy provided a detailed summary of the accident.

FIFTH ORDER OF BUSINESS

Consideration of Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Mr. Shaw presented the Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity.

Mr. Davenport stated this is for the pond inside the apartment complex area. The permit is issued by the applicable water management district and is related to the regulation of surface flows. He recommended approval of the transfer permit for maintenance purposes and stated he is preparing a deed and bill of sale for platting purposes.

On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity, authorizing the Chair to execute a deed and bill of sale, once prepared, was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

• **Social Media**

Mr. Shaw stated social media is not a proper means of communication for the CDD and noted that Board Members can get in trouble for communicating via social media. He cautioned against using Facebook for anything CDD-related and recommended contacting Management, via email, to facilitate keeping a record of all Board Member CDD-related social media interaction/communications.

Mr. Davenport stated it was brought to his attention that CDD business was being discussed on social media. He issued a strong reminder to the Board Members that the Sunshine Law prohibits them from discussing any CDD business in any way, outside of the context of a properly-noticed meeting.

- **Special Dispensation for Kids Craft Club**

Mr. Davenport stated, under the Americans with Disabilities Act (ADA), government entities are required to provide accommodations for individuals with disabilities but not every request needs to be accommodated; it must be a reasonable request. In general, anything that would change the nature of the activity, in this case being the area that is being requested to be reserved, posing an undue financial burden would not be considered reasonable. He believes the Board needs to make reasonable accommodations for the Kids Craft Club and hopes there will be a discussion with the resident regarding ways that the accommodations can be made in a way that works for everyone. He provided his contact information to the resident to discuss possible solutions.

- **Fence Behind Penrose Exit**

A resident stated individuals are using this area as a shortcut and voiced his opinion that strangers walking behind homes is very disconcerting to homeowners. He asked why the Developer did not finish the fence.

Discussion ensued regarding if the CDD will finish the fence and the installation costs.

Ms. Collins will obtain three fence estimates.

- **Lifestyle Director**

This item was previously discussed.

- **Pool Condition**

Resident Johnny Young discussed yellow stains in the middle of the pool and proper pool maintenance measures. Mr. Shaw stated the State of Florida conducts routine pool inspections and will alert the CDD about any algae issues. Staff will contact the pool company regarding the discoloration and rely on the State of Florida’s inspection reports.

Discussion ensued regarding a new filtration system, chlorine and automatic pool chemicals.

Ms. Collins presented the following:

A. #7763 [Community Sign Straightening]

On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, Elements Service Solutions, Inc. Proposal #7763 for Community Sign Straightening, in the amount of \$3,710, was approved.

B. #7779 [Clubhouse Bathroom Faucets - Repairs]

C. #7781 [Clubhouse Bathroom Faucets - Replacement]

Discussion ensued regarding repairing and replacing the faucets and the repair costs.

The consensus was for Staff to obtain additional proposals for the clubhouse restroom faucets and present them at the next meeting.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

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

NINTH ORDER OF BUSINESS

Approval of June 10, 2024 Regular Meeting Minutes

Mr. Shaw presented the June 10, 2024 Regular Meeting Minutes. The following changes were made:

Line 58: Change “Resident Gene Carmenini stated that he wanted to address historical data to the Board, as he reported a drainage issue” to “Resident Gene Carmenini provided a briefing and historical purview of the drainage issues behind his home.”

Lines 59 and 60: Change “Ms. Collins” to “Ms. Judy”

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the June 10, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport reported the following:

- The candidate qualifying period to run for Seats 1 and 4 in the November 2024 General Election ended on June 14, 2024. The candidates that qualified to run for Seat 1 are Ms. Carol Michaels and Mr. David Schwartz and the candidates that qualified to run for Seat 4 are Ms. Ann Judy and Ms. Katie Levin. The terms for Seats 1 and 4 will begin on November 19, 2024.
- House Bill 7013 is the only statute from the most recent legislative session that will affect the CDD. It requires Special Districts to adopt goals and performance measures annually to determine if the goals were met during the fiscal year. The goals must be adopted by October 1, 2024 and a report detailing if the goals were accomplished should be submitted by December 1, 2025. Staff will prepare and present a draft at an upcoming meeting.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

• **Action Items/Tracker**

Ms. Collins stated, effective July 1, 2024, Evergreen changed its company name to RealManage and everyone’s contact information is being transferred to a new database.

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

- **517 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 12, 2024 at 1:30 PM [Adoption of FY2025 Budget, Amenity Rules and Rates and Parking Rules]**

Mr. Shaw stated he might not be available for the September 9, 2024 meeting.

Discussion ensued regarding potential September meeting dates. The September meeting will be changed from September 9 to September 16, 2024.

○ **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)

Discussion ensued regarding vendor referrals, obtaining a licensed fence vendor, liability concerns and the pool vendor.

A resident asked if residents can present an official petition asking the Board to reject engaging a Lifestyle Director. The resident voiced her opinion that Evergreen/RealManage needs to be held accountable for the lack of management services that the previous On-site Manager failed to provide for which they were paid. In her opinion, this needs to be taken into consideration when negotiating the contract.

Discussion ensued regarding the previous On-site Manager and the contract negotiations.

A resident stated several renters in his area are not receiving e-blasts. He asked about the CDD's fireworks policy and if single-family homeowners can receive deficit-funding checks.

Mr. Shaw, Mr. Davenport and Ms. Collins responded to questions regarding hiring lifestyle personnel, the amount budgeted for a Lifestyle Director, why the CDD feels the need to hire a professional to plan/organize events instead of using volunteers, if a resident can be considered for the Lifestyle Director position, bingo night and parking permits.

Resident Phillis Gregory voiced her opinion that Lifestyle Management is doing a fantastic job with the events.


Mr. Carmenini thanked the Board for their efforts helping to resolve the drainage issues and voiced his opinion that affected homeowners cannot sell their properties because Realtors informed them that a new drainage pipe needs to be installed. He stated residents are requesting specific performance to resolve this problem. He stressed his belief that the matter is urgent. Mr. Shaw stated everyone is sympathetic but this situation was inherited and Staff is going through the process of coordinating with the builder and Developer to resolve it.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:38 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair