

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on January 12, 2026 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Natalie Nahid	Resident
Randall Garner	Resident
Phil Bore	Resident
Sheryl Carmenini	Resident
Celestino Carmenini	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m.

Supervisors Judy, Vitalo, Smith and Williams were present. Supervisor Michaels was absent.

**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 [October 1, 2025 -  
September 30, 2026]**

Mr. Shaw presented revised Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He stated this item is carried over from the previous meeting and a change was made based on feedback from the Board.

Discussion ensued regarding why the completion date is not on the report, the actual change that was made to the Report, Board and Staff participation in the annual inspection, Goal 2.1 and the signature page.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were ratified.**

**FOURTH ORDER OF BUSINESS**

**Update: SECO Control of District Lights**

Ms. Collins stated SECO Energy (SECO) dispatched an Engineer to examine the lights to determine if SECO will take them over. Feedback was subsequently received indicating that SECO is doing so this week.

Discussion ensued regarding streetlight repairs, a decrease in insurance cost, the lease agreement and the exact takeover date.

**FIFTH ORDER OF BUSINESS**

**Discussion: Current Fiscal Year Budget Plan**

Mr. Shaw read an opening statement from a distributed handout regarding the Budget Plan into the record as follows:

“At this point, we’ve collected \$411,049.26 of the budgeted \$536,175 revenue in the GF. The general fund is scheduled to have a shortfall of the \$141,072.70.”

Mr. Shaw stated Staff’s mission was to identify ways to offset that deficit.

Asked about the cause of the deficit/shortfall, Mr. Shaw stated paying \$90,000 to a vendor contributed significantly to the deficit.

Asked which vendor, Mr. Davenport stated it was The Pillars Group. He explained that, initially, when a claim that was made against the District, Staff investigated and substantiated four years of invoices that The Pillars Group were requesting payment for and could prove that they rendered those services.

Asked how funds budgeted for janitorial services over the years were expended if they were not paid to The Pillars Group, Mr. Shaw stated if invoices were not billed, they were not paid through the Developer.

Mr. Davenport explained that typically before there are any lots or homeowners to assess, there is a budget and the CDD essentially enters into an agreement with the Developer to defray all expenditures the District incurs during that time.

Discussion ensued regarding when the Developer-contributions to the District ceased; amending the budget; fund reallocation; the townhomes budget; the single-family budget; inherited debt; the potential General Fund savings items including mulch at \$40,000, roadway maintenance at \$2,500, preserve maintenance at \$3,500 and a \$60,000 loan; the potential single-family savings items including capital outlay at \$35,000 and reserve study at \$5,000; borrowing against the Special Revenue Fund; the line of credit on the CDD credit card; the "lake maintenance" line item at 17%; wetlands monitoring; bond repayment; and the foreclosure process.

Mr. Shaw recapped that the goal is to curb spending and not expend funds budgeted for mulch, roadway maintenance, preserve maintenance, capital outlay District loan and a reserve study.

The Board requested the following changes to the financials:

- Page 2: Change "Revolving line of credit repayment" line item to "Reimbursement" or "Shortfall"
- In future financials, under General Fund: Add an asterisk or highlight the "Mulch", "Roadway maintenance District loan, and "Preserve maintenance" line items.
- Under Special Revenue Fund-Single Family Program: Add an asterisk or highlight "Capital outlay" and "Reserve study" line items.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

Mr. Shaw presented the Unaudited Financial Statements as of November 30, 2025. He stated Staff will reallocate the two “Electricity” line items in the General Fund. He addressed questions regarding the “Contingencies” line item at 3987% and the “Audit” line item at 116%.

Mr. Vitalo directed Staff to move the “Electricity under Irrigation supply” expense to its own line and recode or move the “Security amenity center” line item from the General Fund to the Single-Family program.

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Approval of December 15, 2025 Regular Meeting and Audit Committee Meeting Minutes**

The following change was made:

Line 84: Correct the misspelling of the word “as”

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the December 15, 2025 Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

**• Update: The Pillars Group Lawsuit**

Mr. Davenport stated, since the previous meeting, a Palm Beach County judge put forth an order to transfer the case from Palm Beach County to Sumter County, which has yet to happen. He recently learned, from colleagues involved in the litigation process, that Plaintiff’s Counsel has not been pursuing this claim or urgently seeking to refile the transfer before a judge. He suggested letting the case sit and not incur additional litigation expenses. Staff will keep the Board updated on when and how the case is progressing.

Mr. Davenport responded to questions regarding why Plaintiff’s Counsel is not actively prosecuting the claim, if he can forward updated legal fees to the Board and the status of the Evergreen dispute.

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

There was no report.

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

- **Status Report**

Regarding fence rails, Mr. Smith agreed to make the repairs.

Ms. Collins stated she is working on having Juniper remove an overgrown bush that is causing line of sight issues, having mirrors installed entering and exiting the community, and working on the Request for Proposals (RFP) for landscaping.

Discussion ensued regarding the cost of the mirrors, a funding source, Developer contracts, if SECO will take over the streetlights on Penrose and Sundance and Matty Electric.

Mr. Davenport will email the insurance requirements/guidelines for vendors to Ms. Collins.

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

- **NEXT MEETING DATE: February 9, 2026 at 1:30 PM**

- **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

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

Resident Phil Bore asked the Board to consider having additional “No Trespassing” signs installed to deter pedestrians from taking shortcuts through homeowner back yards and across the pond. He asked if the Board could pass a resolution and forward it to the City Manager to have a four-way stop sign installed at the intersection of Penrose and Spanish Harbor. Mr. Shaw will email the Wildwood City Manager about having a stop sign installed and follow up with Mr. Davenport, who will draft the resolution.

In response to resident Randall Garner’s question regarding the audit report, Mr. Davenport stated items that would lead to a finding on the audit report would be if the CDD

expends more funds during the fiscal year than it initially budgeted or collected revenues for. Generally, there will be no findings or consequences in the audit report if certain line items vary.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

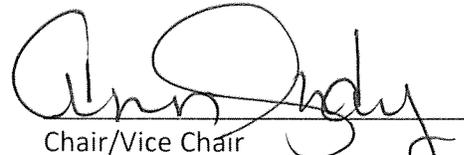
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Judy and seconded by Mr. Vitello with all in favor, the meeting adjourned at 3:04 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair