

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 9, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith (via telephone)	Assistant Secretary
Carol Michaels	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Chuck Adams	Wrathell, Hunt and Associates, LLC (WHA)
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Phil Borer	Laura Borer	Jeff Beaver	Jan Siniscalchi
Joan Harry	Natalie Nahid	Kathy Beaver	Randall Garner
Claire Corbett	Robert Martino		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:32 p.m.

Supervisors Judy, Vitalo and Michaels were present. Supervisor Smith attended via telephone. Supervisor Williams was not present.

**SECOND ORDER OF BUSINESS**

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

Resident Laura Borer asked about homeowner responsibilities with respect to sidewalk maintenance directly in front of individual lots. She noted that there are several cracks in the sidewalks, which are painted in different colors, and the concrete is not uniform, which is an

eyesore. She stated that Mr. Davenport was supposed to investigate who is responsible for the repairs.

Mr. Davenport stated the sidewalks within the CDD are part of the right-of-way (ROW) tracts that the CDD owns and operates. As far as maintenance responsibility for the sidewalks and/or the grassy area and apron, there is specified language about that in the Covenants, Conditions and Restrictions (CC&Rs), which is an HOA document. Regarding painting the sidewalks, the CDD does not currently have the funds to undertake such a project. However, if the Board is interested in having the sidewalks painted and the HOA is interested in funding it, he can coordinate with Ms. Collins and Mr. Shaw to obtain proposals for the Board to consider and then draft an agreement with the HOA for the HOA to fund the project.

Discussion ensued regarding decorative driveways and pavers, having the sidewalks repainted, which entity is responsible for repairing cracks in the sidewalks, the importance of having uniform sidewalks throughout the CDD and the language in the CC&Rs regarding homeowners being responsible for the maintenance of the apron areas.

Per Ms. Judy, Ms. Collins will send Mr. Davenport a copy of the CC&Rs for his review along with the contact information for the HOA Board Members.

Resident Joan Harry asked about the consensus regarding painting and maintaining the sidewalks. Mr. Shaw recapped that the Board will not consider allowing individual homeowners to paint the sidewalks in front of their homes. If a decision is made, the sidewalks will be maintained by the CDD with the HOA funding it, so that the sidewalks are uniform.

▪ **Discussion: Proposed Fiscal Year 2026 Budget**

**This was an addition to the agenda.**

Mr. Adams stated he would like to open up a forum for any specific thoughts, as several comments were received after the last meeting regarding the proposed Fiscal Year 2026 budget. He responded to questions regarding whether the \$100,000 line of credit is mandatory, the \$21,000 cost of issuance plus \$1,500 for each year of issuance, the landscape line item and how soon the funds can be accessed to cover capital projects.

Discussion ensued regarding negative deficits, a \$78,000 capital outlay for repairs, rebuilding the 3-month working capital, non-recurring expenses, surplus fund balance and decreasing the overall assessment by \$200.

Mr. Vitalo suggested shifting funds from the reserves into the general fund and replenishing the reserves in the following fiscal year.

Mr. Adams stated he is unsure that funds can be transferred from a debt retirement fund over to an operating fund. However, he will look into transferring funds into the capital projects fund and provide an answer at the next meeting.

**THIRD ORDER OF BUSINESS**

**Discussion: Rental Agreements and Rules Forms**

Mr. Shaw stated the Rental Agreements and Rules Forms were received from the insurance carrier. Upon reviewing the forms with Ms. Collins, it was determined that she was using forms that were different from what the insurance carrier wants. Asked if she is currently using the proper forms that District Counsel prepared and transmitted, Ms. Collins replied affirmatively.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pressure Cleaning Proposals**

Ms. Collins presented pressure cleaning proposals from Element Service Solutions, in the amount of \$3,827, and CCS, in the amount of \$1,790.

Discussion ensued regarding the proposals, why the patio needs to be pressure-washed and how often the patio is pressure-washed.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the CCS proposal for pressure washing/cleaning, in the amount of \$1,790, was approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion: Sidewalk Repairs**

This item was addressed during the Second Order of Business.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statement as of April 30, 2025**

Mr. Adams, Mr. Shaw and Ms. Collins responded to questions regarding the “Electricity” line item, at 257% of budget, and if there will be funds in the budget for the pool service.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of May 12, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Smith and seconded by Mr. Vitalo, with all in favor, the May 12, 2025 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Davenport reminded the Board Members that Form 1 must be filed by July 1, 2025, and the four hours of ethics training must be completed by December 31, 2025.

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

There was no report.

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

**• Status Report**

Ms. Collins presented the June Field Operations Status Report.

Discussion ensued regarding the pool gates, fence, nearby apartments, not closing the gates in the summer months to save on electricity and reducing the number of mulch applications.

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

Mr. Shaw stated he is working with the insurance carrier regarding installing tennis and pickleball courts. He would appreciate the assistance of Ms. Collins and/or Mr. Smith with obtaining measurements/dimensions of the areas.

Discussion ensued regarding unused Bocce ball courts and repurposing the space.

- **NEXT MEETING DATE: July 14, 2025 at 1:30 PM**
  - **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**TENTH ORDER OF BUSINESS**

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

Resident Phil Borer stated he is following up on the pet policy discussion from the previous meeting. He asked if the HOA can enforce its rules on the streets and sidewalks and green spaces of the CDD that are CDD-controlled.

Mr. Shaw stated the first step is for the HOA to confer with its attorney and ask for their recommendations. He suggested the HOA attorney contact District Counsel to discuss and reach an agreement regarding the policy.

Resident Claire Corbett recalled that Ms. Michaels had a Fourth of July party a few years ago, which was well-attended and everyone enjoyed themselves. She commented that the CDD has not had a Lifestyles Director since that party and a few residents are suggesting engaging a Lifestyle person that is paid per activity or a volunteer committee that arranges activities and whatever funds raised are applied to the events.

Mr. Shaw stated this was discussed at length last year and the Board Members voted against allowing a volunteer committee to organize events and/or activities.

Discussion ensued regarding changes in the scheduled activities, the fact that there are no yoga classes, sanctioned clubs and CDD rules and liability.

Resident Jan Siniscalchi stated that there is talk on Facebook about the towing company taking cash only and not providing receipts. She asked about time limits on the parking signs.

A property owner asked about paying off the bond debt on his property. Mr. Shaw urged the property owner to email District Management to obtain the payoff amount.

Ms. Borer stated she is on the HOA’s Architectural Review Committee (ARC) and she recently scheduled a meeting at her house because the HOA is only allowed to hold two meetings at no cost but, at the previous meeting, it was noted that the HOA can hold three meetings. Ms. Judy confirmed that the HOA can hold three meetings at no charge.

Ms. Harry noted that the real estate market has slowed considerably and homes are not selling. She asked if anyone is concerned about the housing market.


Resident Natalie Nahid recalled that, at the last meeting, there was mention of a homeless encampment nearby. A Board Member stated it was resolved.

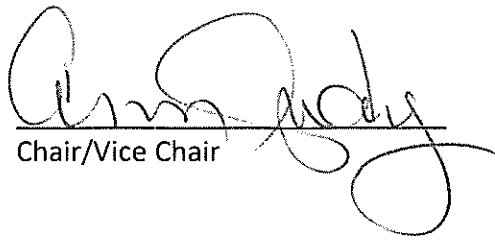
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 2:59 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair