

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on October 7, 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
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Mike Heine	Juniper Landscaping
Keith Kirchoffer	Juniper Landscaping
David Tuca	Juniper Landscaping
Josh Norcross	Juniper Landscaping

**Residents present:**

Anna Ilic    Rosario Forza    George Michaels    Eric Spencer    Natalie Izadpanah

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

- **Field Operations Manager: RealManage, LLC**

**This item, previously Item 11C, was presented out of order.**

Ms. Collins stated it is necessary for the Board to consider the Juniper Landscaping (Juniper) proposals for commercial controller replacements. Juniper was previously invited to today's meeting to discuss the proposals.

A Juniper representative stated it seems as if the CDD has had an ongoing problem with surge and lightning damage and it has become very costly to continue maintaining the damage. He proposed converting to a Hunter system, which is also used in nearby developments and has a proven track record of performing a lot better than the current baseline station. The representative discussed the difference between the two Hunter system options, the EZ1s decoder and ICC2 controller and the timers.

Mr. Keith Kirchoffer and Mr. Josh Norcross, of Juniper, responded to questions regarding the current system, the quotes, the decoders, which of the two systems is more cost-effective, what kind of warranties are offered, grounding wires and if the system runs on Bluetooth.

Ms. Collins reported the following:

- Staff is working on having the pool lights repaired.
- Staff is waiting for an engineer to inspect the lights on Sundance. Once inspected, a report will be produced so the work can commence.
- The hinges for the pool gate will be delivered and installed next week.
- Both of the vehicle insurance claims for the townhomes and for 62 are on hold, as the insurance companies are inundated with claims. Ms. Collins will continue contacting them for updates.
- Ms. Collins will start the amenity policy in late October to include the Townhome pool and to place the gate and the fobs on the bathroom doors.
- The palm trees that were previously-approved were installed and are looking good.
- Ms. Collins is working with Sundance regarding the letters the CDD issued about resident plantings on the easement.

**Ms. Collins left the meeting.**

Regarding the Juniper proposals, Mr. Shaw stated the CDD does not have \$55,000 budgeted for the commercial controller replacements; only \$2,000 is budgeted for the year so the Board needs to decide how to proceed on these items.

Discussion ensued regarding which area to repair first, the total repair costs of \$8,300 for the single-family area, the townhome drainage repairs, the anticipated funds from the Developer for drainage repairs, budget amendments and the amount budgeted for the janitorial line item.

The consensus was to table this item until Spring 2025.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)**

Mr. Shaw presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. He responded to questions regarding a variance, the difference between a restricted net position and an unrestricted net position and the possible engagement of a new Auditor going forward.

Asked why expenditures were allowed to exceed revenues in Fiscal Year 2023, Mr. Davenport stated, generally, it is difficult to anticipate certain unforeseen expenses that arise during the fiscal year. He reviewed the Management Letter in advance and it is otherwise a clean audit. Asked about the cost of accounting fees, Mr. Davenport stated they would typically be below \$4,000 before 2025.

**A. Consideration of Resolution 2024-15, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023**

Mr. Shaw presented Resolution 2024-15.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, Resolution 2024-15, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of HOA Well Request**

Mr. Shaw stated he recently received an email regarding requests from a few homeowners for a well in the community. Logistically, there are several hurdles to facilitate this and it is unclear if it is physically possible. He asked if the Board would like to pursue this.

Discussion ensued regarding the logistics, lack of infrastructure for the request, the City and potential project costs.

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement for Traffic Law Enforcement on District Roads**

Mr. Shaw presented the Agreement for Traffic Law Enforcement on District Roads between the CDD and the City of Wildwood.

Mr. Davenport stated that the Agreement is fairly straightforward; the Board would essentially formally approve the police exercising jurisdiction on the CDD’s internal roads to enforce the City’s existing traffic laws. He noted that the Agreement does not include enforcing the CDD’s parking rules.

Discussion ensued regarding the Traffic Enforcement Agreement, the City’s position that CDD roads are private roads, the CDD’s parking policy, parking stickers and engaging a towing company.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Agreement for Traffic Law Enforcement on District Roads, was approved.**

Mr. Davenport will transmit the Agreement to the City Manager who will include it on the City Council’s next agenda for consideration and approval by the City Council.

**SIXTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping of Florida, LLC Proposals**

**A. No. 278494 [Commercial Controller Replacement]**

- B. No. 283325 [Commercial Controller Replacement ICC2 with EZ1 Decoders]
- C. No. 278491 [Single Family Homes Controller Replacement]
- D. No. 283323 [Single Family Homes Controller Replacement EZ1s]
- E. No. 278492 [Controller Replacement]

Items A through E were discussed following the Second Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Sun Kool Air Conditioning Commercial Maintenance Proposal**

Mr. Shaw presented the Sun Kool Air Conditioning Commercial Maintenance Proposal. This item was tabled to the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Update: Developer Projects**

Mr. Shaw stated, regarding drainage, permission is needed from the Townhomes to install gutters on the townhomes. There are two issues; the first is that the CDD needs the HOA's permission to install the gutters and, the second is that the HOA must agree to reimburse the CDD \$3,100 for the gutters.

Mr. Davenport explained that the CDD only uses public funds for public expenditures and the Townhomes are private so the CDD cannot incur those costs. Staff can transmit the proposal to the Townhomes HOA and explain why the project would benefit them to see if the HOA is willing to reimburse the CDD for the drainage repair costs.

Discussion ensued regarding the drainage project, the gutters, the contractor, solving the drainage issues and the funds that the CDD received from the builder.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, authorizing Mr. Davenport and Mr. Shaw to confer with the Townhomes Board President regarding the HOA paying the \$3,100 costs for the gutters or excluding that part of the project from the work if the HOA will not pay, was approved.**

**Ms. Judy and Mr. Smith left the meeting at 2:47 p.m.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2024**

Mr. Shaw presented the Unaudited Financial Statements as of August 31, 2024.

**On MOTION by Ms. Siniscalchi and seconded by Ms. Michaels, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of September 18, 2024 Regular Meeting Minutes**

The following change was made:

Line 224: Change “5:10” to “2:43”

**On MOTION by Ms. Michaels and seconded by Ms. Siniscalchi, with all in favor, the September 18, 2024 Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Davenport reported the following:

- November is election month. The Landowners’ Election is set for November 4, 2024, at which one seat will be up for election. Two individuals qualified to run for the two seats that will be up for election at the November 2024 General Election.
- The Landowners’ Election will be held before the Regular Board of Supervisors meeting.
- Anyone interested in being nominated to fill the one seat up for election at the Landowners’ Election should contact Mr. Shaw in advance and attend the November meeting with identification and proof of residency.

**B. District Engineer: Morris Engineering and Consulting, LLC**

There was no report.

**C. Field Operations Manager: RealManage, LLC**

- **Action Items/Tracker**

The Action Items/Tracker was included for informational purposes.

Discussion ensued regarding the Earth Care proposal and going out to bid for a new Auditor.

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

There was no report.

- **NEXT MEETING DATE: November 4, 2024 at 1:30 PM [Landowners' Meeting and Regular Meeting]**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Davenport responded to a question regarding why the Landowners' meeting date is one day before the General Election and when the terms commence for the new Board Members.

**THIRTEENTH ORDER OF BUSINESS**

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

There were no public comments.

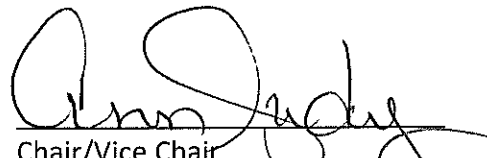
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 3:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair