

# **BEAUMONT**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 8, 2025**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**

August 29, 2025

Board of Supervisors  
Beaumont Community Development District

**ATTENDEES:**

Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on September 8, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items: 3 Minutes Per Speaker*)
3. 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
4. Acceptance of Unaudited Financial Statements as of July 31, 2025
5. Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes
6. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - I. Status Report
    - II. Consideration of Proposals
      - Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement]
      - Doggy Duty Proposal
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 13, 2025 at 1:30 PM

- QUORUM CHECK

SEAT 1	CAROL ANN MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSEPH A VITALO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests
8. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
9. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114 or Antonio Shaw at 352-910-1477.

Sincerely,



Chuck Adams  
District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 5494071**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

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**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 8th day of September, 2025.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**



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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 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
<b>ASSETS</b>									
Cash	\$ 201,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,754
Investments									
Revenue	-	-	-	282,090	404,846	-	-	-	686,936
Reserve	-	-	-	254,907	206,630	-	-	-	461,537
Prepayment	-	-	-	1,741	15,639	-	-	-	17,380
Construction	-	-	-	-	-	-	423	-	423
Interest	-	-	-	170	209	-	-	-	379
Sinking	-	-	-	70	2	-	-	-	72
Bond redemption	-	-	-	765	123	-	-	-	888
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,230	-	-	-	-	-	-	-	1,230
Due from general fund	-	88,197	156,810	12	18	-	-	-	245,037
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 230,878</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 539,755</u>	<u>\$ 627,467</u>	<u>\$ -</u>	<u>\$ 423</u>	<u>\$ 1,400</u>	<u>\$ 1,649,886</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	\$ 121	\$ 3,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,548
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to SRF - single family	88,197	-	3,166	-	-	-	-	-	91,363
Due to SRF - town home	156,810	-	-	-	-	-	-	-	156,810
Due to debt service fund 2019 area two	12	-	-	-	-	-	-	-	12
Due to debt service fund 2019-A1	18	-	-	-	-	-	-	-	18
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,773	-	-	-	9,773
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	122	-	-	-	-	-	-	-	122
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>275,280</u>	<u>3,427</u>	<u>10,275</u>	<u>1,310</u>	<u>9,773</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>309,651</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>25,737</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	538,445	617,694	-	-	-	1,156,139
Capital projects	-	-	-	-	-	(4,886)	423	(4,700)	(9,163)
Unassigned	(68,739)	89,726	146,535	-	-	-	-	-	167,522
Total fund balances	<u>(68,739)</u>	<u>89,726</u>	<u>146,535</u>	<u>538,445</u>	<u>617,694</u>	<u>(4,886)</u>	<u>423</u>	<u>(4,700)</u>	<u>1,314,498</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 230,878</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 539,755</u>	<u>\$ 627,467</u>	<u>\$ -</u>	<u>\$ 423</u>	<u>\$ 1,400</u>	<u>\$ 1,649,886</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 19	\$ 432,653	\$ 428,940	101%
Interest and miscellaneous	100	3,110	-	N/A
Total revenues	<u>119</u>	<u>435,763</u>	<u>428,940</u>	102%
 <b>Professional &amp; administrative</b>				
Supervisor fees	861	10,119	12,600	80%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	3,411	22,943	25,000	92%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	10	1,675	500	335%
Printing & binding	42	417	500	83%
Legal advertising	1,277	1,787	1,500	119%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	87	752	5,000	15%
Website				
Hosting & maintenance	705	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	8,564	8,936	96%
Supplies	-	-	300	0%
Total professional & administrative	<u>10,493</u>	<u>106,944</u>	<u>128,293</u>	83%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	5,490	39,036	40,000	98%
Security amenity center	894	8,410	500	1682%
Stormwater management				
Lake maintenance	825	8,250	10,000	83%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	8,750	2,000	438%
Electricity	353	3,358	5,000	67%
Irrigation supply				
Maintenance contract	2,454	2,673	3,000	89%
Electricity	516	27,323	8,000	342%
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	18,292	179,033	174,400	103%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	5,909	6,112	5,000	122%
Irrigation repairs	-	13,420	2,000	671%
Fertilization & pest control	-	220	-	N/A
Roadway maintenance	1,540	1,540	2,500	62%
Janitorial services	-	425	-	N/A
Total field operations	<u>36,273</u>	<u>427,931</u>	<u>265,650</u>	161%
Total expenditures	<u>46,766</u>	<u>534,875</u>	<u>393,943</u>	136%
 Excess/(deficiency) of revenues over/(under) expenditures	 (46,647)	 (99,112)	 34,997	
 Fund balances - beginning	 (22,092)	 30,373	 140,314	
Fund balances - ending	<u><u>\$ (68,739)</u></u>	<u><u>\$ (68,739)</u></u>	<u><u>\$ 175,311</u></u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 12	\$ 283,541	\$ 281,108	101%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>12</u>	<u>356,626</u>	<u>281,608</u>	127%
<b>Single Family Program</b>				
Management	-	2,330	30,000	8%
Lifestyles events	-	9,536	6,000	159%
Accounting	125	1,250	1,500	83%
Streetlighting electric	930	8,771	6,240	141%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	-	325	21,800	1%
Tree treatment	-	3,124	7,160	44%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	12,252	2,500	490%
Pool maintenance	2,534	24,765	21,600	115%
Gym equipment- PM	-	1,636	1,000	164%
Repairs and maintenance	920	8,796	7,500	117%
Electricity	943	9,182	15,000	61%
Gate electricity	339	2,266	4,000	57%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	870	10,177	6,000	170%
Sewer/ water/ propane	353	2,866	6,000	48%
Janitorial	-	17,603	35,000	50%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	2,158	3,500	62%
Pest control	-	1,580	1,200	132%
Permits/licenses	275	275	750	37%
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>7,289</u>	<u>155,910</u>	<u>275,750</u>	57%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,613	5,856	96%
Total other fees & charges	-	5,613	5,856	96%
Total expenditures	<u>7,289</u>	<u>161,523</u>	<u>281,606</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(7,277)	195,103	2	
Fund balances - beginning	97,003	(105,377)	68,797	
Fund balances - ending	<u>\$ 89,726</u>	<u>\$ 89,726</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4	\$ 96,666	\$ 95,837	101%
Interest and miscellaneous	-	14,233	500	2847%
Total revenues	<u>4</u>	<u>110,899</u>	<u>96,337</u>	115%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	625	750	83%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	975	17,440	6%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,305	12,912	13,600	95%
Repairs and maintenance	-	10,085	2,000	504%
Electricity	354	3,832	6,000	64%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	165	1,493	2,000	75%
Janitorial	-	5,738	10,000	57%
Pressure washing	-	1,500	2,000	75%
Security amenity center	63	563	1,000	56%
Pest control	-	570	1,500	38%
Permits/licenses	275	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	5,308	22,300	24%
Reserve study	-	-	250	0%
Total town home program	<u>2,225</u>	<u>44,095</u>	<u>94,340</u>	47%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,914	1,997	96%
Total other fees & charges	-	1,914	1,997	96%
Total expenditures	<u>2,225</u>	<u>46,009</u>	<u>96,337</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(2,221)	64,890	-	
Fund balances - beginning	148,756	81,645	90,700	
Fund balances - ending	<u>\$ 146,535</u>	<u>\$ 146,535</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 11	\$ 263,525	\$ 261,264	101%
Interest	1,656	17,713	-	N/A
Total revenues	<u>1,667</u>	<u>281,238</u>	<u>261,264</u>	108%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	196,350	202,088	97%
Total debt service	<u>-</u>	<u>251,350</u>	<u>252,088</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,217	5,443	96%
Total other fees and charges	<u>-</u>	<u>5,217</u>	<u>5,443</u>	96%
Total expenditures	<u>-</u>	<u>256,567</u>	<u>257,531</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,667	24,671	3,733	
Fund balances - beginning	<u>536,778</u>	<u>513,774</u>	<u>504,767</u>	
Fund balances - ending	<u><u>\$ 538,445</u></u>	<u><u>\$ 538,445</u></u>	<u><u>\$ 508,500</u></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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 18	\$ 417,352	\$ 418,043	100%
Assessment prepayments	-	24,555	-	N/A
Interest	1,899	20,127	-	N/A
Total revenues	<u>1,917</u>	<u>462,034</u>	<u>418,043</u>	111%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	-	30,000	-	N/A
Interest	-	296,884	298,519	99%
Total debt service	<u>-</u>	<u>431,884</u>	<u>403,519</u>	107%
<b>Other fees &amp; charges</b>				
Tax collector	-	8,262	8,709	95%
Total other fees and charges	<u>-</u>	<u>8,262</u>	<u>8,709</u>	95%
Total expenditures	<u>-</u>	<u>440,146</u>	<u>412,228</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	1,917	21,888	5,815	
Fund balances - beginning	615,777	595,806	590,970	
Fund balances - ending	<u>\$ 617,694</u>	<u>\$ 617,694</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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 12
Total revenues	<u>1</u>	<u>12</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	12
Fund balances - beginning	422	411
Fund balances - ending	<u><u>\$ 423</u></u>	<u><u>\$ 423</u></u>

**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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<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**

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	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	Jan Siniscalchi	George Michaels	Kailey Lindemann
Laura Borer	Natalie Nahid	Randall Garner	Gene Carmenini
Kathy Collie	Anna June Ilic	Robert Martino	Sheryl Carmenini
Steve Jackson	Kathy Scheve	Gail Briqlodic	David Shwartz
Justin Mitchell	Lori Anders	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)**

42 Resident Natalie Nahid asked for an explanation of the information in the mailed notice  
43 to property owners. Mr. Adams stated that will be explained later in the meeting.

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

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

64 Resident Kaley Loren voiced her concerns alleging that Board Members are possibly  
65 violating the Sunshine Law by meeting with Ms. Collins in their homes on the day that the budget  
66 will be voted on; she felt that this was inappropriate behavior. Mr. Shaw stated it is accusatory  
67 to report that Board Members are discussing CDD business outside of meetings when there is no  
68 definite proof and Ms. Collins has designated hours to work for the District and designated hours  
69 to work for the Association. Mr. Davenport stated that he previously counseled the Board, on the  
70 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

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

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

110 **Mr. Adams opened the public hearing.**

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

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

129 Mr. Mitchell asked if CDD Staff obtained quotes from other insurance carriers when  
130 apprised of the insurance increase and if Staff spoke to the municipality to see if an arrangement  
131 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.

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

235 This item was tabled.

236

237 **TENTH ORDER OF BUSINESS**

**Approval of July 14, 2025 Regular Meeting  
Minutes**

238

239

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

242

243

244 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

245

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

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

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

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

250 • **Status Report**

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

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

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

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

256 Ms. Collins stated that will be done today.

257

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

261

262

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

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

265 ○ **QUORUM CHECK**

266

267 **TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

268

269 There were no Board Member comments or requests.

270

271 **THIRTEENTH ORDER OF BUSINESS****Public Comments (Non-Agenda Items: 3  
Minutes Per Speaker)**

272

273

274 The public comments made were not captured.

275

276 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

277

278 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the**  
279 **meeting adjourned at 3:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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292 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**CI**



TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: September 8, 2025  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper is cutting and trimming every week and working to contain weeds.
- SECO- damaged front entrance areas by Penrose Gates and entrance by Sundance Apartments. Once work is completed SECO claims will be out to assess damage for repair. All entrance landscape on hold until work completed-Seco continues to work in area. Getting bids together to send to SECO
- Dog Stations: Board wanted another bid to have stations cleaned out. Attached

## **IRRIGATION:**

- Irrigation in Townhomes has been repaired.

## **GATES:**

- Gates -Penrose gate not closing Guardian coming out to correct
- Walking gates need repair- Element to provide Bid
- Fence- Element bid

## **CLUBHOUSE:**

- Cleaning company- CSS continues to clean Mon, Wed and Friday
- Element provided bid to have hinges replaced at clubhouse door.

## **SIGNS**

- Yeld sign On order
- Animal signs Installed
- Ordered White arrow sign for round about
- Ordered additional kids at play sign, and speed limit signs.

## **POOL:**

- Townhomes need additional railing to prevent entry by reaching over. Element sending bid
- Townhome pool has pavers need additional repairs
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until Nov 2025

**INSURANCE CLAIMS:**

- Townhome Wall- Completed

**LIGHTS:**

- Maddy Electric scheduled to come back out the week -waiting for Maddie update

**TOWING**

- Towing on going

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**CII**

**Proposal For**

**Beaumont CDD**  
270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

**Location**

**Common Areas**  
Wildwood, FL

Bathroom Door - Hinge Replacement

**Terms**  
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<b>General Maintenance</b> Furnish and install the following hardware for the pool deck door pair:  (1) Ball Bearing Hinge (1) Heavy-Duty Hinge	1	\$ 2,027.00	\$ 2,027.00

2811 W. State Road 434  
Longwood, FL 32779

*TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.*

*Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.*

*Photo/Video Release: ESS may take photo's and/or video of customers project to be used in ESS marketing & advertising materials.*

*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

SUBTOTAL	\$ 2,027.00
TOTAL	\$ 2,027.00

Signature

x

Date:

Please sign here to accept the terms and conditions

## Photos

---



2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779

**Proposal #10691**

Created: 08/20/2025

From: Gavin Sederopoulos



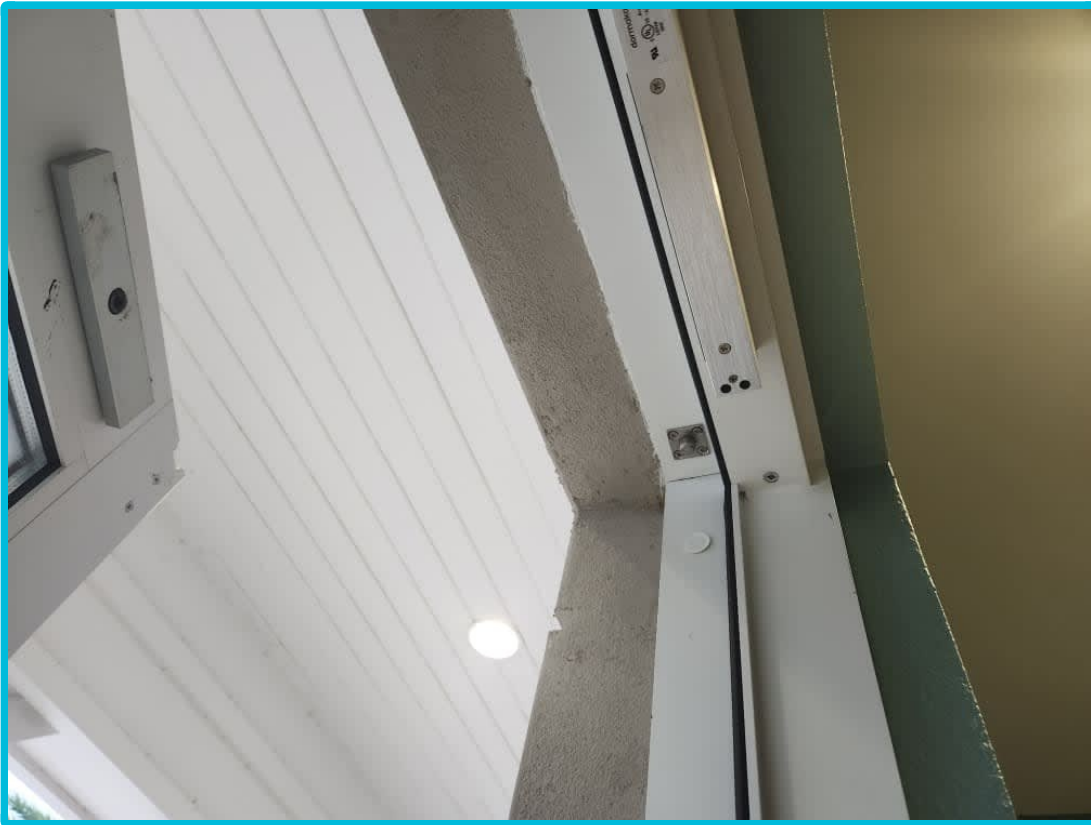


2811 W. State Road 434  
Longwood, FL 32779

Proposal #10691

Created: 08/20/2025

From: Gavin Sederopoulos





### PROPOSAL

Association: BEAUMONT CDD c/o Realmanage

#### DOGGY DUTY CONTACT INFO:

Phone: (863) 399-5176

Email: doggydutypro@gmail.com

### DESCRIPTION OF SERVICES:

- **Twice Weekly** emptying and refill of approximately **11 pet waste stations**.
- Double-bagging dog waste as per EPA standards.
- Monthly invoicing, pro-rated for the first month.

### SERVICES STANDARDS:

These services are designed to maintain cleanliness, functionality, and operational efficiency of all dog waste stations serviced under this Agreement.

- **Twice Weekly** emptying of dog waste stations.
- Removal of all waste within a six-foot radius of each waste station.
- Restocking of dog poop bag dispensers, as needed (**bags invoiced separately on a monthly basis**).
- Inventory management of all supplies related to the service.
- Ensuring continuous functionality and maintenance of all stations.
- Depending on the needs of the community, we offer weekly/biweekly/thrice weekly services.

### COSTS:

- **\$10 Per Station: 11 Stations; Per Visit; Service Twice Per Week**
- No additional charge for safely transporting the waste to the landfill for processing.
- Replacement of Dispenser Bags: (**200-count roll**): **\$8.50 per roll**
- Hand Sanitizer Refills: **\$2.50 per refill** (lasts about **2 months**, depending on usage).
- Total monthly service cost: **\$880 per month**.

### ADDITIONAL SERVICES:

- **New dog waste stations: \$349 each, service includes both the station and installation.**
- Our stations come with a **lifetime warranty**, ensuring long-term reliability.
- Storm prep and cleanup
- Signage and Notice board installation
- Minor maintenance and repairs
- Outdoor seating installation



**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>7764 Penrose Place, Wildwood, Florida, 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	1:30 PM
November 17, 2025	Regular Meeting	1:30 PM
December 8, 2025	Regular Meeting	1:30 PM
January 12, 2026	Regular Meeting	1:30 PM
February 9, 2026	Regular Meeting	1:30 PM
March 9, 2026	Regular Meeting	1:30 PM
April 13, 2026	Regular Meeting	1:30 PM
May 11, 2026	Regular Meeting	1:30 PM
June 8, 2026	Regular Meeting	1:30 PM
July 13, 2026	Regular Meeting	1:30 PM
August 10, 2026	Regular Meeting	1:30 PM
September 14, 2026	Regular Meeting	1:30 PM