

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held Public Hearings and a Regular Meeting on August 11, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present:

Ann Judy
Joseph Vitalo
Gary Smith
Carol Michaels
Ariane Williams

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Antonio Shaw
Chuck Adams
Bennett Davenport
Tammy Collins

District Manager
Wrathell, Hunt and Associates LLC
District Counsel
Onsite Operations Manager

Residents present:

Phil Borer	Jan Siniscalchi
Laura Borer	Natalie Nahid
Kathy Collie	Anna June Ilic
Steve Jackson	Kathy Scheve
Justin Mitchell	Lori Anders

George Michaels	Kailey Lindemann
Randall Garner	Gene Carmenini
Robert Martino	Sheryl Carmenini
Gail Briqlodic	David Shwartz
A. Herring	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 Natalie Nahid asked for an explanation of the information in the mailed notice to property owners. Mr. Adams stated that will be explained later in the meeting.

Resident Justin Mitchell asked if there will be an explanation of the \$78,000 that was spent on the irrigation and if additional quotes were obtained for that project. He stated that the meeting minutes that include this item is not posted on the website, which is a direct violation and voiced his opinion that there is no transparency regarding this almost \$100,000 shortfall. Mr. Shaw explained the \$78,000 was for a drain repair project that was completed and paid for by the Developer. He confirmed that \$30,000 in District funds was expended on a new irrigation, which was unbudgeted, to preserve the landscaping throughout the CDD, and stated the initial price was negotiated down significantly from what was originally quoted. Asked if Staff went out to bid for that project, Mr. Shaw stated there was no bidding and Management recommended using the contracted vendor as they provided a warranty since they maintain the systems. Regarding the minutes, Mr. Shaw stated, to his knowledge, the only minutes that are not posted on the website are the July meeting minutes, which will be confirmed in today's meeting. He provided Mr. Mitchell with his direct contact information so that any other CDD-related questions can be answered.

Resident Kathy Scheve stated, given that Board meetings are held on weekdays, it is difficult for most residents to attend them, and accessing meeting minutes has historically been an issue. Mr. Shaw stated Management is very diligent about posting the minutes; the only minutes that are not accessible are the minutes from last month's meeting. He provided his contact information and urged Ms. Scheve to contact him directly regarding issues with the minutes.

Resident Kaley Loren voiced her concerns alleging that Board Members are possibly violating the Sunshine Law by meeting with Ms. Collins in their homes on the day that the budget will be voted on; she felt that this was inappropriate behavior. Mr. Shaw stated it is accusatory to report that Board Members are discussing CDD business outside of meetings when there is no definite proof and Ms. Collins has designated hours to work for the District and designated hours to work for the Association. Mr. Davenport stated that he previously counseled the Board, on the record numerous times, that they cannot discuss CDD business amongst each other outside of

publicly-noticed meetings and has no proof of anything that would suggest that certain actions taken during the monthly meetings had been pre-decided outside of Board meetings.

Mr. Mitchell thinks there is an appearance of impropriety when Board Members, who are residents, meet with a property Manager, who is not a resident outside of public meetings, and asked for a direct answer on the appropriateness of such a meeting. Mr. Shaw stated Staff has no reason to believe that anything improper took place and it is all accusatory. Mr. Davenport stated any individual can speak to District Counsel or the District Manager individually outside of a public meeting; they cannot speak to each other and that is a black and white issue.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank *(to potentially be provided under separate cover)*

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments and Providing an Effective Date

Mr. Adams presented Resolution 2025-11, and stated the proposed Fiscal Year 2026 budget is unchanged from when it was presented and subsequently adjusted after the last meeting. He reviewed the revolving line of credit related to the appropriation increase in the General Fund for the upcoming year, the appropriation increases in Field Operations, specifically in landscaping and mulch, the Special Revenue Fund Budgets for the Single Family and

Townhome Programs, the Debt Service Fund Budget, the Series 2019 and Series 2019A-1 Amortization Schedules and the Assessment Summary tables.

Discussion ensued regarding the capital outlay in the Single Family and Townhomes, the cost of issuance for the revolving line of credit, the term sheet for the \$100,000 loan, the storm water repairs at \$78,000, if the bonds are in a separate account, scheduling a workshop to discuss bond refinancing matters, the 10-year no-call provision, the increase in the insurance and electricity line items.

Mr. Adams opened the public hearing.

A resident asked about the CDD's plan for a reserve study and commented that adopting another budget without including funds for a reserve study is a disservice to the community, which has been having several repair issues. She voiced her opinion that the CDD will not be able to avoid imposing a huge assessment in the future if a reserve study is not put in place. Mr. Adams stated the CDD is not required, as a governmental entity, to have reserves and discussed the cash shortfall, the initial bonds and the 30-year life span of the infrastructure needing to match up with the 30-year bond issues. He stated that, at some point, it makes sense for the CDD to do a reserve study, which is included in the budget; he hopes the cash position will improve and that the Board is comfortable spending those funds because it is not a requirement and the Board must adhere to the priorities first. He concluded that one of the CDD's goals is to build up the surplus fund balance to an appropriate level for unforeseen expenses such as pool pumps and motors, which are costly.

Resident Phil Borer asked for clarification of the \$78,000 storm water repair costs that came from the Fiscal Year 2025 budget. He asked if the funds were reimbursed by the Developer. Mr. Shaw confirmed that there was a settlement from the Developer and explained that new drainage was installed throughout the District to prevent flooding and push water back into the stormwater system. There were also sod issues that were subsequently resolved, which ended up costing approximately \$3,000. The primary share of the repairs was covered by the Developer.

Mr. Mitchell asked if CDD Staff obtained quotes from other insurance carriers when apprised of the insurance increase and if Staff spoke to the municipality to see if an arrangement could have been made to mitigate the increase in the Electricity line item.

Ms. Scheve stated she does not have an issue with Staff staying with an insurance carrier that has a long history in providing coverage for CDDs and is able to manage major issues.

Mr. Adams closed the public hearing.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with Ms. Judy, Ms. Michaels, Ms. Williams and Mr. Smith, in favor, and Mr. Vitalo dissenting, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments and Providing an Effective Date, was adopted (Motion passed 4-1).

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-12, also known as the “Assessment Levying” resolution, which takes into consideration the budget that was just adopted, the assessment levels contained therein and revenue needs. It directs the Manager to finalize a lien roll and transmit it to the Tax Collector’s office for placement of the assessments on the property tax bill for dissemination in early November.

Mr. Adams opened the Public Hearing.

In response to Mr. Vitalo's question regarding the \$100,000, Mr. Adams explained that it is accounted for in the budget and the Board will determine when and if those funds will be utilized at a future meeting.

In response to Ms. Nahid's question, Mr. Adams stated the cumulative increase in the single-family 50' is \$210 per unit year-over-year; going from \$3,093.48 to \$3,303.72. In the single-family 40', the cumulative increase is approximately \$170 per unit year-over-year; going from \$2,934.58 to \$3,105.09. In the Townhomes, the increase is \$103 per unit year-over-year; going from \$2,048.13 to \$2,151.80.

Mr. Adams closed the Public Hearing.

On MOTION by Ms. Judy and seconded by Mr. Smith, with Ms. Judy, Mr. Smith, Ms. Williams and Ms. Michaels, in favor, and Mr. Vitalo dissenting, Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted (Motion passed 4-1).

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Adopting Goals, Objectives and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date

A. Infrastructure and Facilities Maintenance

Mr. Shaw presented Resolution 2025-13. He called attention to the Performance Measures and Standards/Annual Reporting Form and stated the District Engineer confirms that the infrastructure within the District has met their standards.

Discussion ensued regarding the Engineer's report in relation to the CDD's infrastructure, the goals and objectives for the Fiscal Year 2025 and Fiscal Year 2026, Statute requirements regarding the reports and State oversight.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2025-13, Adopting Goals, Objectives and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE –
THE REMAINING MINUTES TRANSCRIBED FROM THE MEETING NOTES**

SEVENTH ORDER OF BUSINESS

**Consideration of Waiver and Release of
Liability for Volunteer Services**

Mr. Shaw presented the Waiver and Release of Liability for Volunteer Services.

Mr. Shaw will forward the waiver to all Board members and include all members to the policy to be listed as volunteers.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Waiver and Release of Liability for Volunteer Services, was approved.

EIGHTH ORDER OF BUSINESS

**Continued Discussion/Consideration of
Juniper Landscape Maintenance
Agreement**

The Board agreed that Juniper has corrected their issues and were comfortable moving forward with the Juniper contract.

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the new Juniper Landscape Maintenance, as presented, was approved.

NINTH ORDER OF BUSINESS

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

Mr. Shaw presented the Unaudited Financial Statement as of June 30, 2025.

Ms. Judy motioned to accept the financials.

Ms. Williams questioned why the “Lifestyle” line item was overbudget.

Mr. Shaw will pull the records and present his findings at the next meeting.

This item was tabled.

TENTH ORDER OF BUSINESS**Approval of July 14, 2025 Regular Meeting Minutes**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the July 14, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP****B. District Engineer: Morris Engineering and Consulting, LLC**

There were no reports from District Counsel or the District Engineer.

C. Field Operations Manager: RealManage, LLC

- **Status Report**

The August Field Operations Status Report was included for informational purposes.

- **Consideration of Element Services Solutions Proposal #10447 [Pool Tile Repair]**

Ms. Collins presented the Element Services Solutions Proposal #10447.

Mr. Shaw questioned if this was a liability and recommended placing cones in the pool area until the repairs are made to deter residents from the area.

Ms. Collins stated that will be done today.

On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, Element Services Solutions Proposal #10447 for Pool Tile Repair, in the amount of \$2,139, was approved.

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

- **NEXT MEETING DATE: September 8, 2025 at 1:30 PM**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Member comments or requests.

THIRTEENTH ORDER OF BUSINESS

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

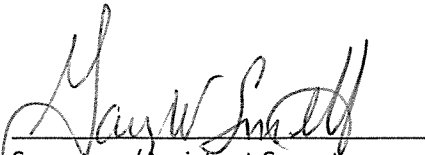
The public comments made were not captured.

FOURTEENTH ORDER OF BUSINESS

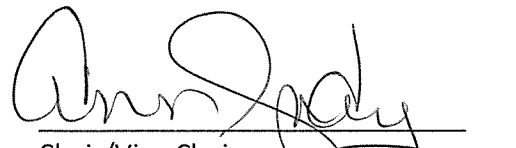
Adjournment

<p>On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting adjourned at 3:07 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair