

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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receiving such services by the Association shall be assessed an Individual Assessment for the cost same.

10.8.3 Termite Program. The Association may, in its sole discretion, contract with a licensed termite company to provide a termite warranty program for Homes. The cost associated with any such programs shall be assessed against the respective Owner of such Home as an Individual Assessment. To the extent all attached Homes in a single building receive such services, then all Owners of such attached Homes shall be assessed an equal share of such costs as an Individual Assessment.

10.8.4 Pressure Washing. The Association may, in its sole discretion, pressure clean the roofs and the exterior portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. The cost associated with exterior pressure cleaning and made in accordance with this Section 10.8.4 shall be assessed against the respective Owner of such Home as an Individual Assessment. To the extent all attached Homes in a single building are pressure washed, then all Owners of such attached Homes shall be assessed an equal share of such costs as an Individual Assessment.

Notwithstanding anything to the contrary herein, to the extent insurance coverage required by Section 14.2.1 of this Declaration covers repairs or replacements otherwise performed by the Association under this Section 10.8, or would have covered such repairs or replacements if the Owner had procured such coverage, such repairs or replacements shall be governed by Section 14.2.2 herein, and the Association shall not perform repairs or replacements covered by insurance or any other activities that would negate such coverage or impair the availability of such coverage.

10.9 Right-of-Way. Except as otherwise maintained by the City, the County or the CDD, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas and Lots; however, the Association shall not be responsible for replacement of any such trees or landscaping. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to trees or landscaping caused by such Owner's negligent or willful acts. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner shall subject the Owner to an Individual Assessment for such costs. The cost associated with any such maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas or Lots shall be part of the Operating Expenses.

10.10 District Facilities. The District may contract with the Association for the maintenance, repair, and replacement of the Facilities in the District's sole and absolute discretion and subject to any written agreement accepted by the Association.

11. Maintenance by Owners. All Lots and Homes, including, without limitation, all landscaping, irrigation systems, driveways, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association or the District shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of BEAUMONT TOWNHOMES by the record title owner of the applicable Lot. No tree installed by the Declarant or an Authorized Builder on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing BEAUMONT TOWNHOMES. If any such tree dies, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section 11, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner.

11.5 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, pressure wash, maintain and/or replace the driveways, walkways, and sidewalks, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of a Lot. In the event the City, the County, the CDD or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 11.5, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association and CDD an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section 11.5. Further, each Owner agrees to reimburse

BEAUMONT TOWNHOMES
Declaration

and/or repairing the SWMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC.

11.4 Irrigation. Every Owner shall be required to irrigate the grass and landscaping located on their Lot in a routine and ordinary manner, at intervals and frequency as the Board may decide in its sole discretion and as may be permitted by SWFWMD, the City and/or the County regulations. Each Owner shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components, will be the sole responsibility of the record title Owner of the respective Lot. In the event irrigation facilities are not repaired and replaced by the Owner of the Lot, the Association may, but shall not be obligated to, repair and replace such irrigation facilities on behalf of the Owner. The costs and expenses of such repairs and replacements plus Twenty-Five and no/100 Dollars (\$25.00) (or such other amount determined by the Association in its sole and absolute discretion) shall be assessed against the respective Lot as an Individual Assessment. Sprinkler heads shall be maintained on a monthly basis. Water spray from sprinklers shall not extend beyond any property line of the respective Lot. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation. The Association shall have access to control boxes and/or devices used in connection with any irrigation system that may be installed on any Lot and Owners are not permitted to block access to or tamper with the same. The Association reserves the right to place locks on any control boxes and/or devices used in connection with irrigation regardless of their location.

11.5 Exterior Home Maintenance. Each Owner is solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls may be improved with a finish material composed of stucco or cementitious coating (collectively, "**Stucco/Cementitious Finish**"). While Stucco/Cementitious Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Stucco/Cementitious Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the stucco application. This is normal behavior and considered a routine maintenance item for the Owner. Each Owner is responsible to inspect the Stucco/Cementitious Finish to the exterior walls for cracking and engage a qualified professional to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the Owner is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this Section 11.5, and they should be completed in a timely fashion to prevent any damage to the Home.

11.6 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, maintain and/or replace the driveways, walkways, sidewalks, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of a Lot. In the event the City, the County, the CDD or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 11.6, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association and CDD an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section 11.6.

BEAUMONT
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Managing the Risks and Rewards of Using Volunteers at Your District

Volunteers bring enthusiasm and a can-do attitude that can really make a difference. They can assist with a variety of tasks, from helping at community events to beautifying common areas, and that can translate to savings for the district. But here's the thing: *managing volunteers isn't quite as simple as a walk in the park* (though volunteers might be helping to maintain those parks!). It involves careful planning, a dash of caution, and a good understanding of how to keep everyone safe and sound. This guide will help you navigate the ins and outs of using volunteers effectively, so you can make the most of their contributions while minimizing potential headaches.

We Can Use Volunteers for That, Right?

Before you jump into recruiting an army of helpers, it's wise to pause and consider whether using volunteers is the right move for a particular task.

- What exactly are you trying to achieve? Sometimes, hiring a professional vendor might be the more efficient or appropriate option. This also provides an opportunity to transfer risk away from the district.
- While saving money is often a motivator, it shouldn't be the **only** one. Ask yourself: **Should** we use volunteers for this? Could this endeavor cost us more in the long run?
- Here are some key questions to consider:
 - What sort of tasks are the volunteers going to do for the district and what are the potential hazards or risks associated with those tasks? How will we control those risks?
 - How many and what ages of volunteers will we have? Do we have the capacity to provide proper supervision?
 - What sort of structure is in place to manage, train, and monitor the volunteers?

A Word on Tasks Not Suitable for Volunteers

It's important to think about what volunteers shouldn't be doing. This protects both the volunteers and the district while helping to mitigate liability. Examples of tasks that are generally not appropriate for volunteers include:

- **Professional Services:** Any work requiring professional licensure or certification. This includes, but is not limited to, electrical work, plumbing, structural or building construction, herbicide application, fitness instruction, or any medical services. These tasks usually require specialized knowledge, training, and certifications. Allowing unqualified volunteers to perform them creates a significant risk of faulty work, injuries to others, or damages. If something goes wrong, the district could be held liable for negligence in using unqualified individuals.

- **Working at Heights:** Tasks that involve working at heights, such as using ladders over 6 feet or working on scaffolding. Falls from heights can result in serious injuries, and volunteers may not have the necessary training or equipment to perform such tasks safely. Districts may be held liable if volunteers are not properly trained or equipped for such work, or if the equipment is faulty.
- **Use of Hazardous Powered Equipment:** Operating heavy machinery or power equipment that requires specialized training. Examples include chainsaws, high-pressure power washers, and similar equipment. These machines can cause serious injuries if mishandled. Districts can be liable if volunteers are injured due to inadequate training, lack of protective gear, or equipment malfunction.
- **Transportation:** Transporting individuals (residents, staff, other volunteers) in any vehicle on behalf of the district, even if the vehicle is not owned by the district. Transportation of individuals carries a high risk of accidents and potential lawsuits. The district could be held liable for facilitating the negligent operation of a vehicle and incidents involving passengers.



When in doubt, err on the side of caution.

Protecting the District and Volunteers

The use of volunteers creates a risk exposure for the district. A primary source can stem from injuries to volunteers and that's where workers' compensation comes in. This is a type of insurance that can provide benefits to individuals who are injured while performing work-related duties. To understand why this is relevant to district volunteers, it's important to be aware these points from Florida statutes:

- Florida Statute 440.02(15)(d)6 addresses the definition of "employee" for workers' compensation purposes. It generally excludes "volunteers" from being considered employees, but there's a key exception: this exclusion does *not* apply to a volunteer worker for the state, or a county, municipality, or other governmental entity.
- Florida Statute 440.02(17)(b) further defines "employment" in a way that includes "employment by the state and all political subdivisions thereof and all public and quasi-public corporations therein, including officers elected at the polls."
 - What this means for special districts: Given that districts are local governmental entities, these statutes indicate that volunteers working for a district *should* be covered by workers' compensation, as well as board members while working in their official capacity.

The definitions of "employee" and "employment" used above is only in the context of workers' compensation coverage in Florida. If your district does not have staff that is directly employed by the district, meaning not through a third party, it may not have any form of workers' compensation coverage. Fortunately, FIA has developed a volunteer workers' compensation coverage option to meet this need.

Operational Strategies: Happy Volunteers, Happy Districts

These are the day-to-day strategies for managing your volunteers effectively. A comprehensive Volunteer Safety Program is a must.

- **Recruitment and Screening:** Implement a process to gather information about volunteers' skills, experience, and any physical limitations. For roles involving supervision, care, and direct interaction with vulnerable populations, such as minors, background checks may be warranted. This could include assisting with youth programs like "camps," or acting as Santa or the Easter Bunny.
- **Clear Job Descriptions:** Provide clear job descriptions for each volunteer role, outlining the tasks, required

skills, time commitment, and reporting structure. This helps volunteers understand their expectations and boundaries. Including this on or as an addendum to volunteer consent forms is a good idea.

- **Training and Orientation:** Provide volunteers with an orientation covering volunteer policies, safety procedures, and emergency protocols. Task-specific training should be provided to ensure volunteers are competent and confident in their assigned duties.
- **Supervision:** Supervisors should be trained on potential hazards and be readily available to answer questions and address concerns. Maintain open communication channels between volunteers and supervisors.
- **Safety Equipment:** Provide what's needed, whether it's vests for a cleanup or gloves for gardening.
- **Volunteer Handbook:** A detailed volunteer handbook outlining policies, procedures, code of conduct, safety guidelines, responsibilities, and prohibited activities is an invaluable resource for both the CDD and its volunteers. Be sure to address guidelines on appropriate clothing, sun protection, hydration, and other potential hazards.
- **HOA Volunteers Working on District Property:** When an HOA or similar entity engages volunteers to work on district property, it's essential to clarify who holds ultimate responsibility for these volunteers. Generally, if the HOA is supervising, leading, or directing the volunteers, then the HOA is responsible for the volunteers' actions, safety, and related insurance.

Minors: Extra Considerations

Volunteers under 18 can be a wonderful asset, but they require extra care.

- Have a clear policy on parental consent and supervision requirements.
- Be mindful of restrictions on working hours, prohibited hazardous occupations, and the need for adequate supervision. Ensure tasks are age-appropriate and match the maturity and physical capabilities of the young volunteers.
- Ensure volunteer policies address appropriate interaction and boundaries when minors work with adults.

Volunteer Agreements and Liability Waivers

To further protect the district and clarify the volunteer relationship, it is highly recommended to utilize both a volunteer agreement and a liability waiver. These forms should clearly define the relationship between the district and the volunteer.

- Outline the scope of volunteer activities.
- Set expectations for both parties.
- Acknowledge the potential risks associated with volunteering.
- Acknowledge the receipt of the volunteer handbook.
- Include a release of liability to protect the district from claims for unintentional injuries or damages.
- Ensure these documents are reviewed by legal counsel to ensure they provide the intended protection.

Conclusion: Volunteers – A Valuable Asset When Managed Wisely

Using volunteers can be a win-win for districts and the community. By understanding the legal and operational aspects, implementing sound risk management practices, and prioritizing safety, districts can create successful volunteer programs that benefit everyone involved.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	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
ASSETS									
Cash	\$ 355,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,990
Investments									
Revenue	-	-	-	256,853	365,308	-	-	-	622,161
Reserve	-	-	-	253,256	205,292	-	-	-	458,548
Prepayment	-	-	-	1,730	15,537	-	-	-	17,267
Construction	-	-	-	-	-	-	421	-	421
Interest	-	-	-	169	47	-	-	-	216
Sinking	-	-	-	69	2	-	-	-	71
Bond redemption	-	-	-	762	121	-	-	-	883
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	124,242	168,087	6,080	9,629	-	-	-	308,038
Due from SRF - single family	3,988	-	-	-	-	-	-	-	3,988
Due from SRF - townhome	915	3,166	-	-	-	-	-	-	4,081
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 390,018</u>	<u>\$ 129,198</u>	<u>\$168,087</u>	<u>\$ 518,919</u>	<u>\$ 595,936</u>	<u>\$ -</u>	<u>\$ 421</u>	<u>\$ 1,400</u>	<u>\$ 1,803,979</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 11,638	\$ 11,541	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,241
Accounts payable - onsite	22,495	14,684	7,455	-	-	-	-	-	44,634
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to general fund	-	3,988	915	-	-	-	-	-	4,903
Due to SRF - single family	124,242	-	3,166	-	-	-	-	-	127,408
Due to SRF - town home	168,087	-	-	-	-	-	-	-	168,087
Due to debt service fund 2019 area two	6,080	-	-	-	-	-	-	-	6,080
Due to debt service fund 2019-A1	9,629	-	-	-	-	-	-	-	9,629
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,486	-	-	-	9,486
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	152	-	-	-	-	-	-	-	152
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>372,323</u>	<u>30,213</u>	<u>18,707</u>	<u>1,310</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>441,625</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	284	-	-	-	284
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>284</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>26,021</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	517,609	586,166	-	-	-	1,103,775
Capital projects	-	-	-	-	-	(4,886)	421	(4,700)	(9,165)
Unassigned	(6,642)	98,985	149,380	-	-	-	-	-	241,723
Total fund balances	<u>(6,642)</u>	<u>98,985</u>	<u>149,380</u>	<u>517,609</u>	<u>586,166</u>	<u>(4,886)</u>	<u>421</u>	<u>(4,700)</u>	<u>1,336,333</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 390,018</u>	<u>\$ 129,198</u>	<u>\$168,087</u>	<u>\$ 518,919</u>	<u>\$ 595,936</u>	<u>\$ -</u>	<u>\$ 421</u>	<u>\$ 1,400</u>	<u>\$ 1,803,979</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,974	\$ 403,366	\$ 428,940	94%
Interest and miscellaneous	-	2,834	-	N/A
Total revenues	<u>5,974</u>	<u>406,200</u>	<u>428,940</u>	95%
Professional & administrative				
Supervisor fees	-	7,320	12,600	58%
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	1,727	19,532	25,000	78%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	666	1,000	67%
Trustee	-	-	10,500	0%
Telephone	17	133	200	67%
Postage	279	1,512	500	302%
Printing & binding	42	333	500	67%
Legal advertising	-	509	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	91	593	5,000	12%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	119	7,979	8,936	89%
Supplies	-	-	300	0%
Total professional & administrative	<u>6,358</u>	<u>82,559</u>	<u>128,293</u>	64%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	5,490	33,546	40,000	84%
Security amenity center	895	6,620	500	1324%
Stormwater management				
Lake maintenance	825	6,600	10,000	66%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	526	1,956	2,000	98%
Electricity	1,050	1,050	5,000	21%
Irrigation supply				
Maintenance contract		219	3,000	7%
Electricity	3,558	24,099	8,000	301%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	17,824	142,917	174,400	82%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	203	5,000	4%
Irrigation repairs	1,620	13,420	2,000	671%
Fertilization & pest control	160	220	-	N/A
Roadway maintenance	-	-	2,500	0%
Janitorial services	-	425	-	N/A
Total field operations	<u>31,948</u>	<u>360,656</u>	<u>265,650</u>	136%
Total expenditures	<u>38,306</u>	<u>443,215</u>	<u>393,943</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	(32,332)	(37,015)	34,997	
Fund balances - beginning	25,690	30,373	140,314	
Fund balances - ending	<u>\$ (6,642)</u>	<u>\$ (6,642)</u>	<u>\$ 175,311</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,915	\$ 264,348	\$ 281,108	94%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>3,915</u>	<u>337,433</u>	<u>281,608</u>	120%
 Single Family Program				
Management	2,330	2,330	30,000	8%
Lifestyles events	9,086	9,536	6,000	159%
Accounting	125	1,000	1,500	67%
Streetlighting electric	945	6,814	6,240	109%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	-	325	21,800	1%
Tree treatment	3,124	3,124	7,160	44%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	4,153	19,943	21,600	92%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	345	7,660	7,500	102%
Electricity	2,235	8,239	15,000	55%
Gate electricity	809	1,927	4,000	48%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	870	8,009	6,000	133%
Sewer/ water/ propane	296	2,515	6,000	42%
Janitorial	1,960	17,603	35,000	50%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	509	1,580	1,200	132%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>26,787</u>	<u>127,842</u>	<u>275,750</u>	46%
 Other fees & charges				
Tax collector	78	5,229	5,856	89%
Total other fees & charges	<u>78</u>	<u>5,229</u>	<u>5,856</u>	89%
Total expenditures	<u>26,865</u>	<u>133,071</u>	<u>281,606</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(22,950)	204,362	2	
Fund balances - beginning	121,935	(105,377)	68,797	
Fund balances - ending	<u>\$ 98,985</u>	<u>\$ 98,985</u>	<u>\$ 68,799</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 MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,335	\$ 90,123	\$ 95,837	94%
Interest and miscellaneous	14,233	14,233	500	2847%
Total revenues	<u>15,568</u>	<u>104,356</u>	<u>96,337</u>	108%
EXPENDITURES				
Town Home Program				
Accounting	63	500	750	67%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	-	17,440	0%
Irrigation water	-	-	500	0%
Plant replacement	5,308	5,308	1,000	531%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,155	10,074	13,600	74%
Repairs and maintenance	-	5,622	2,000	281%
Electricity	915	3,478	6,000	58%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	184	1,328	2,000	66%
Janitorial	625	5,738	10,000	57%
Pressure washing	-	1,500	2,000	75%
Security amenity center	65	501	1,000	50%
Pest control	120	570	1,500	38%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	250	0%
Total town home program	<u>8,435</u>	<u>34,838</u>	<u>94,340</u>	37%
Other fees & charges				
Tax collector	24	1,783	1,997	89%
Total other fees & charges	<u>24</u>	<u>1,783</u>	<u>1,997</u>	89%
Total expenditures	<u>8,459</u>	<u>36,621</u>	<u>96,337</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	7,109	67,735	-	
Fund balances - beginning	142,271	81,645	90,700	
Fund balances - ending	<u>\$ 149,380</u>	<u>\$ 149,380</u>	<u>\$ 90,700</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,639	\$ 245,687	\$ 261,264	94%
Interest	1,947	14,358	-	N/A
Total revenues	<u>5,586</u>	<u>260,045</u>	<u>261,264</u>	100%
EXPENDITURES				
Debt service				
Principal	-	50,000	50,000	100%
Principal prepayment	5,000	5,000	-	N/A
Interest	97,378	196,350	202,088	97%
Total debt service	<u>102,378</u>	<u>251,350</u>	<u>252,088</u>	100%
Other fees & charges				
Tax collector	73	4,860	5,443	89%
Total other fees and charges	<u>73</u>	<u>4,860</u>	<u>5,443</u>	89%
Total expenditures	<u>102,451</u>	<u>256,210</u>	<u>257,531</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(96,865)	3,835	3,733	
Fund balances - beginning	614,474	513,774	504,767	
Fund balances - ending	<u>\$ 517,609</u>	<u>\$ 517,609</u>	<u>\$ 508,500</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 MAY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,763	\$ 389,100	\$ 418,043	93%
Assessment prepayments	-	24,555	-	N/A
Interest	2,343	16,285	-	N/A
Total revenues	<u>8,106</u>	<u>429,940</u>	<u>418,043</u>	103%
EXPENDITURES				
Debt service				
Principal	-	105,000	105,000	100%
Principal prepayment	5,000	30,000	-	N/A
Interest	146,906	296,884	298,519	99%
Total debt service	<u>151,906</u>	<u>431,884</u>	<u>403,519</u>	107%
Other fees & charges				
Tax collector	114	7,696	8,709	88%
Total other fees and charges	<u>114</u>	<u>7,696</u>	<u>8,709</u>	88%
Total expenditures	<u>152,020</u>	<u>439,580</u>	<u>412,228</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	(143,914)	(9,640)	5,815	
Fund balances - beginning	730,080	595,806	590,970	
Fund balances - ending	<u>\$ 586,166</u>	<u>\$ 586,166</u>	<u>\$ 596,785</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u><u>\$ (4,886)</u></u>	<u><u>\$ (4,886)</u></u>

**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 MAY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 10
Total revenues	2	10
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	10
Fund balances - beginning	419	411
Fund balances - ending	\$ 421	\$ 421

**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 MAY 31, 2025**

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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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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

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

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

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

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

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

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

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

63 Mr. Adams stated he would like to open up a forum for any specific thoughts, as several
64 comments were received after the last meeting regarding the proposed Fiscal Year 2026 budget.
65 He responded to questions regarding whether the \$100,000 line of credit is mandatory, the
66 \$21,000 cost of issuance plus \$1,500 for each year of issuance, the landscape line item and how
67 soon the funds can be accessed to cover capital projects.

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

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

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

76

77 **THIRD ORDER OF BUSINESS**

**Discussion: Rental Agreements and Rules
Forms**

78

79

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

85

86 **FOURTH ORDER OF BUSINESS**

**Consideration of Pressure Cleaning
Proposals**

87

88

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

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

93

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

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99 **FIFTH ORDER OF BUSINESS**

Discussion: Sidewalk Repairs

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101 This item was addressed during the Second Order of Business.

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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.

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

138 • **NEXT MEETING DATE: July 14, 2025 at 1:30 PM**

139 ○ **QUORUM CHECK**

140

141 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

142

143 There were no Board Member comments or requests.

144

145 **TENTH ORDER OF BUSINESS**

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

146

147

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

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

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

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

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

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

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

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

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

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

175

176 **ELEVENTH ORDER OF BUSINESS**

Adjournment

177

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>7764 Penrose Place, Wildwood, Florida 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	1:30 PM
November 4, 2024*	Landowners' Meeting & Regular Meeting	1:30 PM
December 9, 2024	Regular Meeting	1:30 PM
January 13, 2025	Regular Meeting	1:30 PM
February 10, 2025	Regular Meeting	1:30 PM
March 3, 2025	Regular Meeting	1:30 PM
March 10, 2025 <i>rescheduled to March 3, 2025</i>	Regular Meeting	1:30 PM
April 14, 2025	Regular Meeting	1:30 PM
May 12, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:30 PM
June 9, 2025	Regular Meeting	1:30 PM
July 14, 2025	Regular Meeting	1:30 PM
August 11, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:30 PM
September 8, 2025	Regular Meeting	1:30 PM

Exceptions

**The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays, respectively.*