

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

**January 12, 2026**

**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**  
**<https://beaumontcdd.net/>**

January 5, 2026

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 January 12, 2026 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. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form [October 1, 2025 - September 30, 2026]
4. Update: SECO Control of District Lights
5. Discussion: Current Fiscal Year Budget Plan
6. Acceptance of Unaudited Financial Statements as of November 30, 2025
7. Approval of December 15, 2025 Regular Meeting and Audit Committee Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
    - Update: The Pillars Group Lawsuit
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - Status Report
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: February 9, 2026 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

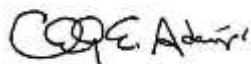
9. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)

10. Board Members' Comments/Requests

11. 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: 549 4071**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

#### **Goal 1.4      Communications**

**Objective:** Provide a minimum of two (2) communications in regards to CDD related business to the residents annually.

**Measurement:** Distributed communications to residents as evidenced by e-blasts, mailing, bulletin board posting or similar method to the District.

**Standard:** At least two (2) transmissions of CDD related matters were conveyed to residents during the fiscal year.

**Achieved:** Yes  No

### **2.      INFRASTRUCTURE AND FACILITIES MAINTENANCE**

#### **Goal 2.1      District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

### **3.      FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

#### **Goal 3.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

District Manager

Print Name

Date

Ann Judy

Chair/Vice Chair, Board of Supervisors

Ann Judy

Print Name

12/15/25

Date

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2025**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**NOVEMBER 30, 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 2019A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 330,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,155
Investments							
Revenue	-	-	-	138,716	157,667	-	296,383
Reserve	-	-	-	253,157	203,316	-	456,473
Prepayment	-	-	-	1,764	2,580	-	4,344
Construction	-	-	-	-	-	430	430
Interest	-	-	-	40	74	-	114
Sinking	-	-	-	23	45	-	68
Bond redemption	-	-	-	777	123	-	900
Due from Developer	24,337	-	-	-	-	-	24,337
Due from other	1,231	-	-	-	-	-	1,231
Due from general fund	-	41,891	129,387	43,594	69,041	-	283,913
Utility deposit	3,557	1,790	-	-	-	-	5,347
Prepaid expense	915	-	64	-	-	-	979
Total assets	<u>\$ 360,195</u>	<u>\$ 43,681</u>	<u>\$ 129,451</u>	<u>\$ 438,071</u>	<u>\$ 432,846</u>	<u>\$ 430</u>	<u>\$ 1,404,674</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 49,383	\$ 250	\$ 125	\$ -	\$ -	\$ -	\$ 49,758
Accounts payable - onsite	129,340	45,088	2,924	-	-	-	177,352
Due to other	-	-	7,109	-	-	-	7,109
Due to SRF - single family	41,891	-	-	-	-	-	41,891
Due to SRF - town home	129,387	-	-	-	-	-	129,387
Due to debt service fund 2019 area two	43,594	-	-	-	-	-	43,594
Due to debt service fund 2019-A1	69,041	-	-	-	-	-	69,041
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	1,311
Due to KLP Village	-	-	-	-	9,773	-	9,773
Tax payable	367	-	-	-	-	-	367
Developer advance	30,000	-	-	-	-	-	30,000
Total liabilities	<u>493,003</u>	<u>45,338</u>	<u>10,158</u>	<u>1,311</u>	<u>9,773</u>	<u>-</u>	<u>559,583</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,337</u>
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,337</u>
<b>FUND BALANCES</b>							
Assigned:							
Restricted for							
Debt service	-	-	-	436,760	423,073	-	859,833
Capital projects	-	-	-	-	-	430	430
Unassigned	(157,145)	(1,657)	119,293	-	-	-	(39,509)
Total fund balances	<u>(157,145)</u>	<u>(1,657)</u>	<u>119,293</u>	<u>436,760</u>	<u>423,073</u>	<u>430</u>	<u>820,754</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 360,195</u>	<u>\$ 43,681</u>	<u>\$ 129,451</u>	<u>\$ 438,071</u>	<u>\$ 432,846</u>	<u>\$ 430</u>	<u>\$ 1,404,674</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 73,033	\$ 73,033	\$ 536,175	14%
Interest and miscellaneous	1,976	1,976	-	N/A
<b>Total revenues</b>	<b>75,009</b>	<b>75,009</b>	<b>536,175</b>	<b>14%</b>
<b>Professional &amp; administrative</b>				
Supervisor fees	1,077	2,584	12,600	21%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	11,932	11,932	25,000	48%
Engineering	-	-	2,500	0%
Audit	3,600	3,600	3,100	116%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	10,500	0%
Telephone	16	33	200	17%
Postage	165	165	1,000	17%
Printing & binding	42	83	500	17%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	14,537	15,000	97%
Contingencies/bank charges	111	279	2,000	14%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	-	210	0%
Revolving line of credit repayment	-	-	60,000	0%
Tax collector	1,461	1,461	11,170	13%
Supplies	-	-	300	0%
<b>Total professional &amp; administrative</b>	<b>22,487</b>	<b>43,016</b>	<b>196,210</b>	<b>22%</b>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	5,490	5,490	42,000	13%
Security amenity center	915	1,830	-	N/A
Stormwater management				
Lake maintenance	825	1,650	10,000	17%
Preserve maintenance	-	-	3,500	0%
Streetlighting	-	-		
Maintenance contract	-	-	2,000	0%
Electricity	3,369	6,451	-	N/A
Irrigation supply				
Maintenance contract	219	219	3,000	7%
Electricity	264	751	36,000	2%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	-	1,500	0%
Landscape maint. entries/buffers				
Maintenance contract	15,000	30,000	184,864	16%
Mulch	-	-	40,000	0%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	376	376	2,000	19%
Roadway maintenance	-	-	2,500	0%
Contingencies	-	3,987	100	3987%
Total field operations	<u>26,458</u>	<u>50,754</u>	<u>339,964</u>	15%
Total expenditures	<u>48,945</u>	<u>93,770</u>	<u>536,174</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	26,064	(18,761)	1	
Fund balances - beginning	(183,209)	(138,384)	29,786	
Fund balances - ending				
Committed				
Working capital	29,787	29,787	29,787	
Unassigned	(186,932)	(186,932)	-	
Fund balances - ending	<u><u>\$ (157,145)</u></u>	<u><u>\$ (157,145)</u></u>	<u><u>\$ 29,787</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 47,863	\$ 47,863	\$ 284,128	17%
Interest and miscellaneous	-	-	100	0%
<b>Total revenues</b>	<b><u>47,863</u></b>	<b><u>47,863</u></b>	<b><u>284,228</u></b>	<b><u>17%</u></b>
 <b>Single Family Program</b>				
Management	-	-	31,500	0%
Lifestyles events	-	-	2,000	0%
Accounting	125	250	1,500	17%
Streetlighting electric	1,126	2,146	12,500	17%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,829	4,308	23,108	19%
Tree treatment	-	-	3,150	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	219	219	2,500	9%
Pool maintenance	3,225	5,224	24,300	21%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	-	-	10,000	0%
Electricity	1,386	2,496	15,000	17%
Gate electricity	89	228	1,500	15%
Insurance	-	29,199	32,000	91%
Phone/cable/internet	870	1,759	8,000	22%
Sewer/ water/ propane	244	673	6,000	11%
Janitorial	325	2,335	28,000	8%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	11,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	670	670	2,000	34%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
<b>Total single family program</b>	<b><u>10,108</u></b>	<b><u>49,507</u></b>	<b><u>278,308</u></b>	<b><u>18%</u></b>
 <b>Other fees &amp; charges</b>				
Tax collector	957	957	5,919	16%
<b>Total other fees &amp; charges</b>	<b><u>957</u></b>	<b><u>957</u></b>	<b><u>5,919</u></b>	<b><u>16%</u></b>
<b>Total expenditures</b>	<b><u>11,065</u></b>	<b><u>50,464</u></b>	<b><u>284,227</u></b>	<b><u>18%</u></b>
 Excess/(deficiency) of revenues over/(under) expenditures	36,798	(2,601)	1	
Fund balances - beginning	(38,455)	944	42,802	
Fund balances - ending				
Committed				
Working capital	42,803	42,803	42,803	
Unassigned	(44,460)	(44,460)	-	
<b>Fund balances - ending</b>	<b><u>\$ (1,657)</u></b>	<b><u>\$ (1,657)</u></b>	<b><u>\$ 42,803</u></b>	

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 16,318	\$ 16,318	\$ 92,819	18%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>16,318</u>	<u>16,318</u>	<u>92,919</u>	18%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	125	750	17%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	1,463	2,927	18,486	16%
Plant replacement	-	-	1,000	0%
Irrigation repairs	219	219	1,000	22%
Pool maintenance	1,155	2,310	15,000	15%
Repairs and maintenance	-	-	2,000	0%
Electricity	743	1,214	6,000	20%
Insurance	-	6,844	7,500	91%
Phone/cable/internet	135	270	1,500	18%
Water/sewer	182	340	2,000	17%
Janitorial	325	325	10,000	3%
Pressure washing	-	-	2,000	0%
Security amenity center	-	64	1,000	6%
Pest control	120	120	1,500	8%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	15,000	0%
Reserve study	-	-	250	0%
Total town home program	<u>4,404</u>	<u>14,758</u>	<u>90,986</u>	16%
<b>Other fees &amp; charges</b>				
Tax collector	326	326	1,934	17%
Total other fees & charges	<u>326</u>	<u>326</u>	<u>1,934</u>	17%
Total expenditures	<u>4,730</u>	<u>15,084</u>	<u>92,920</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	11,588	1,234	(1)	
Fund balances - beginning	107,705	118,059	107,435	
Fund balances - ending				
Committed				
Working capital	28,855	28,855	28,855	
Unassigned	90,438	90,438	78,579	
Fund balances - ending	<u>\$ 119,293</u>	<u>\$ 119,293</u>	<u>\$ 107,434</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 44,484	\$ 44,484	\$ 261,264	17%
Interest	1,719	3,419	-	N/A
Total revenues	<u>46,203</u>	<u>47,903</u>	<u>261,264</u>	18%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	55,000	55,000	55,000	100%
Interest	97,219	97,219	192,684	50%
Total debt service	<u>152,219</u>	<u>152,219</u>	<u>247,684</u>	61%
<b>Other fees &amp; charges</b>				
Tax collector	890	890	5,443	16%
Total other fees and charges	<u>890</u>	<u>890</u>	<u>5,443</u>	16%
Total expenditures	<u>153,109</u>	<u>153,109</u>	<u>253,127</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(106,906)	(105,206)	8,137	
Fund balances - beginning	543,666	541,966	527,902	
Fund balances - ending	<u>\$ 436,760</u>	<u>\$ 436,760</u>	<u>\$ 536,039</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 NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 70,450	\$ 70,450	\$ 413,771	17%
Interest	1,950	3,878	-	N/A
Total revenues	<u>72,400</u>	<u>74,328</u>	<u>413,771</u>	18%
 <b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	110,000	110,000	110,000	100%
Interest	146,347	146,347	291,769	50%
Total debt service	<u>256,347</u>	<u>256,347</u>	<u>401,769</u>	64%
 <b>Other fees &amp; charges</b>				
Tax collector	1,409	1,409	8,620	16%
Total other fees and charges	<u>1,409</u>	<u>1,409</u>	<u>8,620</u>	16%
Total expenditures	<u>257,756</u>	<u>257,756</u>	<u>410,389</u>	63%
 Excess/(deficiency) of revenues over/(under) expenditures	(185,356)	(183,428)	3,382	
 Fund balances - beginning	608,429	606,501	612,761	
Fund balances - ending	<u>\$ 423,073</u>	<u>\$ 423,073</u>	<u>\$ 616,143</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 NOVEMBER 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 2
Total revenues	<u>1</u>	<u>2</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	2
Fund balances - beginning	429	428
Fund balances - ending	<u>\$ 430</u>	<u>\$ 430</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 a  
Meeting and Audit Committee Meeting on December 15, 2025 at 1:30 p.m., at 7764  
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:

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

42 B. **October 1, 2025 - September 30, 2026**

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

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

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

50 ➤ The District Engineer will include the completion date of the annual inspection in the  
51 Report.

52 ➤ The District Engineer will let Staff know if they can participate in the annual inspection.

53 ➤ District Management will add a goal to forward a minimum of two communications to  
54 residents, under "Communications and Engagement".

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

60

61

62 **FOURTH ORDER OF BUSINESS**

Recess Regular Meeting/Commencement  
of Audit Selection Committee Meeting

63

64

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

68

69

70 **FIFTH ORDER OF BUSINESS**

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

71

72

73 A. **Affidavit of Publication**

74 B. **RFP Package**

75 These items were included for informational purposes.

76 **C. Respondent(s)**77 **I. Berger, Toombs, Elam, Gaines & Frank**

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

80 **II. Grau & Associates**

81 Bid: \$4,000 for Fiscal Year 2025, \$4,100 for Fiscal Year 2026 and \$4,200 for Fiscal Year  
82 2027, plus an additional \$1,500 with bond issuance.

83 **D. Auditor Evaluation Matrix/Ranking**

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

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

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

89 #1 Grau & Associates 100 Points

90 #2 Berger, Toombs, Elam, Gaines & Frank 86.4 Points

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

95 **SIXTH ORDER OF BUSINESS**96 **Termination of Audit Selection Committee  
97 Meeting/Reconvene Regular Meeting**

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

103 **SEVENTH ORDER OF BUSINESS**104 **Consider Recommendation of Audit  
105 Selection Committee**106 **• Award of Contract**

107 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,  
108 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

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

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

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

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

145

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

147

148  
149 Mr. Shaw presented the Unaudited Financial Statements as of October 31, 2025. Asked if  
150 District Management was paid for the month of October, Mr. Shaw stated no; District  
151 Management has not been paid.

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

153 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with Ms. Judy, Ms.**  
154 **Michaels, Ms. Williams and Mr. Smith in favor, and Mr. Vitalo dissenting, the**  
155 **Unaudited Financial Statements as of October 31, 2025, were accepted. (Motion**  
156 **passed 4-1)**

157

158

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

162 **Mr. Adams left the call.**

163

164 **TWELFTH ORDER OF BUSINESS**

## Approval of Minutes

165

166 **A. September 8, 2025 Regular Meeting**

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

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

171

172

173 **B. November 17, 2025 Regular Meeting**

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

176

177

178 **THIRTEENTH ORDER OF BUSINESS**

## Staff Reports

179

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

181       Mr. Davenport reported the following:

182   ➤   Regarding The Pillars Group lawsuit, the suit was filed in Palm Beach County. Staff filed a  
183 motion to dismiss on the grounds of an improper venue. After discussions with the Plaintiff's  
184 Attorney, it was agreed that the case must be transferred to Sumter County, where it should have  
185 been originally filed. Once the order is granted, the case will be transferred and the motion to  
186 dismiss will be filed. An update will be provided at the next meeting.

187   ➤   Board Members must complete the required four hours of ethics training by December  
188 31, 2025. Staff will recirculate the Memorandum to the Board.

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

190       There was no report.

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

192       **I.    Status Report**

193       Ms. Collins presented the December Field Operations Status Report.

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

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

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

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

202       •    **NEXT MEETING DATE: January 12, 2026 at 1:30 PM**

203       ○    **QUORUM CHECK**

204

205   **FOURTEENTH ORDER OF BUSINESS**

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

208       Ms. Nahid asked for a mulch update.

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

211

212 **FIFTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

213

214 There were no Board Members' comments or requests.

215

216 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

217

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

220

221

222

223 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

224

225

226

227

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

## BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

#### LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting and Attorney-Client Session	1:30 PM
November 17, 2025	Regular Meeting	1:30 PM
December 8, 2025 <i>rescheduled to December 15, 2025</i>	Regular Meeting	1:30 PM
December 15, 2025	Regular Meeting and Audit Committee 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