

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on November 17, 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  
Maritza Stonebreaker

District Manager  
Wrathell Hunt and Associates LLC (WHA)  
District Counsel  
Onsite Operations Manager  
Auditor

**Residents present:**

Phil Borer  
Joan Herring

Kathy Scheve  
Gene Carmenini

George Michaels  
Jon Thompson

Natalie Nahid  
Other residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Smith, Vitalo and Michaels were present. Supervisor Williams was not present at roll call.

**SECOND ORDER OF BUSINESS**

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

Resident Kathy Scheve read the following statement into the record:

"I am respectfully requesting that the September 2025 meeting minutes be amended to reflect my actual comments, which were limited to the recording information that was represented at the HOA meeting and I asked whether the CDD was evaluating fiber infrastructure. To be clear, I never said that the Townhomes had fiber installed nor if any kind of decision had been made regarding communication services within Beaumont North. And if you

read the September minutes, it says that ‘Ms. Scheve stated that DR Horton already installed fiber optic internet in the Townhomes and the HOA is switching from cable to fiber; she asked what the CDD’s involvement was.’”

Ms. Scheve asked the Board to make the correction to the September minutes.

Mr. Shaw asked if the Board is amenable to amending the September minutes per Ms. Scheve’s request. The Board Members replied affirmatively. Asked about the proper procedure to amend the September minutes, which were approved in October, Mr. Davenport stated the meeting minutes from September can be amended by incorporating the comments that were just referenced. The disputed statement can be changed to “Ms. Scheve inquired about the CDD’s role in the installation of fiber optics in the community.” Mr. Davenport stated that the September minutes can be re-presented for Board approval at the December meeting.

**Supervisor Williams joined the meeting at 1:34 p.m.**

**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**

Ms. Judy asked about unavailable revenues on Page 24. She acknowledged that the Developer paid the CDD \$97,422 and asked if the CDD paid the Developer the \$40,798 that was owed to them. She appreciates the Management Letter but disagrees with the statement; “Current Status: The finding was corrected in the current year.” on Page 35. She asked who monitors the invoices to make sure the CDD does not go over budget. Mr. Shaw stated that District Management monitors the budget based on the CDD’s expenditures. Ms. Judy voiced her opinion that District Management did not compare the Lifestyles invoices to what was budgeted. Mr. Shaw explained that, based on the response that was sent to the Board, compared to when the funds were expended and when it was presented to District Management, the funds were spent 90 days prior to the last expenditure. Ms. Judy stated she does not trust that the invoices being presented for payment are being accurately logged and accounted for because of the recurring missing invoices in the Unaudited Financials.

Ms. Stonebreaker stated, in the Audit Report, that specific portion of the Management Letter addresses that there was a finding in the Fiscal Year 2023 Audit Report because total expenditures exceeded the budget, which was subsequently corrected. She explained that the

current Fiscal Year 2024 budget versus actual comparisons, on Pages 16 and 17, reflects that the District did not exceed the budget for the two years, making it compliant with Florida Statutes, which is what the statement “The finding was corrected in the current year.” relates to. So, as far as specific invoices go, the Board should discuss them with District Management and, as far as the audit goes, the Fiscal Year 2023 finding was corrected.

Mr. Vitalo asked if the auditors just look at the final numbers in the budget or if they review the invoices and the processes that accounting goes through when coming to their findings. Ms. Stonebreaker stated different testing procedures are followed in different sections; the testing looks at different areas. Invoices are being looked at but, as far as this particular finding, this is making sure that the District is compliant with Florida Statutes in respect of total expenditures not exceeding the budget. Asked if the tests include matching the invoices in the timeline, specifically when an invoice is received to when a check is cut, Ms. Stonebreaker stated Auditors check to see if invoices are paid within the proper period and, if they are payable, that they are properly presented as a payable, thus ensuring that the individual line items on the financial statements are materially correct. Asked if invoices from the Fiscal Year 2023 budget are reflected/paid in the 2024 budget and if invoices in the Fiscal Year 2024 budget that were not paid will have to be paid in Fiscal Year 2025, Ms. Stonebreaker stated the testing is of adequate payables at year end; the answer is yes. Mr. Vitalo asked if the current Report shows that everything done in 2024 was paid and applied to the Fiscal Year 2024 budget and will not be carried into Fiscal Year 2025, Ms. Stonebreaker stated, from the items that were tested, that is materially correct. Mr. Vitalo voiced his opinion that the 2025 unaudited financials will be a disaster because, just this past month one-third of the budget was paid out.

Ms. Williams stated the Board is limited and expressed her opinion that the Board should consider becoming more involved by appointing a Supervisor to oversee the accounting process.

Mr. Shaw suggested allowing Ms. Stonebreaker to present her Report and address the questions pertaining to District Management after that.

Ms. Stonebreaker responded to Mr. Vitalo’s questions about capital asset depreciation, debt service, operating costs, deficiencies and what justifies a finding. Regarding the finding, Ms. Stonebreaker stated if there is a budget for an item but no actual expense, it does not justify a finding.

Asked about the consequences if the Board does not approve the audit, Mr. Davenport stated to not accept the financial Audit Report would be detrimental to the District. He suggested

approval of the Audit Report and then discussing items that might need to be corrected in terms of how the CDD's finances are managed when that agenda item comes up.

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

**On MOTION by Ms. Judy and seconded by Mr. Smith, with Ms. Judy, Mr. Smith, Ms. Michaels and Ms. Williams in favor and Mr. Vitalo dissenting, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted. (Motion passed 4-1)**

Ms. Stonebreaker left the call.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Adopting an Amended General Fund Budget for Fiscal Year 2024/2025, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date**

Mr. Shaw presented Resolution 2026-02 and read the title.

Ms. Michaels stated she would like to have more time to review the amended budget.

Mr. Davenport explained that the purpose of amending the budget is to bring the budget expenditures in line with the actuals. It is just a formality and the purpose of doing this is to help avoid a finding in the annual audit.

Discussion ensued regarding the Amended Fiscal Year 2025 budget, when and how many times a budget can be amended in a fiscal year, three consecutive years of nonpayment to a certain vendor, how the unaudited financial statements are produced, the actuals, outstanding invoices, re-coded items, capital outlay, unforeseen expenditures that caused the CDD to go overbudget, the \$30,000 RealManage invoice, the increase in the "Postage" line item, pool maintenance costs, a loan not being granted, tabling the Resolution and reducing the contingency amount from \$50,000 to \$10,000.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with Mr. Vitalo, Ms. Judy, Mr. Smith and Ms. Williams in favor and Ms. Michaels dissenting, Resolution 2026-02, Adopting an Amended General Fund Budget for Fiscal Year 2024/2025, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date, subject to reducing the contingency fund from \$50,000 to \$10,000, was adopted. (Motion passed 4-1)**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sumter County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Shaw presented Resolution 2026-03 and read the title.

Mr. Davenport stated Seats 2 and 3, currently held by Ms. Williams and Mr. Smith, respectively, will be up for election in the 2026 General Election. This Resolution declares the seats that will be up for election and instructs the Supervisor of Elections to conduct the election for the CDD. He discussed eligibility, the General Election process and the Landowner election. He will provide additional information as the candidate qualifying period approaches.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sumter County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Shaw presented the Request for Proposals (RFP) for Annual Audit Services.

Mr. Adams and Mr. Davenport responded to questions regarding why the audit was delayed, soliciting proposals, the RFP process, advertising costs, District Management's opinion of the current auditor and the need to appoint an Audit Committee.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, appointing the Board Members as the Audit Committee, was approved.**

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, recessing the Regular Meeting and commencing the Audit Committee Meeting, was approved.**

Mr. Davenport stated it is necessary to put forth a motion to approve the RFP for Annual Audit Services, the instructions to proposers and the Evaluation Criteria, along with advertising.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the RFP for Annual Audit Services, including the instructions and Evaluation Criteria; and authorizing Staff to advertise, were approved.**

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, terminating the Audit Committee Meeting and reconvening the Regular Meeting, was approved.**

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of September 30, 2025**

**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, the Unaudited Financial Statements as of September 30, 2025, were accepted. (Motion passed 4-1)**

**EIGHTH ORDER OF BUSINESS****Approval of October 13, 2025 Regular Meeting and Attorney-Client Session Minutes**

Mr. Davenport stated that the Attorney-Client Session was off the record and the minutes are exempt from public record requests and Sunshine Law in particular with regard to the Attorney-Client Session. The transcript was prepared by a court reporter, is in the possession of District Management and will be made public at the conclusion of the lawsuit.

**On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the October 13, 2025 Regular Meeting and Attorney-Client Session Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Discussion: Lifestyle Manager Position**

Mr. Shaw stated the previous Lifestyle Manager resigned from the position in April 2025. The position remains open and it is up to the Board to fill it.

Discussion ensued regarding the salary amount, budget, whether to allow a resident committee to plan events, how the events will be funded, how other CDDs fund lifestyle events, transferring funds to a debit card account and whether to eliminate the Lifestyle position.

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, authorizing Staff to open a separate checking account and providing Ms. Collins with a debit card to be used for emergency expenditures and future lifestyle events, was approved.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, temporary suspension of the Lifestyle Manager position and directing District Counsel to amend the RealManage contract accordingly, and authorizing the Chair to execute the revised contract, was approved.

**TENTH ORDER OF BUSINESS****Discussion: District Credit Card**

This item was addressed during the Ninth Order of Business.

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

Mr. Davenport stated he previously circulated the motion to dismiss that his firm filed with the Court, at which time the lawsuit was opposed and noted that, to date, no hearing has been scheduled on that motion. He will apprise the Board of any changes and/or substantial updates as developments arise.

Mr. Davenport reminded the Board Members to complete the required four hours of ethics training by the December 31, 2025.

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

There was no report.

**C. Field Operations Manager: RealManage, LLC****I. Status Report**

Ms. Collins presented the November Field Operations Status Report.

Discussion ensued regarding the streetlight repairs, solar lights, Seco and Maddy Electric.

Ms. Collins and Mr. Shaw will find out if Seco is willing to take over the CDD's lights.

**II. Consideration of Proposals**

Ms. Collins presented the following proposals:

- **Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement]**

Total Cost: \$2,027. This item was not approved.

- **Doggy Duty Proposal**

Monthly cost: \$880 per month. This item was not approved.

The consensus was to have Juniper maintain the pet waste stations.

- **Juniper Landscaping of Florida, LLC Proposal No. 364127 [Mulching Common Area]**

Total cost: \$45,768 – This item was not approved.

This item was tabled to the January 2026 meeting.

- **Mandy Electric, Inc. Estimate for Streetlight Electrical Repairs**

Total cost: \$22,635. This item was not approved.

- **ProCare Pool Service, Inc. Estimates**

- **#3892 Pool Filter and Pump Seal**

Total cost: \$1,122.00

- **#3884 Pool Heaters Repairs and Replacements**

Total cost: \$27,232.20

These items were not approved.

### **III. District Manager: Wrathell, Hunt and Associates, LLC**

Mr. Shaw stated it will be necessary to advertise an RFP for landscaping.

Discussion ensued regarding the landscaper RFP timing.

The consensus was to include the Landscaper RFP on the January agenda.

- **NEXT MEETING DATE: December 15, 2025 at 1:30 PM [Audit Committee Meeting and Regular Meeting]**

- **QUORUM CHECK**

### **TWELFTH ORDER OF BUSINESS**

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

Resident Phil Borer recalled a previous discussion about the traffic on Spanish Harbor and it was suggested that residents in the single-family area adopt a resolution to do more to control speeding on Spanish Harbor. He asked about the feasibility of installing a four-way sign on Penrose and Spanish Harbor and a stop sign on June and Spanish Harbor.

Discussion ensued regarding posting an additional 25 miles per hour sign on June and asking the City to install stop signs on Spanish Harbor.



Ms. Scheve stated she would like to see more reporting capability from Staff and commented on workflows, adding metrics to contracts and the debit card.

Resident Jon Thompson commended the Board for their hard work and stated that he appreciates how they fight for the residents. He suggested establishing a volunteer planning committee, a dashboard for the invoices, constructing a playground and a walking trail. He requested heavier weights in the gym.

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

There were no Board Members' comments or requests.

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

<b>On MOTION by Mr. Vitalo and seconded by Mr. Smith with all in favor, the meeting adjourned at 4:03 p.m.</b>
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair