

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 13, 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 |

Also present:

| | |
|-------------------|----------------------------|
| Antonio Shaw | District Manager |
| Bennett Davenport | District Counsel |
| Tammy Collins | Operations Manager |
| Mike Heine | Juniper |
| Keith Kirchoffer | Juniper |
| Luke Blackson | United Land Services (ULS) |
| Dillon Barron | United Land Services (ULS) |
| Michael Wilding | Yellowstone |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

- **Consideration of Proposals in Response to RFP for Landscape and Irrigation Maintenance Services**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Davenport stated this was a formal Request for Proposals (RFP); consideration of the proposals will be strictly regulated per Florida Statutes. What must be considered, in

evaluating the proposals is limited to the Board and Staff's personal experience as well as any clarification that the respondents in attendance can provide regarding the actual proposals that were submitted. The respondents will merely present their proposals and answer questions from the Board; they cannot change the pricing or material terms of their proposals that would give them an unfair advantage. Mr. Davenport suggested giving each respondent that is present a set amount of time to give a presentation or answer questions. After the presentations and Q&A, the Board will discuss the presentations and score the proposals according to the Evaluation Criteria previously adopted. Board Members can complete their own Evaluation Matrix, submit their own scores, or reach a consensus to use Staff's scores and ranking and present one Matrix.

Mr. Shaw stated, at the bid opening, it was announced that Juniper's bid was \$228,742; however, that was subsequently corrected/changed to \$215,612 after conferring with the vendor. Asked about the breakdown, Mr. Shaw stated that was not discussed.

Mr. Davenport stated as far as the scoring, he previously forwarded his legal compliance review to the Board, which includes the average cost of all five years of the contract instead of for a single year. The price is an objective calculation based on a mathematical formula that the Board does not need to consider. The other four criteria can be more subjective.

Discussion ensued regarding how much time to allot for each presentation and whether to time the question-answer session.

Each proposer was allotted five minutes to make their presentations to the Board.

Respondents who were not presenting were asked to step outside the room during the presentations.

A. Respondents

I. Arazoza Brothers Corp.

Not present. No presentation made.

II. Juniper Landscape

Branch Manager Keith Kirchoffer and Account Manager Mike Heine, introduced themselves. Mr. Kirchoffer stated Juniper is familiar with the property, as they have been servicing the CDD for four years. The crew is in place and know how to proceed. He discussed staffing and equipment changes over the four years, stated Juniper also maintains the Townhomes and other HOA properties, and stressed that crews are always on site, proactive and know what it takes to maintain the property.

Mr. Kirchoffer responded to questions regarding the number of palm trees on the property, whether there is a charge to treat the palms, increased pest control and irrigation costs, common areas maintenance, condition of the mowers, and if the revised price of \$215,612 includes annuals.

Mr. Shaw stated, if Juniper is awarded the contract, the billing should be divided based on the different areas. Mr. Davenport stated Staff can pull out the \$16,500 costs for the annuals from the contract, which was included twice, and the revised price will be the same across the board for all five years. He stated it should be documented in the minutes that, since that is a significant term, it makes sense for the Board to weigh that and accept the revised pricing under the circumstances.

III. United Land Services

Luke Blackson and Dillon Barron introduced themselves.

Mr. Blackson discussed ULS's history, locations, certifications, Staff qualifications, neighboring clientele and references. Mr. Barron stressed the importance of establishing good communication with the Board and Staff and discussed the operational plan that would be implemented, including a full irrigation audit within the first 30 days, spraying, fertilizer application and monthly site audits. Mr. Blackson discussed the narrative approach to the scope of work, the customized agronomics plan, manhours breakdown and staffing plan.

Mr. Blackson and Mr. Barron responded to questions regarding manhours, mowing, the irrigation team, if the palm trees were counted prior to drafting the proposal, pest control, if fertilizer is included in the pricing, if ULS crews will be willing and able to work alongside other vendors in the community, if ULS would be willing to add pet waste station maintenance to the contract and why ULS is not registered with the Better Business Bureau.

Mr. Shaw discussed the billing requirement if ULS is awarded the contract, and asked if that would be an issue. Mr. Blackson stated it will not be an issue.

IV. Yellowstone Landscape

Michael Wilding introduced himself and presented the Yellowstone proposal. He concluded that the company is well-established in Florida; Yellowstone is not flashy but it prides itself on good communication with its clientele.

Mr. Wilding responded to questions regarding experience with the Hunter rain sensor system, fire ant treatment, manhours, irrigation inspection schedule, if pet waste station

maintenance could be included in the contract, if Yellowstone crews are able to work with other landscaping vendors and if the billing can be itemized.

The respondents waited outside the room, while the Board and Staff deliberated.

B. Board Discussion and Evaluation/Ranking

The Board and Staff completed the Evaluation Matrix and compared and contrasted the proposals. Mr. Shaw tabulated the scores and rankings, as follows:

| | | |
|----|----------------------------|-------------|
| #1 | Juniper Landscaping | 93.6 Points |
| #2 | Yellowstone Landscaping | 83.9 Points |
| #3 | United Land Services (ULS) | 82 Points |
| #4 | Arazoza Brothers Corp. | 53.4 Points |

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, accepting the scores and rankings, ranking Juniper Landscaping as the #1 ranked respondent to the RFP for Landscape and Irrigation Maintenance Services, and awarding the Landscape and Irrigation Maintenance Services contract to Juniper Landscaping, was approved.

The proposers were invited back, informed that the contract was awarded to Juniper Landscaping and thanked for their participation. In response to a question, Mr. Davenport stated the score sheet is a public record and can be obtained from the District Manager.

▪ **Discussion: Sundance Stop Sign**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Davenport stated he forwarded emails from the City regarding relocation of the stop sign to Ms. Collins.

Discussion ensued regarding a homeowner request to move/relocate the Sundance stop sign, safety concerns about speeding, the need to install a 3-way stop, traffic regulations, and the response to the homeowner.

Mr. Shaw stated Staff’s official answer to the homeowner will be that the stop sign was installed in the correct location based on the approved design plan.

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

- **Kimley-Horn All-Way Stop-Control Review**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Davenport stated, regarding the 4-Way stop sign at Penrose and Spanish Harbor, Staff asked the City to consent to the installation of the 4-Way stop sign. A traffic study was conducted and, per an email from the City, a 4-way stop sign is not necessary at this time.

THIRD ORDER OF BUSINESS

Update: SECO Control of District Lights

Mr. Davenport stated Staff is waiting for the City to send a retainer to the District Engineer to look into additional lighting improvements that were previously identified. The City responded that the lights are in the correct locations and the City believes the Maddy’s electric proposal was reasonable.

FOURTH ORDER OF BUSINESS

Consideration of Grassland Enterprises, Inc. Proposal for Electrical Repairs

Mr. Shaw presented the Grassland Enterprises, Inc. Proposal for Electrical Repairs.

Discussion ensued regarding SECO, the Grassland scope of work, a funding source, allotting additional funds in the Fiscal Year 2027 budget for lighting, and whether to approve the Grassland proposal.

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Grassland Enterprises, Inc. Proposal for Electrical Repairs, in a not-to-exceed amount of \$5,150, was approved.

FIFTH ORDER OF BUSINESS

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

- **Kimley-Horn All-Way Stop-Control Review**

This item was addressed following the Second order of Business.

SIXTH ORDER OF BUSINESS

Discussion: Sundance Stop Sign

This item was addressed following the Second order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals in Response to RFP for Landscape and Irrigation Maintenance Services

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

Mr. Shaw responded to questions about the Juniper billing and an “Uncoded” line item on Page 3.

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

NINTH ORDER OF BUSINESS

Approval of March 9, 2026 Regular Meeting Minutes

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

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

• Pillars Group Lawsuit

Mr. Davenport reported the following:

- Transfer of the case from Palm Beach County to Sumter County was finalized. Staff re-filed its motion to dismiss the case.
- The Plaintiff recently forwarded discovery and interrogatory requests for admissions and production of records. Staff filed a motion to stay discovery until a hearing on a motion to dismiss can be heard.
- A lawsuit was filed against the District in connection to a personal injury incident at the Clubhouse. The injury was minor. The personal injury claim is covered under the CDD’s insurance policy. His firm will not be representing the CDD nor will the CDD be charged. Insurance Counsel has been assigned. Staff will monitor and provide updates on developments.

B. Field Operations Manager: RealManage, LLC

• Status Report

Ms. Collins reviewed the April Field Operations Status Report. She reported that a homeowner on Penrose requested removal of an oak tree on CDD property; the resident thinks it will eventually cause damage to the foundation of his residence. Mr. Davenport stated a

landowner has the right to trim back the property line but does not have the right to kill a tree or demand that the CDD remove a tree on its property.

Discussion ensued regarding regulation restrictions of tree removals, the landowner’s right to protect his property, the root system, if a fence should be installed, whether to pull a permit or deny the request.

Ms. Collins will inform the homeowner that the Board discussed the request and decided not to proceed with the tree removal.

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

Mr. Shaw asked for any adjustments to the budget to be submitted to Management by the April 20, 2026.

- **NEXT MEETING DATE: May 11, 2026 at 1:30 PM [Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

ELEVENTH ORDER OF BUSINESS

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

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Member comments or requests.

THIRTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair