

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting and Audit Committee Meeting on December 15, 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 (via telephone)	Wrathell Hunt and Associates
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Natalie Nahid	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:32 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

Mr. Davenport presented the following:

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

Mr. Shaw responded to questions regarding when the Infrastructure and Facilities inspection took place, why the Report is not dated, when the Report was forwarded to the Board and if Staff walked the property with the District Engineer.

Discussion ensued regarding the goals and objective statutory requirement, improving communications with residents, the newsletter and ratifying the Fiscal Year 2025 Report to include the inspection date on the Report.

The following items will be requirements on the future Goals and Objectives Reports:

- The District Engineer will include the completion date of the annual inspection in the Report.
- The District Engineer will let Staff know if they can participate in the annual inspection.
- District Management will add a goal to forward a minimum of two communications to residents, under "Communications and Engagement".

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Fiscal Year 2025 Goals & Objectives Reporting, as amended to include the date of the Report, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended to include the items specified, were approved.

FOURTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

FIFTH ORDER OF BUSINESS

Review of Responses to Request for
Proposals (RFP) for Annual Audit Services

- A. **Affidavit of Publication**
- B. **RFP Package**

These items were included for informational purposes.

C. Respondent(s)**I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$7,000 for the year ended September 30, 2025, plus an additional \$1,400 with bond issuance.

II. Grau & Associates

Bid: \$4,000 for Fiscal Year 2025, \$4,100 for Fiscal Year 2026 and \$4,200 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Davenport stated the Board, sitting as the Audit Selection Committee, can individually score each of the respondents in each of the categories or collectively score the respondents, with Staff. The Board opted to score the respondents jointly.

The Audit Selection Committee and Staff completed the Auditor Evaluation Matrix.

Mr. Shaw tabulated the scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	86.4 Points

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own scores and ranking, was approved.

SIXTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

SEVENTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, awarding the Annual Audit Services Contract to Grau & Associates, the #1 ranked

respondent to the RFP for Annual Audit Services, and authorizing Staff to engage Grau & Associates and prepare the necessary documents, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Sun Kool Air Conditioning, Inc. Commercial Maintenance Proposal**

Mr. Shaw presented the Sun Kool Air Conditioning, Inc. Commercial Maintenance Proposal.

Discussion ensued regarding the air conditioning contract, funding source and the budget.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Sun Kool Air Conditioning, Inc. Commercial Maintenance Proposal, in the amount of \$800 per year, was approved.

NINTH ORDER OF BUSINESS**Update: SECO Control of District Lights**

Ms. Collins stated she is awaiting a response from the Manager at SECO; thus, there is no update.

The Board and Staff discussed the status of the streetlights, SECO, the City, issues with the breaker, the CDD's infrastructure and Maddy Electric.

Ms. Collins will follow up with SECO and provide an update at the next meeting.

This item was deferred.

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

Mr. Shaw stated the debit card was ordered and once received, it will be provided to Ms. Collins. The spending limit will be \$3,500.

Discussion ensued regarding how much can be expended at one time, Staff incorporating receipts on a spreadsheet and adding them in the agenda, and Board approval and ratification of expenditures.

Asked if a motion is needed, Mr. Davenport stated this item is for the Board's information and no further action is required.

Mr. Shaw stated the Board will be apprised when Ms. Collins is given the debit card.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2025**

Mr. Shaw presented the Unaudited Financial Statements as of October 31, 2025. Asked if District Management was paid for the month of October, Mr. Shaw stated no; District Management has not been paid.

Discussion ensued regarding the tax rolls, past due invoices and the 2019 A-1 bonds.

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 October 31, 2025, were accepted. (Motion passed 4-1)

Mr. Vitalo asked if the District is obligated to carry a \$429 fund balance Under the Capital Projects Fund Series 2019 A-1 bonds. Mr. Adams stated the District Engineer has to certify the project complete before the money is transferred to the other side of the debt service.

Mr. Adams left the call.

TWELFTH ORDER OF BUSINESS**Approval of Minutes****A. September 8, 2025 Regular Meeting**

Revisions were discussed and approved at the November 17, 2025 meeting. This version represents the revised minutes, which are being presented for reconsideration.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the September 8, 2025 Regular Meeting Minutes, as revised, were approved.

B. November 17, 2025 Regular Meeting

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the November 17, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Davenport reported the following:

- Regarding The Pillars Group lawsuit, the suit was filed in Palm Beach County. Staff filed a motion to dismiss on the grounds of an improper venue. After discussions with the Plaintiff's Attorney, it was agreed that the case must be transferred to Sumter County, where it should have been originally filed. Once the order is granted, the case will be transferred and the motion to dismiss will be filed. An update will be provided at the next meeting.
- Board Members must complete the required four hours of ethics training by December 31, 2025. Staff will recirculate the Memorandum to the Board.

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 December Field Operations Status Report.

Discussion ensued regarding the need for grout repairs in the pool, pool maintenance costs, resident complaints, deferring the pool repairs for six months and pool inspections.

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

Mr. Shaw stated the Landscaping RFP will be removed from the January agenda and placed on the February agenda instead.

Discussion ensued regarding the Juniper contract terms, the Townhomes, how landscaping issues impact the HOAs, and the RealManage contract in relation to Ms. Collins' services to the CDD versus the HOA.

- **NEXT MEETING DATE: January 12, 2026 at 1:30 PM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

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

Ms. Nahid asked for a mulch update.

Ms. Judy stated, until an evaluation is done in January, the mulching is on a complete hold.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Ms. Williams with all in favor, the meeting adjourned at 2:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BEAUMONT CDD

December 15, 2025

Raymond S. Sneed
Secretary/Assistant Secretary

Ann Quigley
Chair/Vice Chair