

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 14, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

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

**Residents present:**

Phil Borer	Sharyn Fertig	George Michaels	Kailey Lindemann
Laura Borer	Natalie Nahid	Randall Garner	Gene Carmenini
Ken Henin	Anna June Ilic	Robert Martino	Other residents

**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)**

Resident Kailey Lindemann asked why the CDD is considering repurposing unused Bocce Ball courts when the nets at the pickleball courts need to be repaired and adjusted. She expressed concern about the CDD being \$100,000 over budget and asked how much will be budgeted in the

Fiscal Year 2026 budget to engage a Lifestyle Director. Ms. Lindemann stated she emailed Ms. Collins on June 24, 2025 regarding how to add items to the agenda and she never received a response.

Mr. Shaw provided his contact information and stated all requests to add items to the agenda should be emailed to him. He will then confer with the Board about adding the requested item(s) to the agenda and follow up with a response.

### **THIRD ORDER OF BUSINESS**

#### **Continued Discussion: Sidewalk Repairs**

Mr. Davenport recalled inquiries at the last meeting about the sidewalks and aprons and their ownership and maintenance. The CDD owns the rights-of-way (ROWs), which includes the aprons and sidewalks and it is the CDD's responsibility to operate and maintain its property. He explained the differences between what CDDs and HOAs can and cannot do and noted that the HOA can impose responsibilities and restrictions on private lot owners through the HOA Covenants, Conditions, and Restrictions (CC&Rs). He reviewed the language from the CC&Rs for both the Townhomes and Single-Family areas and the clear intent is for individual homeowners to make routine repairs to damaged sidewalks. Typically, the CDD identifies a maintenance issue adjacent to a residential property, informs the HOA, and the HOA asks the resident to make the repairs. If the property owner does not do so, then, according to the language in the CC&Rs, the CDD can have its vendors perform the maintenance and then bill the property owner.

Discussion ensued regarding whether to vote on allowing residents to alter their driveways and aprons, whether to keep this item on the agenda, what the CDD's insurance covers and which entity a lawsuit might be brought against for a sidewalk slip and fall.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, prohibiting residents/property owners from altering the sidewalk or aprons adjacent to their driveways, which are owned by the CDD, was approved.**

**Mr. Adams arrived at the meeting.**

- **Discussion: Repurposing of Unused Bocce Ball Courts**

**This item, previously the Fifth Order of Business, was presented out of order.**

It was noted that residents have been using the bocce ball courts to play cornhole instead of playing on the pool deck.

Discussion ensued regarding whether to prohibit playing cornhole on the pool deck, redirecting players to the bocce ball courts and including a cornhole provision in the Rules.

**On MOTION by Ms. Michaels and seconded by Mr. Smith, with all in favor, prohibiting playing cornhole on the pool deck, and directing District Counsel to include cornhole in the CDD's Rules, was approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **Continued Discussion: Fiscal Year 2026 Proposed Budget**

Mr. Adams distributed a revised proposed Fiscal Year 2026 budget and stated the revisions are highlighted in yellow. He discussed the adjustments in gap funding and repayment amounts, "Mulch" and "Contingencies" line items in the General Fund, "Tree treatment" line item in the Special Revenue Fund (SRF) – Single Family Program, assessment amounts and "Pool maintenance" and "Capital outlay" line items in the SRF – Town Home Program.

Discussion ensued regarding bond interest earnings, pool maintenance, Series 2019 Debt Service Fund, annual \$1,500 revolving line of credit fee, Unassigned fund balances in the Unaudited financials, unforeseen expenditures and whether to take out a \$100,000 loan.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion: Repurposing of Unused Bocce Ball Courts**

This item was addressed following the Third Order of Business.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion: Volunteers**

Mr. Shaw stated he and Ms. Collins met with representatives from Egis, the insurance carrier, regarding recent discussions about using resident volunteers. It will cost an additional \$850 to include volunteer coverage to the CDD's current insurance policy. He recommended adding the coverage to protect the CDD in case anyone is injured while volunteering.

**On MOTION by Mr. Smith and seconded by Ms. Judy, with all in favor, adding an adding “Volunteer coverage” to the CDD’s insurance policy and authorizing the additional \$850 expenditure for the coverage, was approved.**

Discussion ensued regarding the volunteer authorization process and volunteer waivers.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Juniper Landscape Maintenance Agreement**

Mr. Davenport presented the Juniper Landscape Maintenance Agreement in the amount of \$219,507.22 annually. The Agreement lists a standard set of price increases for this fiscal year, over and above what was originally contemplated when the contract was executed several years ago. The services and scopes are unchanged.

Mr. Shaw voiced his opinion that Juniper is reasonably priced compared to other landscapers.

Discussion ensued regarding the total amount, mowing costs, labor and fuel cost increases, deficiencies in Juniper’s service, terminating the Agreement, going through the RFP process to engage a new vendor and sending a letter to Juniper outlining the landscaping issues and Board concerns.

Ms. Collins will compile the Board’s concerns and draft the letter.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, authorizing Staff to send a letter to Juniper addressing the Board and Staff’s landscaping concerns, was approved.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statement as of May 31, 2025**

Mr. Shaw and Ms. Collins responded to questions regarding the “Plant replacement,” “Landscape maintenance” and “Lifestyles events” line items, the billing process, the budget and if the \$5,309 from the Townhomes can be recoded to the insurance proceeds.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.**

**NINTH ORDER OF BUSINESS****Approval of June 9, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the June 9, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport stated he received a demand letter from the attorney representing the Pillars Group relative to the dispute invoices; they have not filed a complaint. The Kutak Rock Litigation Team was alerted and is currently preparing a response. The Board will be updated on any new developments in the matter.

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

There was no report.

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

- **Status Report**

Ms. Collins presented the July Field Operations Status Report and a Juniper proposal to repair the irrigation issues at the Townhomes.

Discussion ensued regarding negotiating a price reduction with Juniper, the markup percentage, risk of losing vegetation if the repairs are not done and establishing a not-to-exceed amount.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Juniper proposal to repair irrigation clocks, in a not-to-exceed amount of \$12,500, was approved.**

Ms. Collins will update the proposal and forward it to District Counsel. Mr. Davenport will draft a work authorization and circulate it for execution.

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

- **NEXT MEETING DATE: August 11, 2025 at 1:30 PM [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Vitalo voiced his belief that the commercial vacant lots near the community are not being maintained and rats have infiltrated the neighborhood and an area on 466A is an eyesore. Ms. Collins stated the CDD is not responsible for the commercial areas nor is it within the CDDs jurisdiction to maintain them. She previously alerted the City of Wildwood Code Enforcement about the issues.

Ms. Williams expressed her opinion that the pet waste station near her house is not being properly maintained and asked which vendor is responsible for maintenance. Ms. Collins stated it is Juniper's responsibility.

**TWELFTH ORDER OF BUSINESS**

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

Resident Phil Borer asked which entity is responsible for issuing violations if residents do not pressure-wash/maintain their sidewalks. Mr. Davenport stated the extent to which the CDD has grounds to take action would depend on the current CC&Rs. He will check and provide an answer at the next meeting.

Discussion ensued regarding the language in the CC&Rs, which entity is responsible for sidewalk crack repairs, sidewalk maintenance definition, trip hazards, a Violations Committee at the Townhomes that handles apron maintenance and the Juniper Agreement.

A resident voiced their belief that, in bigger cities, sidewalk repair costs are shared between the City and the homeowner and suggested the CDD consider a similar process.

Resident Sharyn Fertig asked if the HOA can clean the sidewalks in the townhomes section and bill the property owners. Mr. Davenport stated that the CC&Rs were drafted by the HOA, not the CDD and neither the CDD Board nor CDD Staff has the authority to change the language.

Resident Ken Henom stated he is most interested in the rules for the pools and the ponds. He asked about responsibility for debris removal near the ponds and about rule violations and enforcement.

Mr. Shaw stated the lake maintenance vendor is responsible for debris removal within the ponds. He will find out who should maintain the area outside the ponds.

Mr. Davenport stated the rules are detailed as far as the conduct that is prohibited in the pool area and the rules provide robust enforcement measures for grievous pool violations. He asked if it would be beneficial for him to draft a memo explaining the process. Ms. Judy thinks that is not necessary since those who violate the rules are aware of their actions and do not care.

A resident thinks the pool gate needs to be adjusted and suggested residents note the date and time when reporting pool violations.

Resident Laura Borer asked if a four-way stop sign can be installed at the intersections of Penrose and Spanish Harbor and June and Spanish Harbor. She stated that she is not in favor of the CDD obtaining a loan to address the budget shortfall. It was noted that the City of Wildwood is responsible for installing stop signs.

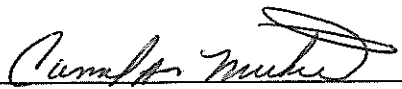
Discussion ensued regarding petitioning the City to install stop signs, the CDD's cash flow issues and building up reserves.

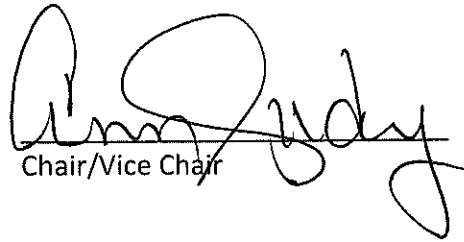
#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:37 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair