

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 11, 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
Chuck Adams (via Teams)	Wrathell, Hunt and Associates LLC
Bennett Davenport (via Teams)	District Counsel
Tammy Collins	Operations Manager
Pierre Rene	RealManage
Fabian Cook (via Teams)	Grassland Enterprises (Grassland)
Natalie Nahid	Resident
Randall Garner	Resident
Lorie Avow	Resident

**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 absent.

▪ **Consideration of Grassland Enterprises Proposal**

**This item was an addition to the agenda.**

Ms. Judy referenced the Grassland Enterprises Proposal and asked if the \$49,542.40 lighting quote is included in the overall quote of \$112,965.00. Mr. Cook replied affirmatively. Asked about the additional costs to install lightning protection to the light poles on Sundance,

Mr. Cook stated a specialty contractor would have to be hired to install lightning protection on top of the heads and run ground rods at the base of each location. It will cost about \$2,000 per pole and there are 60 poles.

Discussion ensued regarding the proposal, the number of lights that must be replaced, lightning rod protection, labor and material costs, the manufacturer, the warranty and a shortage in the directional boring.

Mr. Cook stated, if the decision is to proceed and the Board is more comfortable paying for the lights up front and securing them in place, a deposit could be made to cover the cost of the fixtures. Mr. Shaw noted that the proposal is good for only 30 days and the approval process exceeds that. He asked if Grassland will be able to honor the quote after the start of the Fiscal Year 2027, which begins October 1, 2026. Mr. Cook stated he could negotiate as much as possible with the suppliers, whose biggest challenge is the tariffs, so that is an unknown value. Mr. Cook recommended purchasing the lights first and deferring the labor portion of the bill.

**Mr. Cook left the call.**

Mr. Shaw stated this item will be revisited throughout the meeting.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Shaw presented Resolution 2026-04. He noted that the Grassland lighting proposal, which is costly, came in after the proposed Fiscal Year 2027 budget was drafted. Maddy Electric previously presented a more affordable quote but they have been deemed unresponsive. He thinks the best way to address this item is to consult with an Engineer and go out to bid.

Ms. Judy advised that she was comfortable with the effort put in by Grassland and was in favor of adding the money to cover their bid to the Fiscal Year 2027 budget. She suggested imposing a two-year special assessment to fund necessary repairs and then reduce the assessment amount.

The Board and Staff discussed the \$112,000 upfront lighting costs; switching to solar lighting instead of electrical; advantages and disadvantages of solar lighting; the need to obtain bids for solar lighting services; current scope of work for Sundance and Penrose; how much to add to the proposed Fiscal Year 2027 budget for the streetlights; and necessary changes to the General fund, Single Family, and Townhome budgets.

Mr. Davenport will forward an agenda of a recent Board meeting from a client in Manatee County that considered responses to a Request for Proposals (RFP) from solar lighting vendors to Ms. Collins and the Board for research purposes.

The following changes were made the proposed Fiscal Year 2027 General Fund budget:

- “Streetlighting Maintenance contract”: Increase from \$20,500 to \$220,500
- Change “Streetlighting Maintenance contract” to “Streetlighting Maintenance services”
- Change “Lake maintenance” to “Wetlands maintenance”
- Delete “Preserve maintenance” line item.
- Under “Irrigation supply”: Move “Electricity” to a separate line item category after the “Repairs and maintenance”
- Delete “Irrigation repairs” line item and amount.
- Change “Monuments and street signage” to “Community signs and lights” and under that, insert new “Streetlight repairs” line item for \$2,000
- “Audit”: Decrease from \$7,600 to \$4,100

Asked if there should be an increase in the “Legal” budget, Mr. Davenport stated the litigation team intends to file a writ for sanctions against the opposing party for bringing a frivolous suit against the CDD. With that type of a motion, there is a 21-day safe harbor period, meaning the motion cannot be filed until the opposing party is notified of the intent to file. The notice was sent and the safe harbor period did lapse; however, Staff provided an extension to the opposing party after being informed that the opposing party is currently seeking new

Counsel. Once a notice has been sent invoking the safe harbor period and filing a motion, the prevailing party has the right to claim attorney’s fees. This creates additional exposure for Litigation Counsel. Mr. Davenport stated he previously discussed this matter with the Board Chair; he feels good about the CDD’s current standing and believes there is a distinct possibility that the lawsuit will be dismissed. Regarding the proposed Fiscal Year 2027 budget, Mr. Davenport stated that a modest increase to the “Legal” line item would be appropriate in the event that the case proceeds longer than anticipated. The consensus was to increase the “Legal” line item. The following change was made to the proposed Fiscal Year 2027 General Fund budget:

“Legal” line item: Increase from \$25,000 to \$35,000

The following changes were made to the proposed Fiscal Year 2027 Single Family budget:

- “Pool maintenance”: Change to “Pool services”
- “Janitorial”: Change to “Janitorial services”
- “Water/sewer/propane”: Increase from \$6,000 to \$7,000
- “Holiday decorating”: Delete entire line item and amount.

The following changes were made the proposed Fiscal Year 2027 Townhome budget:

- “Pool maintenance”: Change to “Pool services”
- “Water/sewer”: Increase from \$2,000 to \$3,000
- “Janitorial”: Change to “Janitorial services”
- “Pressure washing”: Decrease from \$4,000 to \$2,000
- “Capital outlay”: Decrease from \$15,000 to \$5,000

Regarding the Series 2019A-1 bonds on Page 15, Mr. Vitalo directed Mr. Adams to reduce the “Assessment levy: on-roll” amount from \$429,792 to \$400,000.

**Mr. Adams left the call.**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2026-04, Approving Proposed Budget(s) for FY 2027, as amended; Setting a Public Hearing Thereon for August 10, 2026 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**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**

Mr. Shaw presented Resolution 2026-05.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**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**

Mr. Davenport reviewed the Rules of Procedure and stated the document is periodically updated to the reflect current law.

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2026-06, to Designate August 10, 2026 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785, as the 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, was adopted.**

Ms. Michaels asked about the Rules relating to security matters and fire plans. Mr. Davenport stated the provision is cited typically in relation to closed meetings; there are two kinds of exceptions to the open meeting laws in Florida. One is a Shade or Attorney/Client Session and the other is a closed meeting related to sensitive security systems information that the general public should not be aware of. A Board Member stated the exception is typically

invoked when installing security cameras that the Board does not want announced to the general public.

**SIXTH ORDER OF BUSINESS**

**Discussion: Field Operations Position**

This item was addressed later in the meeting.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2026**

Mr. Vitalo reviewed the Unaudited financials.

Mr. Vitalo directed Mr. Shaw to ask Accounting to split up the for “Lifestyles events” billing in the Single Family budget.

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. April 1, 2026 Special Public Meeting**

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the April 1, 2026 Special Public Meeting Minutes, as presented, were approved.**

**B. April 13, 2026 Regular Meeting**

The following change was made:

Line 210: Change “the root” to “the branches that are overhanging the property”

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the April 13, 2026 Regular Meeting, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Pillars Group Lawsuit**

Mr. Davenport reminded the Board to file Form 1 by July 1. He noted that the candidate qualifying period for the November 2026 General Election is June 8, through June 12, 2026.

▪ **Acceptance of Resignation of Ariane Williams from Seat 2**

**This item was an addition to the agenda.**

Mr. Shaw announced that Mr. Williams resigned from the Board effective today.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the resignation of Arianne Williams from Seat 2, was accepted.**

Mr. Davenport discussed the options for filling the vacant seat.

The consensus was to wait until after the November General Election to fill the vacant seat.

In response to a question regarding the status of the other lawsuit with the Insurance company, Mr. Davenport stated there is no update; he will follow up with Egis after the meeting and provide an update at the next meeting.

**B. Field Operations Manager: RealManage, LLC**

• **Status Report**

The May Field Operations Status Report was included for informational purposes.

• **Consideration of Pressure Washing Proposals**

This item was presented following Item 9C.

**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**

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

Asked when the Performance Measures will be presented, Mr. Shaw stated before the end of Fiscal Year 2026.

▪ **Discussion: Field Operations Position**

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

Mr. Shaw congratulated Ms. Collins, who was recently promoted to a senior role with RealManage. He stated Mr. Pierre Rene will be taking over Ms. Collins' position.

Mr. Rene stated he has been with RealManage for a little over three years. He discussed his professional background and experiences at RealManage. He is looking forward to servicing the District and stated Ms. Collins will be his Supervisor. He urged the Board Members and Staff to contact him with any questions or issues.

Ms. Judy asked Mr. Rene to email his contact information to the Chair for inclusion in the newsletter.

Ms. Collins presented the Field Operation – Status Report and discussed the landscaping, gates, Clubhouse, and pool.

She presented two CCS proposals for pressure washing the pool deck pavers and pool furniture in the Townhomes and Single Family pool areas.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the CSS proposals for pressure washing the pool deck pavers and pool furniture in the Townhomes and Single Family pool areas, were approved.**

**TENTH ORDER OF BUSINESS**

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

Resident Natalie Nahid asked if all the expenses are covered by the CDD annual assessments. Mr. Shaw stated the expenses are paid by homeowners via their assessments.

Resident Randall Garner asked if the Townhomes and Single Family sections will contribute to the lighting costs discussed earlier in the meeting. Mr. Shaw stated all homeowners within the CDD will contribute to the lighting.

Resident Lorie Avow asked how the assessment increase is calculated. Mr. Vitalo stated assessments are based on the lot sizes.

Discussion ensued regarding whether Clubhouse rental fees or other sources of revenue can be added to the budget, the assessment increases, and the streetlighting maintenance costs.

Mr. Shaw advised that the gains from rental fees and other sources of revenue are minimal and not factored into the budget as the CDD cannot expect those funds.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the meeting adjourned at 3:19 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair