

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 9, 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/>

March 2, 2026

Board of Supervisors  
Beaumont Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on March 9, 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. Update: SECO Control of District Lights
4. Update: 4-Way Stop Sign on Penrose and Spanish Harbor
5. Acceptance of Unaudited Financial Statements as of January 31, 2026
6. Approval of Minutes
  - A. January 12, 2026 Regular Meeting
  - B. February 9, 2026 Regular Meeting
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. Field Operations Manager: *RealManage, LLC*
    - Status Report
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - UPCOMING MEETINGS
      - April 1, 2026 at 10:00 AM [Landscape and Irrigation Bid Opening]
      - April 13, 2026 at 1:30 PM [Award of Contract for Landscape and Irrigation Maintenance Services]

○ 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

8. Public Comments *(Non-Agenda Items: 3 Minutes Per Speaker)*
9. Board Members' Comments/Requests
10. 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**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2026**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2026**

	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	\$ 606,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606,374
Investments							
Revenue	-	-	-	368,719	519,870	-	888,589
Reserve	-	-	-	254,643	204,510	-	459,153
Prepayment	-	-	-	1,774	2,595	-	4,369
Construction	-	-	-	-	-	433	433
Interest	-	-	-	60	104	-	164
Sinking	-	-	-	34	67	-	101
Bond redemption	-	-	-	781	124	-	905
Due from Developer	24,337	-	-	-	-	-	24,337
Due from other	1,231	-	-	-	-	-	1,231
Due from general fund	-	183,911	184,830	9,742	15,357	-	393,840
Utility deposit	3,557	1,790	-	-	-	-	5,347
Prepaid expense	-	-	64	-	-	-	64
Total assets	<u>\$ 635,499</u>	<u>\$ 185,701</u>	<u>\$ 184,894</u>	<u>\$ 635,753</u>	<u>\$ 742,627</u>	<u>\$ 433</u>	<u>\$ 2,384,907</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable - onsite	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Due to other	-	-	7,109	-	-	-	7,109
Due to SRF - single family	183,911	-	-	-	-	-	183,911
Due to SRF - town home	184,830	-	-	-	-	-	184,830
Due to debt service fund 2019 area two	9,742	-	-	-	-	-	9,742
Due to debt service fund 2019-A1	15,357	-	-	-	-	-	15,357
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	1,311
Due to KLP Village	-	-	-	-	9,773	-	9,773
Tax payable	122	-	-	-	-	-	122
Developer advance	30,000	-	-	-	-	-	30,000
Total liabilities	<u>424,083</u>	<u>-</u>	<u>7,109</u>	<u>1,311</u>	<u>9,773</u>	<u>-</u>	<u>442,276</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	24,337	-	-	-	-	-	24,337
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	-	-	-	634,442	732,854	-	1,367,296
Capital projects	-	-	-	-	-	433	433
Unassigned	187,079	185,701	177,785	-	-	-	550,565
Total fund balances	<u>187,079</u>	<u>185,701</u>	<u>177,785</u>	<u>634,442</u>	<u>732,854</u>	<u>433</u>	<u>1,918,294</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 635,499</u>	<u>\$ 185,701</u>	<u>\$ 184,894</u>	<u>\$ 635,753</u>	<u>\$ 742,627</u>	<u>\$ 433</u>	<u>\$ 2,384,907</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 42,690	\$ 500,099	\$ 536,175	93%
Interest and miscellaneous	-	1,977	-	N/A
Total revenues	<u>42,690</u>	<u>502,076</u>	<u>536,175</u>	94%
<b>Professional &amp; administrative</b>				
Supervisor fees	861	4,521	12,600	36%
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	9,168	21,101	25,000	84%
Engineering	-	-	2,500	0%
Audit	-	3,600	3,100	116%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	333	1,000	33%
Trustee	7,000	7,000	10,500	67%
Telephone	16	66	200	33%
Postage	178	509	1,000	51%
Printing & binding	41	167	500	33%
Legal advertising	365	699	1,500	47%
Annual special district fee	-	175	175	100%
Insurance	-	14,537	15,000	97%
Contingencies/bank charges	5	385	2,000	19%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	-	210	0%
Recovery fund	-	-	60,000	0%
Tax collector	850	9,998	11,170	90%
Supplies	-	-	300	0%
Total professional & administrative	<u>22,567</u>	<u>79,091</u>	<u>196,210</u>	40%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	3,345	14,325	42,000	34%
Stormwater management				
Lake maintenance	825	3,300	10,000	33%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Repairs and maintenance	-	-	2,500	0%
Electricity	3,605	14,222	36,000	40%
Monuments and street signage				
Repairs and maintenance	-	-	1,500	0%
Landscape maint. entries/buffers				
Maintenance contract	15,000	59,999	184,864	32%
Mulch	-	-	40,000	0%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	-	1,470	2,000	74%
Roadway maintenance	-	-	2,500	0%
Contingencies	-	3,987	100	3987%
Total field operations	<u>22,775</u>	<u>97,522</u>	<u>339,964</u>	29%
Total expenditures	<u>45,342</u>	<u>176,613</u>	<u>536,174</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(2,652)	325,463	1	
Fund balances - beginning	189,731	(138,384)	29,786	
Fund balances - ending Committed				
Working capital	29,787	29,787	29,787	
Unassigned	157,292	157,292	-	
Fund balances - ending	<u>\$ 187,079</u>	<u>\$ 187,079</u>	<u>\$ 29,787</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,879	\$ 265,011	\$ 284,128	93%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>5,879</u>	<u>265,011</u>	<u>284,228</u>	93%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Management	-	-	31,500	0%
Lifestyles events	-	-	2,000	0%
Accounting	125	500	1,500	33%
Streetlighting electric	1,090	4,257	12,500	34%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,829	7,967	23,108	34%
Tree treatment	-	-	3,150	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	1,890	9,004	24,300	37%
Gym equipment- PM	-	810	1,000	81%
Repairs and maintenance	-	768	10,000	8%
Electricity	1,719	5,804	15,000	39%
Gate electricity	149	507	1,500	34%
Insurance	-	29,199	32,000	91%
Phone/cable/internet	375	3,499	8,000	44%
Sewer/water/propane	687	2,049	6,000	34%
Janitorial	325	7,085	28,000	25%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	915	3,660	11,000	33%
Gate repairs and maintenance	345	345	3,500	10%
Pest control	-	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%
Total single family program	<u>9,449</u>	<u>76,343</u>	<u>278,308</u>	27%
<b>Other fees &amp; charges</b>				
Tax collector	115	5,298	5,919	90%
Total other fees & charges	<u>115</u>	<u>5,298</u>	<u>5,919</u>	90%
Total expenditures	<u>9,564</u>	<u>81,641</u>	<u>284,227</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(3,685)	183,370	1	
Fund balances - beginning	189,386	2,331	42,802	
Fund balances - ending				
Committed				
Working capital	42,803	42,803	42,803	
Unassigned	142,898	142,898	-	
Fund balances - ending	<u>\$ 185,701</u>	<u>\$ 185,701</u>	<u>\$ 42,803</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 674	\$ 86,573	\$ 92,819	93%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>674</u>	<u>86,573</u>	<u>92,919</u>	93%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	250	750	33%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	1,463	5,853	18,486	32%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,155	4,620	15,000	31%
Repairs and maintenance	-	-	2,000	0%
Electricity	1,120	3,498	6,000	58%
Insurance	-	6,844	7,500	91%
Phone/cable/internet	135	540	1,500	36%
Water/sewer	203	735	2,000	37%
Janitorial	325	2,275	10,000	23%
Pressure washing	-	-	2,000	0%
Security amenity center	64	255	1,000	26%
Pest control	-	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>4,527</u>	<u>25,209</u>	<u>90,986</u>	28%
<b>Other fees &amp; charges</b>				
Tax collector	13	1,731	1,934	90%
Total other fees & charges	<u>13</u>	<u>1,731</u>	<u>1,934</u>	90%
Total expenditures	<u>4,540</u>	<u>26,940</u>	<u>92,920</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(3,866)	59,633	(1)	
Fund balances - beginning	181,651	118,152	107,435	
Fund balances - ending				
Committed				
Working capital	28,855	28,855	28,855	
Unassigned	148,930	148,930	78,579	
Fund balances - ending	<u>\$ 177,785</u>	<u>\$ 177,785</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,542	\$ 243,685	\$ 261,264	93%
Interest	1,271	5,882	-	N/A
Total revenues	<u>5,813</u>	<u>249,567</u>	<u>261,264</u>	96%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	55,000	55,000	100%
Interest	-	97,219	192,684	50%
Total debt service	<u>-</u>	<u>152,219</u>	<u>247,684</u>	61%
<b>Other fees &amp; charges</b>				
Tax collector	89	4,872	5,443	90%
Total other fees and charges	<u>89</u>	<u>4,872</u>	<u>5,443</u>	90%
Total expenditures	<u>89</u>	<u>157,091</u>	<u>253,127</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	5,724	92,476	8,137	
Fund balances - beginning	628,718	541,966	527,902	
Fund balances - ending	<u>\$ 634,442</u>	<u>\$ 634,442</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6,558	\$ 384,127	\$ 413,771	93%
Interest	1,251	6,252	-	N/A
Total revenues	<u>7,809</u>	<u>390,379</u>	<u>413,771</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	110,000	110,000	100%
Interest	-	146,347	291,769	50%
Total debt service	<u>-</u>	<u>256,347</u>	<u>401,769</u>	64%
<b>Other fees &amp; charges</b>				
Tax collector	128	7,679	8,620	89%
Total other fees and charges	<u>128</u>	<u>7,679</u>	<u>8,620</u>	89%
Total expenditures	<u>128</u>	<u>264,026</u>	<u>410,389</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	7,681	126,353	3,382	
Fund balances - beginning	725,173	606,501	612,761	
Fund balances - ending	<u>\$ 732,854</u>	<u>\$ 732,854</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 JANUARY 31, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 5
Total revenues	1	5
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	5
Fund balances - beginning	432	428
Fund balances - ending	\$ 433	\$ 433

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

**MINUTES**

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

**MINUTES A**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

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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.

39 **THIRD ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form [October 1, 2025 -  
September 30, 2026]**

40  
41  
42  
43  
44 Mr. Shaw presented revised Goals and Objectives Reporting Fiscal Year 2026 Performance  
45 Measures and Standards. He stated this item is carried over from the previous meeting and a  
46 change was made based on feedback from the Board.

47 Discussion ensued regarding why the completion date is not on the report, the actual  
48 change that was made to the Report, Board and Staff participation in the annual inspection, Goal  
49 2.1 and the signature page.

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

53  
54  
55 **FOURTH ORDER OF BUSINESS**

**Update: SECO Control of District Lights**

56  
57 Ms. Collins stated SECO Energy (SECO) dispatched an Engineer to examine the lights to  
58 determine if SECO will take them over. Feedback was subsequently received indicating that SECO  
59 is doing so this week.

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

62  
63 **FIFTH ORDER OF BUSINESS**

**Discussion: Current Fiscal Year Budget Plan**

64  
65 Mr. Shaw read an opening statement from a distributed handout regarding the Budget  
66 Plan into the record as follows:

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

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

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

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

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

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

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

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

93           The Board requested the following changes to the financials:

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

100

101 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 102 **Statements as of November 30, 2025**

103  
 104 Mr. Shaw presented the Unaudited Financial Statements as of November 30, 2025. He  
 105 stated Staff will reallocate the two "Electricity" line items in the General Fund. He addressed  
 106 questions regarding the "Contingencies" line item at 3987% and the "Audit" line item at 116%.

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

110 This item was tabled.

111  
 112 **SEVENTH ORDER OF BUSINESS** **Approval of December 15, 2025 Regular**  
 113 **Meeting and Audit Committee Meeting**  
 114 **Minutes**

115  
 116 The following change was made:

117 Line 84: Correct the misspelling of the word "as"

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

121  
 122  
 123 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

124  
 125 **A. District Counsel: Kutak Rock LLP**

- 126 • **Update: The Pillars Group Lawsuit**

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

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

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

137 There was no report.

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

139 • **Status Report**

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

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

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

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

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

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

150 ○ **QUORUM CHECK**

151

152 **NINTH ORDER OF BUSINESS**

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

153

154

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

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

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

165

166 **TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

167

168 There were no Board Members' comments or requests.

169

170 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

171

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

174

175

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

179  
180  
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182

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**MINUTES B**

**DRAFT**  
**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**

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

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

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

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

54 Mr. Davenport stated Board direction is sufficient.

55 Ms. Collins to contact potential vendors.

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

57

58 **FOURTH ORDER OF BUSINESS**

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

59

60

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

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

68

69

70 **FIFTH ORDER OF BUSINESS**

**Authorization to Request for Proposals for Landscape and Irrigation Maintenance Services**

71

72

73

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

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

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

83  
84

85 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
86 Statements**

87

88 **A. as of November 30, 2025**

89 **B. as of December 31, 2025**

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

95 **On MOTION by Ms. Judy and seconded by Mr. Smith, with Ms. Judy, Mr. Smith,**  
96 **Ms. Michaels and Ms. Williams in favor, and Mr. Vitalo dissenting, the**  
97 **Unaudited Financial Statements as of November 30, 2025 and as of December**  
98 **31, 2025, were accepted.**

99

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

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

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

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

107

108 **SEVENTH ORDER OF BUSINESS**

**Approval of January 12, 2026 Regular  
109 Meeting**

110

111 The following changes were made:

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

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

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

115 Line 105: Insert “under” after “Electricity”

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

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

119 This item was tabled.

120

## 121 EIGHTH ORDER OF BUSINESS

## Staff Reports

122

### 123 A. District Counsel: Kutak Rock LLP

#### 124 • Update: The Pillars Group Lawsuit

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

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

### 131 B. District Engineer: Morris Engineering and Consulting, LLC

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

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

### 137 C. Field Operations Manager: RealManage, LLC

#### 138 • Status Report

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

#### 141 • Consideration of Proposals

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

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

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

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

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

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

156  
157 **D. District Manager: Wrathell, Hunt and Associates, LLC**

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

162  
163 **NINTH ORDER OF BUSINESS**

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

164  
165  
166 Resident Randall Garner stated the four line items from the December financials are  
167 highlighted on the website.

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

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

175  
176 **TENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

177  
178 There were no Board Members’ comments or requests.

179  
180 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

182  
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On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting adjourned at 2:45 p.m.

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Secretary/Assistant Secretary

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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*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2025</b>	<b>Regular Meeting and Attorney-Client Session</b>	<b>1:30 PM</b>
<b>November 17, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 8, 2025</b> <i>rescheduled to December 15, 2025</i>	<b>Regular Meeting</b>	<b><del>1:30 PM</del></b>
<b>December 15, 2025</b>	<b>Regular Meeting and Audit Committee Meeting</b>	<b>1:30 PM</b>
<b>January 12, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 9, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 9, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 1, 2026</b>	<b>Public Meeting for Proposal Opening</b> <i>Landscape and Irrigation Maintenance Services</i>	<b>10:00 AM</b>
<b>April 13, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 11, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 8, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 13, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 10, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 14, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

**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

*CEP S Adams*

District Manager

Chuck Adams

Print Name

12/15/25

Date

*Ann Judy*

Chair/Vice Chair, Board of Supervisors

Ann Judy

Print Name

12/15/25

Date