

**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/>

May 4, 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 May 11, 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. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Resolution 2026-06, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
  - A. Rules of Procedure
6. Discussion: Field Operations Position
7. Acceptance of Unaudited Financial Statements as of March 31, 2026
8. Approval of Minutes
  - A. April 1, 2026 Special Public Meeting
  - B. April 13, 2026 Regular Meeting

9. Staff Reports

A. District Counsel: *Kutak Rock LLP*

- Pillars Group Lawsuit

B. Field Operations Manager: *RealManage, LLC*

- Status Report

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

- 725 Registered Voters in District as of April 15, 2026
- NEXT MEETING DATE: June 8, 2026 at 1:30 PM

○ 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*)

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

11. Board Members' Comments/Requests

12. 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**