

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 9, 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
Carol Michaels	Assistant Secretary

Also present:

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Natalie Nahid	Resident
Randall Garner	Resident
Phil Borer	Resident
Steve Jackson	Resident
Gene Carmenini	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Mr. Shaw explained the protocols for public comment.

Resident Phil Borer asked if installing “No Trespassing” signs near the condos is on the agenda. Mr. Shaw replied that signage is not on the agenda but will be discussed later in the meeting.

THIRD ORDER OF BUSINESS

Update: SECO Control of District Lights

Ms. Collins stated SECO Energy (SECO) refuses to take over maintenance responsibilities for the lights because the lights belong to the City of Wildwood. Ms. Collins will contact the City Manager regarding the conveyance process.

Mr. Davenport stated that actually works out because SECO is a private company, and the CDD is a subdivision of the State and, under Florida Statutes, the CDD cannot donate or convey public improvements to a private entity. However, the City of Wildwood is different, as it is a governmental entity and the process is somewhat different.

Discussion ensued regarding whether there is a maintenance contract with SECO, the leasing agreement for the lights, the need to obtain a vendor, the Developer, feasibility of conveying tangible property to the City of Wildwood, CDD-owned lights, issues with the breaker, Matty Electric and the Board’s options.

Mr. Shaw asked if a motion is needed for Staff to contact the City regarding conveyance.

Mr. Davenport stated Board direction is sufficient.

Ms. Collins to contact potential vendors.

Mr. Davenport will contact the City of Wildwood regarding the lights on Spanish Harbor.

FOURTH ORDER OF BUSINESS

Update: 4-Way Stop Sign on Penrose and Spanish Harbor

Mr. Shaw stated this item is a request from a resident. Per the City Manager, the City of Wildwood requires the CDD to officially submit a letter asking them to have a stop sign installed.

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, authorizing District Counsel to draft and send a letter to the City of Wildwood expressing the CDD Board’s collective desire to have a stop sign installed at the intersection of Penrose and Spanish Harbor, was approved.

FIFTH ORDER OF BUSINESS

Authorization to Request for Proposals for Landscape and Irrigation Maintenance Services

Mr. Shaw stated it is necessary to go through the Request for Proposals (RFP) process for Irrigation Maintenance Services. Mr. Davenport stated the existing agreement with Juniper expires at the end of the fiscal year and the only reason this item is on the agenda is to secure a new agreement for the Fiscal Year 2027 budget.

Discussion ensued regarding the April Board meeting date, a bid opening meeting date and bid submittals.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, authorizing District Staff to proceed with the RFP process for Landscape and Irrigation Maintenance Services, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

- A. as of November 30, 2025**
- B. as of December 31, 2025**

Mr. Shaw and Mr. Davenport discussed why the “Revolving line of credit repayment,” “Preserve maintenance,” “Mulch and “Roadway maintenance,” line items in the December financials are not identified. They also discussed the “Management” line item at 26%, “Legal” line item at 48%, and the tax collection worksheet adjustments in the Single-Family and Townhomes budgets.

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, the Unaudited Financial Statements as of November 30, 2025 and as of December 31, 2025, were accepted.

Discussion ensued regarding which projects to include in the Fiscal Year 2027 budget.

Ms. Collins will draft the Operations budget for Fiscal Year 2027.

Mr. Davenport will present a breakdown of the Pillars Group billing for the current fiscal year at the next meeting.

Mr. Shaw will facilitate changing the “Revolving line of credit repayment” line item to “Recovery fund” and obtain a breakdown of the \$5,490 RealManage December invoice to check the charge for the single-family budget and present it at the next meeting.

SEVENTH ORDER OF BUSINESS

Approval of January 12, 2026 Regular Meeting

The following changes were made:

Line 85: Change “tree treatment” to “Preserve maintenance”

Line 90: Insert “the loan” after “capital outlay”

Line 95: Insert “Loan” after “Roadway maintenance”

Line 105: Insert “under” after “Electricity”

Line 138: Change “gate repairs” to “fence rails”

The Board consensus was to approve the amended meeting minutes at the next meeting.

This item was tabled.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- **Update: The Pillars Group Lawsuit**

Mr. Davenport stated Plaintiff’s Counsel is still not pursuing the case. Staff will not motivate them to proceed with the litigation and is comfortable with the delay, as there will not be any increases in litigation expenditures. He will keep the Board updated on any movement in the case.

Discussion ensued regarding Plaintiff’s Counsel’s strategy to stall the case, the statute of limitations for contract claims, litigation costs, administrative fees and a potential settlement.

B. District Engineer: Morris Engineering and Consulting, LLC

Mr. Vitalo questioned keeping this item on the agenda, as the District Engineer rarely attends.

This item will be removed from Staff Reports unless the District Engineer is scheduled to attend the meeting. Mr. Shaw will notify Administration when to include the District Engineer’s Staff Report on the agenda.

C. Field Operations Manager: RealManage, LLC

- **Status Report**

Ms. Collins reviewed the February Field Operations Status Report, which was included for informational purposes.

- **Consideration of Proposals**

Ms. Collins presented two ProCare Pool Service Inc. proposals and discussed the scopes of work.

Discussion ensued regarding the pool maintenance budget, pool-related issues, potential health hazards and the increased pool maintenance contract.

Mr. Davenport will draft an agreement for ongoing maintenance, amending the ProCare contract.

Mr. Shaw will research other vendors and report his findings.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, ProCare Pool Service Inc. Estimate #3917 for pool pump replacement, in the amount of \$839, was approved.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the amended ProCare contract for weekly service visits, in the amount of \$3,651, was approved.

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

- **Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)**
- **NEXT MEETING DATE: March 9, 2026 at 1:30 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

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

Resident Randall Garner stated the four line items from the December financials are highlighted on the website.

Resident Phil Borer thanked the Board and Staff for installing a traffic mirror near the entrance, for talking to the City Manager about installing a 4-way stop sign on Penrose and Spanish Harbor, and for having the trees trimmed near the June and Spanish Harbor intersection. He asked the Board to consider installing “No Trespassing” signs to deter strangers from cutting through yards.

Resident Steve Jackson voiced his opinion that, after only one year, the perimeter fence needs to be repainted and repaired again.

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 Ms. Michaels, with all in favor, the meeting adjourned at 2:45 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair