

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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

Also present:

Antonio Shaw	District Manager
Bennett Davenport (via telephone)	District Counsel
Tammy Collins	Operations Manager
Natalie Nahid	Resident
Randall Garner	Resident
Gene Carmenini	Resident
Lori Anderson	Resident
Other Resident(s)	

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Smith, Michaels and Vitalo were present. Supervisor Williams was not present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: SECO Control of District Lights

Mr. Bennett stated that there was no update. Mr. Shaw asked Mr. Bennett to encourage SECO Energy (SECO) to provide information by the April meeting and advise the CDD as to

whether they will be sending an engineer to assess this, as it has a big impact on what will happen with the budget preparations.

FOURTH ORDER OF BUSINESS

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

There was no update.

Mr. Shaw asked if this was on the City’s agenda. Ms. Judy stated that she does not know. Ms. Judy discussed dangers she encountered on Spanish Harbor on Sunday due to the church crowds. Mr. Shaw suggested Ms. Judy tell the City at the upcoming meeting to conduct their traffic test on Sunday, since it is the most dangerous time.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

Mr. Vitalo questioned the RealManage line items. Mr. Shaw advised him that RealManage sends one invoice for all costs, but the split is 57% and 43%. It was also stated that the backup was forwarded to the Board. Mr. Vitalo did not recall receiving it. Mr. Shaw stated he would send it again. Ms. Michaels questioned whether a separate line item can be created for fence repairs outside of the gate repairs. Mr. Shaw stated the fence repairs were “one-offs” and, in his opinion, they do not justify being on the budget; however, a line item can be incorporated if the Board desires. Mr. Shaw stated the "gate repairs" line is for the gate’s vehicles go through and would not apply to this.

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. January 12, 2026 Regular Meeting

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the January 12, 2026 Regular Meeting Minutes, as presented, were approved.

B. February 9, 2026 Regular Meeting

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the February 9, 2026 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated there was action on the Pillars group lawsuit which is being refiled.

B. Field Operations Manager: RealManage, LLC

• **Status Report**

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

The Board decided to turn off the heater for the townhomes pool to save electricity. There were no action items.

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**

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

EIGHTH ORDER OF BUSINESS

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

No members of the public spoke.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

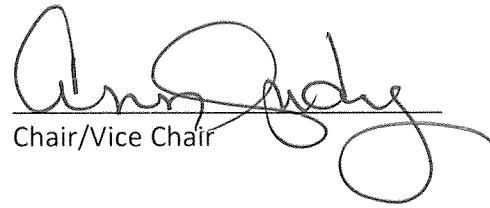
Mr. Vitalo asked why the Penrose and Sundance lights were not switched to solar. It was reported that the residents did not want it. Mr. Vitalo still wants clarification of the reason.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting adjourned at 2:25 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair