



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
April 4, 2024
6:00 p.m.*

*Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Beach Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, April 4, 2024, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Beach Community Development District

Meeting Date: Thursday, April 4, 2024

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Workshop Agenda

I. Roll Call

II. Discussion Topics

A. Refresher for Framework for Workshop Processes & Procedures
– Chair Calderaro - 10mins. allotted

B. 04/15/24 Board Business Items

1. Refunding Report/Recommendations from MBS – 15mins. [Exhibit 1](#)
Allotted

2. Security Post Orders – 15mins. Allotted

3. Pool Controller Proposal Options – 15mins. Allotted

a. Big Z – *previously presented* [Exhibit 2](#)

b. Epic Pools

4. Insight Irrigation LLC Irrigation Report Proposal – 15mins.
Allotted

5. FY25 Proposed Budget – 30mins. Allotted

a. Operations & Maintenance

b. Capital Projects

6. Vendor Scorecards – 15mins. Allotted

7. Sidewalk Repair Process – 15mins. Allotted [Exhibit 3](#)

C. Backlog Prioritization – 15mins. Allotted

D. Backlog Items

1. Need for Financial Advisor – Refunding Decision – 15mins.
Allotted

2. Summer Camp Proposals – 15mins. Allotted

3. Sidewalk Pressure Washing Proposal Options – 15mins.
Allotted

a. Amenity Maintenance Group [Exhibit 4](#)

b. Five Star Pressure Washing [Exhibit 5](#)

c. Maps [Exhibit 6](#)

d. Schedule [Exhibit 7](#)

4. Tree Amigos Last Phase Proposal – 15mins. Allotted [Exhibit 8](#)

E. Action Items Review – 10mins. Allotted

III. Adjournment

EXHIBIT 1

Presented By: MBS Capital Markets



MBS CAPITAL MARKETS, LLC

Beach Community Development District

Jacksonville, Florida

April 4, 2024



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| DISCLOSURE | Section 5 |



OVERVIEW – BOND HISTORY



Overview of Series 2013 Bonds

- The Beach Community Development District (the “District”) issued its \$18,075,000 Capital Improvement Revenue Bonds, Series 2013 (the “Series 2013 Bonds”) in November 2013.
- The Series 2013 Bonds were issued as non-rated tax-exempt securities due to the concentration of ownership (i.e. one landowner) and the infancy stage of development at the time the Series 2013 Bonds were issued.
- The Series 2013 Bond proceeds were used to finance the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District’s capital improvement program, including certain roadways, water, sewer, drainage, recreation and other public facilities to be provided by the District.
- The Series 2013A-1 Bonds were issued in the amount of \$2,980,000 and mature on May 1, 2044, for the 178 planned lots in Parcel G/H.
- The Series 2013A-2 Bonds were issued in the amount of \$7,980,000 and mature on May 1, 2044, for the 476 planned lots in Parcel B, C/D, F&I. Final allocation of the Series 2013A-2 Bonds went to Parcel C/D (383); Parcel B (12); Parcel F (13); and Parcel I (13), a total of 421 lots.
- The Series 2013B Bonds were issued in the amount of \$7,115,000, matured on May 1, 2018, for the 178 planned lots in Parcel G/H. The Series 2013B Bonds have been paid in full.
- According to the 12/31/2023 Quarterly Report, of the total planned 605 lots, 605 units have closed to end users.
- Following is the status of the Bonds Outstanding.

| Series | Outstanding Par | Average Coupon | Maximum Annual Debt Service | Call Provisions | Call Premium | Final Maturity |
|--------|-----------------|----------------|-----------------------------|-----------------|--------------|----------------|
| 2013A | \$8.520,000 | 7.18% | \$787,293 | 5/1/2024 | Par | 5/1/2044 |
| 2013B | \$ -0- | 6.5% | n/a | n/a | n/a | 5/1/2018 |



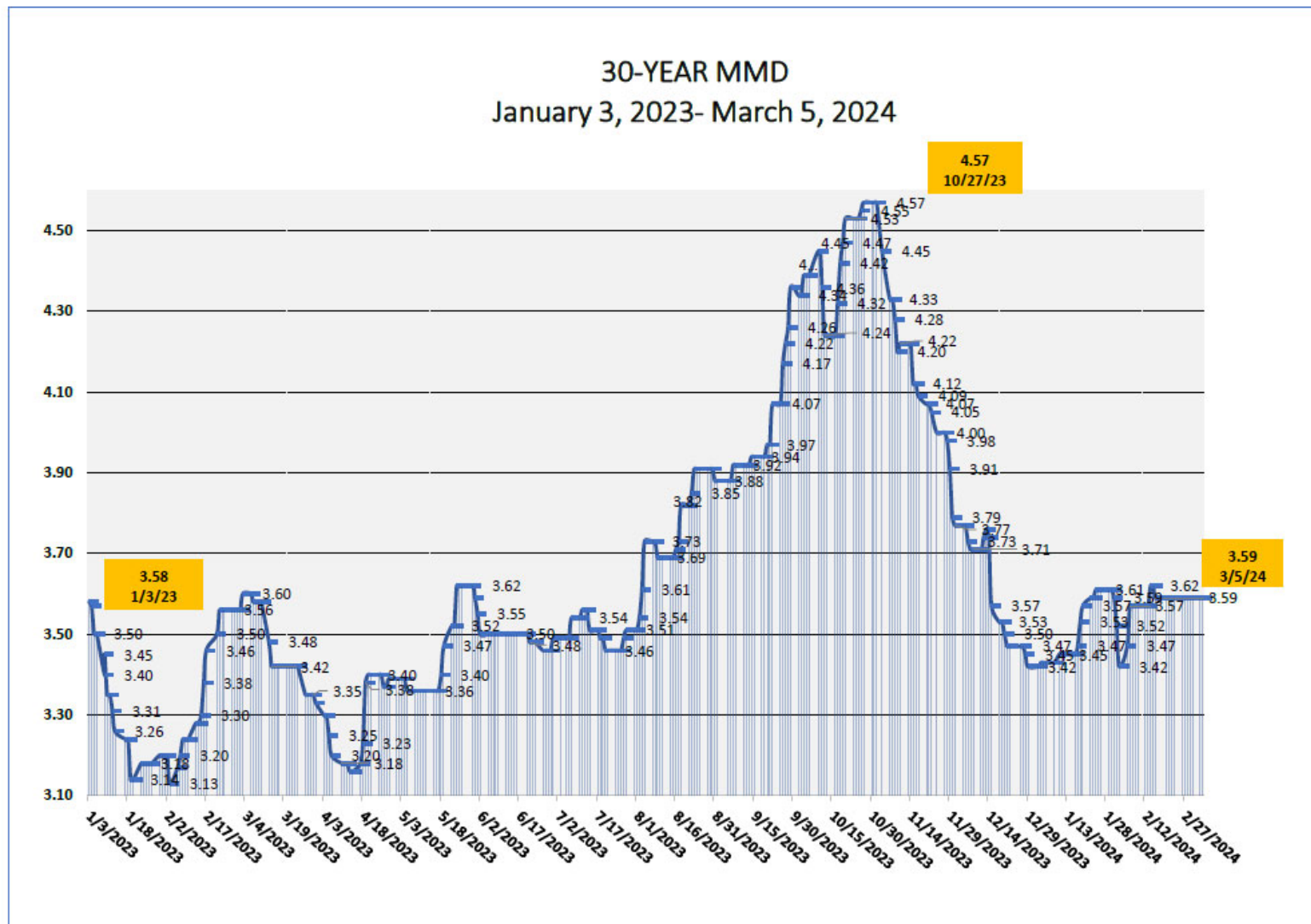
Overview of Series 2015 Bonds

- The Beach Community Development District (the “District”) issued its \$30,920,000 Capital Improvement Revenue Bonds, Series 2015 (the “Series 2015 Bonds”) in May 2015.
- The Series 2015 Bonds were issued as non-rated tax-exempt securities due to the concentration of ownership (i.e. one landowner) and the infancy stage of development at the time the Series 2015 Bonds were issued.
- The Series 2015 Bond proceeds were used to finance the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District’s capital improvement program, including certain roadways, water, sewer, drainage, recreation and other public facilities to be provided by the District.
- The Series 2015A Bonds were issued in the amount of \$9,295,000 and mature on May 1, 2045, for the 349 planned lots in Parcels B, C/D, F and I. Current allocation of the Series 2015A Bonds is to Parcel B (90 lots); Parcel F (255 lots) and Parcel I (4 lots).
- The Series 2015B Bonds were issued in the amount of \$21,625,000, matured on May 1, 2021, for the 1,708 planned lots in Parcels B (102), C/D (383), F (268), I (17), E1/E2 (788) and E3 (150). The Series 2015B Bonds have been paid in full.
- According to the 12/31/2023 Quarterly Report, of the 340 lots planned, 340 lots have been platted and 214 lots closed to end users.
- Following is the status of the Bonds Outstanding.

| Series | Outstanding Par | Average Coupon | Current Maximum Annual Debt Service | Call Provisions | Call Premium | Final Maturity |
|--------|-----------------|----------------|---|--------------------|-----------------|-------------------|
| 2015A | \$7,280,000 | 5.9% | \$619,930 | 5/1/2025 | Par | 5/1/2045 |
| 2015B | \$ -0- | 5.9% | n/a | n/a | n/a | 5/1/2021 |

2024 MMD Chart

(Municipal Market Data)





REFUNDING OPTIONS



Refunding Options

Public Offering – bonds publicly offered to a wide range of buyers

- Typically, higher interest cost, costs of issuance and reserve fund requirement.
- Necessity to obtain credit rating (and possibly bond insurance if economically beneficial) to reduce interest cost and maximize the economic benefit of the refunding.
- Slightly longer timeframe.
- Offering memorandum required.
- Potentially fewer covenants and conditions for consideration than private placement structure.

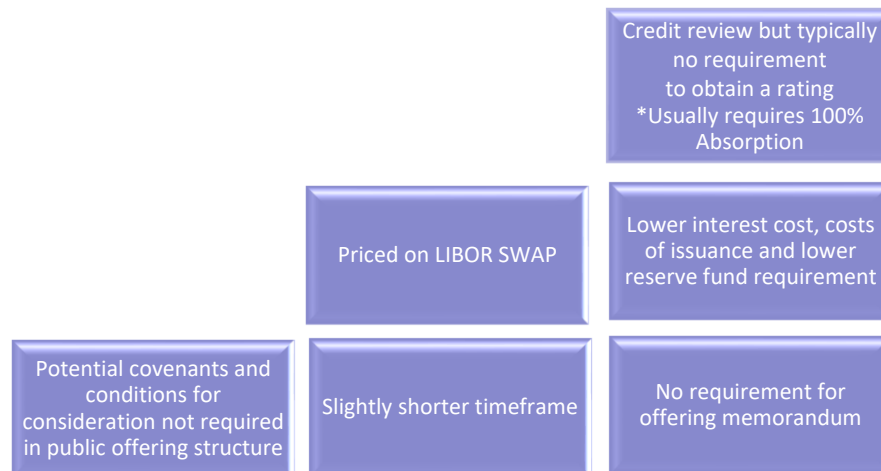
Private Placement – bonds privately placed to one or more banking institutions

- Typically, lower interest cost, costs of issuance and lower reserve fund requirement.
- Credit review but typically no requirement to obtain a rating.
- Banks struggle to loan for 20 years, may require a shortened maturity.
- No requirement for offering memorandum.
- Potential covenants and conditions for consideration not required in public offering structure.

Refunding Options

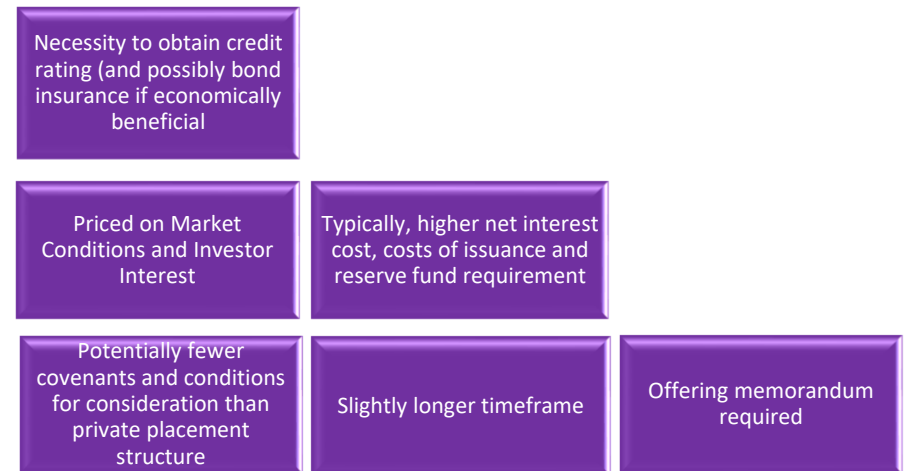
Bank Placement

Given the credit dynamics of the District's Bonds, this financing may lend itself to a bank placement.



Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.





Projected Refunding Results

| Current Refunding Bonds | |
|---|--------------|
| Refunded Par | 8,820,000 |
| Average Coupon of Refunded Bonds | 7.18% |
| Current Maximum Annual Debt Service | 787,293 |
| Est. Dated/Delivery Date | 4/1/2024 |
| Final Maturity | 5/1/2044 |
| Estimated Coupon | 5.13% |
| Estimated NPV Savings \$ | 1,723,049.60 |
| Estimated NPV Savings % | 20.22% |
| Arbitrage Yield - Refunding Bonds | 4.24% |
| Increase (Decrease) in Principal | (320,000) |
| Annual Debt Service Reduction: | |
| Est. Refunding Par | 8,500,000 |
| Est. Maximum Annual Debt Service | 680,059 |
| Est. Max Annual Debt Service Reduction \$ | 107,233 |

Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.

Projected Sources and Uses of Funds

Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.

| | | Premium Bond Structure** (Public Offering) | Private Placement |
|----------------------------------|--|--|----------------------|
| Sources and Uses of Funds | | | |
| Sources: | | | |
| Bond Proceeds: | | | |
| | Par Amount | 8,500,000.00 | 8,610,000.00 |
| | Net Premium/OID | 473,381.80 | |
| | | 8,973,381.80 | 8,610,000.00 |
| Other Sources of Funds: | | | |
| | Liquidation of Series 2013A Revenue Account* | 791,230.53 | 791,230.53 |
| | | 9,764,612.33 | 9,401,230.53 |
| Uses: | | | |
| Refunding Escrow Deposits: | | | |
| | Cash Deposit | 8,822,720.00 | 8,822,720.00 |
| Other Fund Deposits: | | | |
| | Reserve Fund at 20% of MADS (cash) | 340,029.69 | - |
| | Interest to 11/1/2024 | 240,384.38 | 251,125.00 |
| | | 580,414.07 | 251,125.00 |
| Delivery Date Expenses: | | | |
| | Cost of Issuance | 295,000.00 | 325,225.00 |
| | DSRF Surety Bond | 9,350.82 | |
| | Bond Insurance | 55,189.22 | |
| | | 359,540.04 | 325,225.00 |
| Other Uses of Funds: | | | |
| | Rounding | 1,938.22 | 2,160.53 |
| | | 9,764,612.33 | 9,401,230.53 |

Projected Sources and Uses of Funds

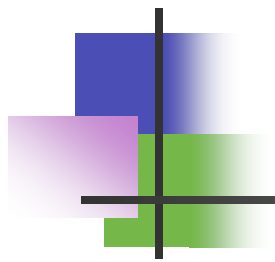
Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.

| | | Premium Bond Structure** (Public Offering | Private Placement |
|--|--|---|----------------------|
| | | | |
| Refunding Statistics: | | | |
| Par Amount of Refunded Bonds | | 8,520,000.00 | 8,520,000.00 |
| Average Coupon of Refunded Bonds | | 7.18% | 7.18% |
| Projected Average Coupon of Refunding Bonds | | 5.13% | 5.00% |
| Bond Yield | | 4.24% | 5.00% |
| Projected Refunding MADS | | 680,059.38 | 682,875.00 |
| Current MADS | | 787,292.50 | 787,292.50 |
| Projected Annual Savings | | 107,233.12 | 104,417.50 |
| Projected Total Savings | | 2,674,489.33 | 1,250,500.93 |
| % of Savings of refunded bonds | | 20.22% | 14.68% |
| | | | |
| *Balance in Series 2013A Revenue Account is estimated based on FY 2024-25 Budget. | | | |
| **Premium Bond Structure produces a par amount less than the current outstanding par. | | | |
| ***Private Placement (Bank) Bond Structure produces a par amount greater than the current outstanding par, requiring a 170 hearing, with published and mailed notices of public hearing. | | | |



Refunding Notes

1. The net annual debt service excludes 4% discount for early payment and the collection fees charged by the County Tax Collector and Property Appraiser
2. These figures are net of all costs/transfers from the existing trust estate, including the estimated portion of the assessment revenues that will be collected at the time of the issuance of the refunding bonds
3. The reduction of annual debt service is calculated based upon comparing the debt service on the current outstanding bonds and the debt service on the proposed series of refunding bonds
4. The maturity date on the proposed refunding bonds is consistent with the maturity date on the current outstanding bonds
5. To the extent there is an increase in principal, there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
6. The underwriter's discount or placement agent fee is 1.50% of the proposed refunding par. This fee is contingent upon the closing of the refinancing transaction. The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions. Such costs are to be negotiated between the District and the various financing team members



NEXT STEPS AND TIMING

Next Steps (Private Placement)

Step 1: Due Diligence including research and credit work.

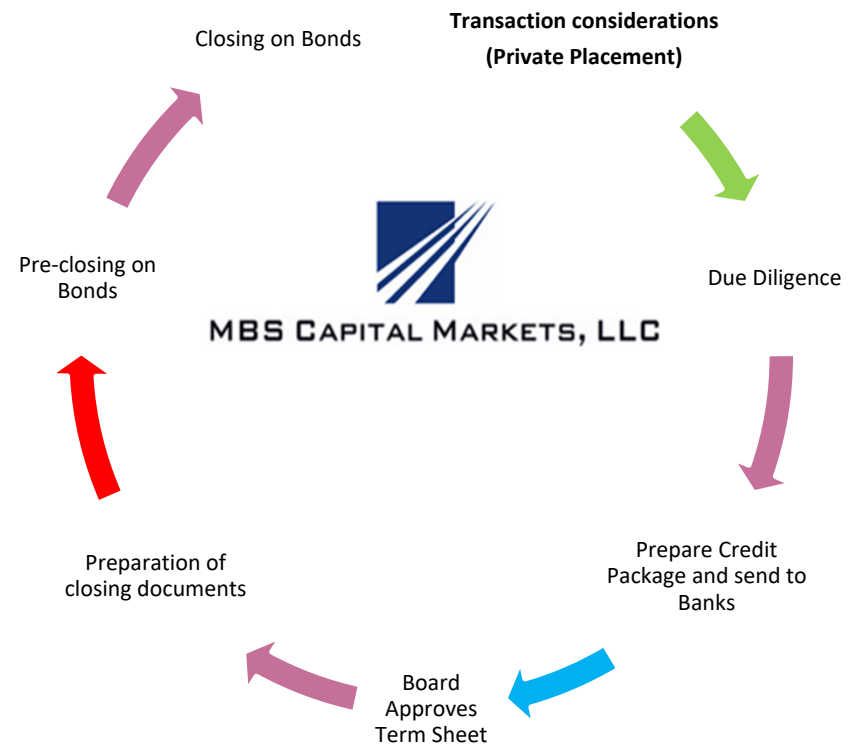
Step 2: Compile a credit package to submit to Banks.

Step 3: Board approval of Bank Term Sheet and authorize closing on bonds.

Step 4: Engage the financing team to prepare necessary bond documents.

Step 5: Pre-closing, sign all bond documents.

Step 6: Close on Bonds



Timeline typically requires approximately 30-60 days to complete

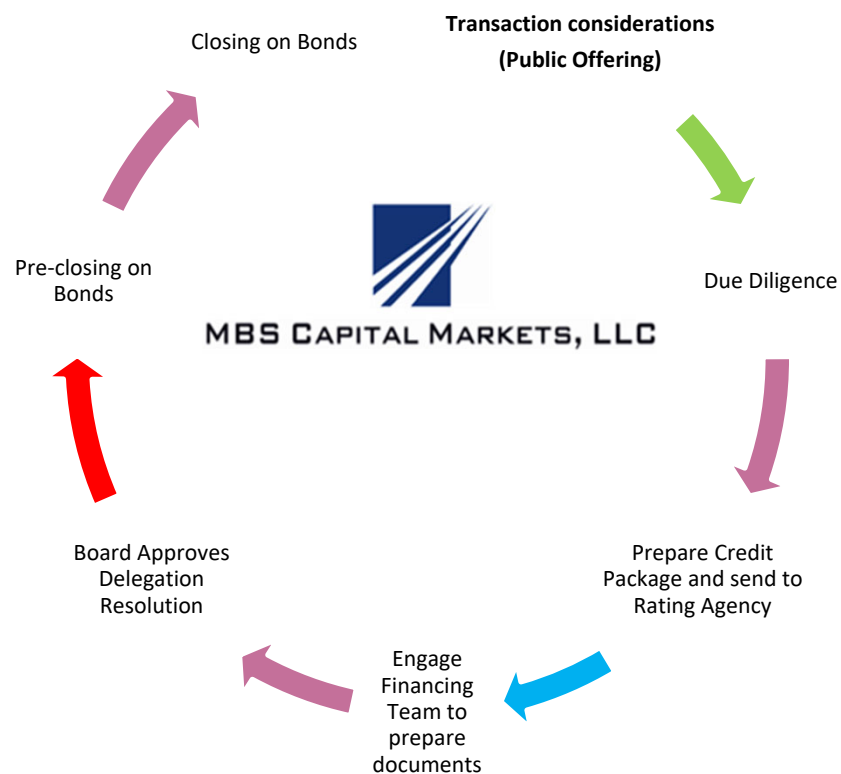


Timetable – Private Placement (Bank)

- **Day 1** **Credit Packages sent to Banks**
- **Day 20** **Term Sheets due from Banks**
- **Day 21** **Board approves Term Sheet, authorizes preparation of closing documents and closing on Bonds**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**

Next Steps (Public Offering)

- Step 1:** Due Diligence including research and credit work.
- Step 2:** Compile a credit package to submit to Rating Agency.
- Step 3:** Engage the financing team to prepare necessary bond documents.
- Step 4:** Board approval of Delegation Resolution.
- Step 5:** Finalize Bond Documents
- Step 6:** Pre-closing, sign all bond documents.
- Step 7:** Close on Bonds



Timeline typically requires approximately 60-90 days to complete



Timetable – Public Offering

- **Day 1** **Begin Due Diligence**
 Engage Financing Team
- **Day 10** **Credit Package sent to Rating Agency**
- **Day 30** **Receive Indicative Bond Rating**
- **Day 31** **Board Approves Delegation Resolution**
- **Day 31-50** **Preparation of Final Bond Documents**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. **Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;**
- ii. **The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;**
- iii. **Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;**
- iv. **The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and**
- v. **The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.**

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

EXHIBIT 2



Big Z Pool Service LLC
9048684660
CPC1459355
172 Stokes Landing Rd.
Saint Augustine, FL 32095

Prepared For
Beach CDD
12788 Mertiage Blvd
Jacksonville, FL 32246

Estimate Date
02/05/2024

Estimate Number
0000064

Reference
Chemical Controllers

| Description | Rate | Qty | Line Total |
|--|------------|-----|------------|
| Pentair Intellichem Controller ORP and Ph Controller, including flow cell, probes and flow sensor | \$2,150.00 | 3 | \$6,450.00 |
| Pentair Easy Touch Controller System with Screen Logic Bundle Incl. Easytouch is an automation panel that controls functions such as chemical controllers, and the screenlogic will give you access to the ORP and Ph readings remotely and allow you to make adjustments remotely as well. | \$1,993.00 | 3 | \$5,979.00 |
| Stennar Pumps -will have adjustable head for adjustable feed rate | \$598.00 | 6 | \$3,588.00 |
| Labor To mount the 3 controllers on the fence behind the sand filters. We will also mount the easy touch systems right next to the controllers. We will then wire the screen logic antennas and install the protocol adapters in the clubhouse. NOTE: we will need 3 open spots off of your router to plug in the protocol adapters. After mounting the chemical pumps, we will then run all new 1/4" tubing from the tanks to the pumps and from the pumps to the injection points. This will include conduit to run the 1/4" tubing in so no one accidentally steps on the tubing and punctures the line. All lines will be labeled and color marked. NOTE: the community will need an electrician to install 3, NEW GFCI outlets within 3 feet of the new controller location along the fence. Each controller will need 2 plugs, 1 for the controller and 1 for the Easytouch. | \$2,100.00 | 1 | \$2,100.00 |
| Subtotal | | | 18,117.00 |
| Tax | | | 0.00 |

Notes

If you have any questions or concerns, please email office@bigzpoolservice.com

Terms

This estimate is valid for 30 days from 2/5/24. If accepted, a 50% deposit of \$9058.50 will be required to begin ordering materials. The final payment is due net10 upon completion.

EXHIBIT 3



SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

Mr _____

- _____
- _____

PROPOSAL FLNE217 - ADDENDUM 1

Using a 1:12 slope, repair sidewalk trip hazards measuring ¼" – 2" in height that PSSC can repair. Repairs to be completed on streets in order of priority determined by the _____

COMMUNITY SELECTED "NOT TO EXCEED" PRICE

1. _____ provide maps of these areas at least one week before PSSC mobilizes to complete repairs.

PRECISION SIDEWALK SAFETY CORP

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



EXHIBIT 4



AMENITY
MAINTENANCE
GROUP

Beaches (Tamaya) CDD
2938 Danube Court
Jacksonville, Fl. 32246

AMENITY MAINTENANCE GROUP

ORDER

DATE

AMOUNT

TERMS

DESCRIPTION

This proposal includes pressure washing all sidewalk/curbing, JEA easement at 12788 Meritage Blvd and the CDD easement at Bari Court (1182 sq ft.) for a total of 36,280 Sq feet. All agreed upon pricing is final and additional work will be billed separately.

Thank you for the opportunity to collaborate with you on this project. We do strive to provide the best services for our customers at the least possible cost and overhead.

AMENITY MAINTENANCE GROUP

DATE

TERMS

Bill To:

Amenity Management Group

245 Riverside Avenue #300

Jacksonville, Fl. 32202

EXHIBIT 5



5 Star Pressure Washing Inc

4314 St Augustine Rd
Suite 4
Jacksonville, FL 32207
(904) 201-9122
www.fivestarpw.com
sales@fivestarpw.com

Estimate

Order No.

Date

7972

3/15/2024

Start

End

9:30 AM

10:30 AM

| Customer Info. | Service Location | Job Info. |
|--|--|--------------------------|
| Tamaya | Primary Address | Technician: Riley Eppley |
| 12675 Beach Blvd Jacksonville, FL 32246 | 12675 Beach Blvd Jacksonville, FL 32246 | Sales Rep: Riley Eppley |
| Phone: (904) 577-3075 | Ron Zastrocky (904) 577-3075 | PO #: |
| | | Lead Source: |

| QTY | Description | Price | Amount |
|-----|--|----------|----------|
| 1 | Sidewalk Cleaning - Pressure wash both sides of Meritage Blvd from Tamaya Blvd to Cassia Ln. | 2,550.00 | 2,550.00 |
| 1 | Sidewalk Cleaning - Pressure wash both sides of Meritage Blvd From Cassia Ln to Danube Dr. | 2,170.00 | 2,170.00 |
| 1 | Sidewalk Cleaning - Pressure wash JEA easement sidewalks by lift station starting from Preveza Ct. | 600.00 | 600.00 |
| 1 | Sidewalk Cleaning - Pressure wash right side (south) sidewalks on first 200ft of Bari Ct. (Starting from intersection of Brettungar Dr and Savona Ct). | 180.00 | 180.00 |
| 1 | Fire Hydrant Rental - Rental, water usage, and admin fee's associated with using a fire hydrant meter supplied by utility company. | 500.00 | 500.00 |

| | | |
|--------|--------------------|------------------|
| Notes: | | |
| | SUBTOTAL | \$6,000.00 |
| | TAX | \$0.00 |
| | TOTAL | \$6,000.00 |
| | ADDITIONAL | |
| | GRAND TOTAL | |
| | | Due Upon Receipt |

Signature

Date

Thank you for your business

EXHIBIT 6

Google Maps

Meritage 1124'



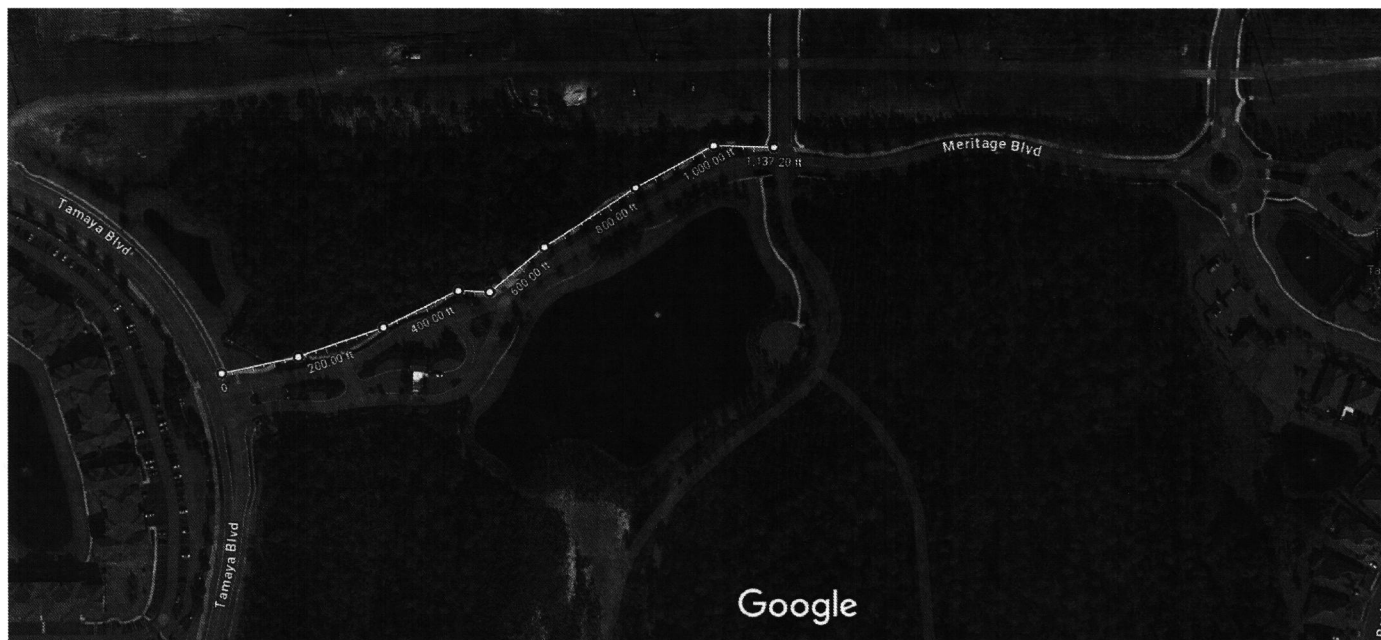
Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

Total distance: 1,124.02 ft (342.60 m)

Google Maps

Meritage 1137'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

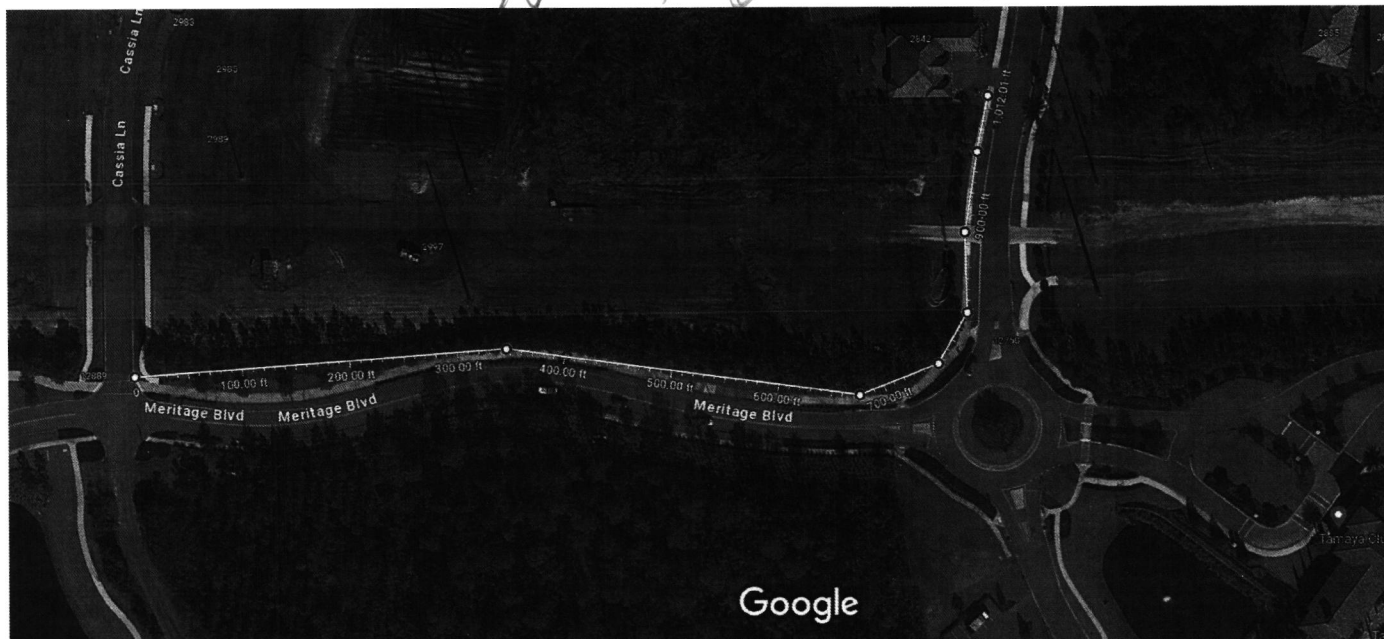
Total distance: 1,137.20 ft (346.62 m)

map 3

Google Maps

Meritage and Danube 1012'

10' + 6' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 Google 50 ft

Measure distance

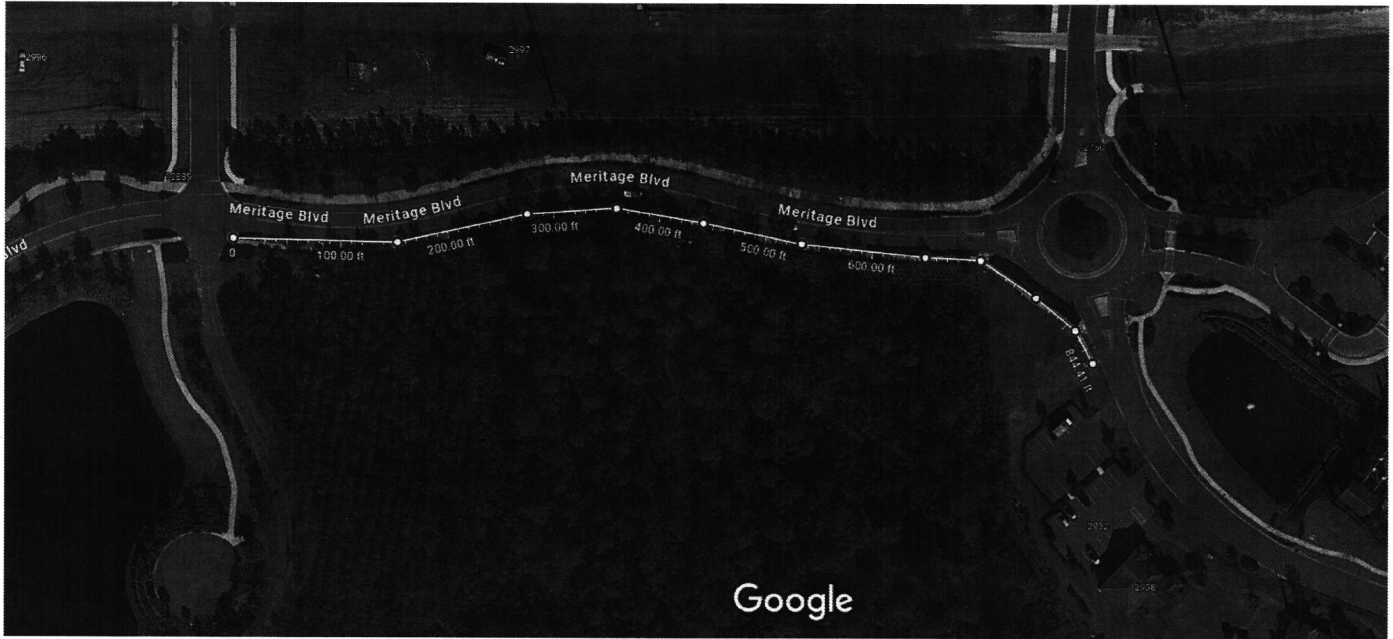
Total distance: 1,012.01 ft (308.46 m)

map 4

Google Maps

Meritage 844'

//



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 844.41 ft (257.38 m)

Google Maps

Big pond 1158'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

Total distance: 1,158.32 ft (353.06 m)

Google Maps

Danube 905'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

Total distance: 904.89 ft (275.81 m)

Google Maps

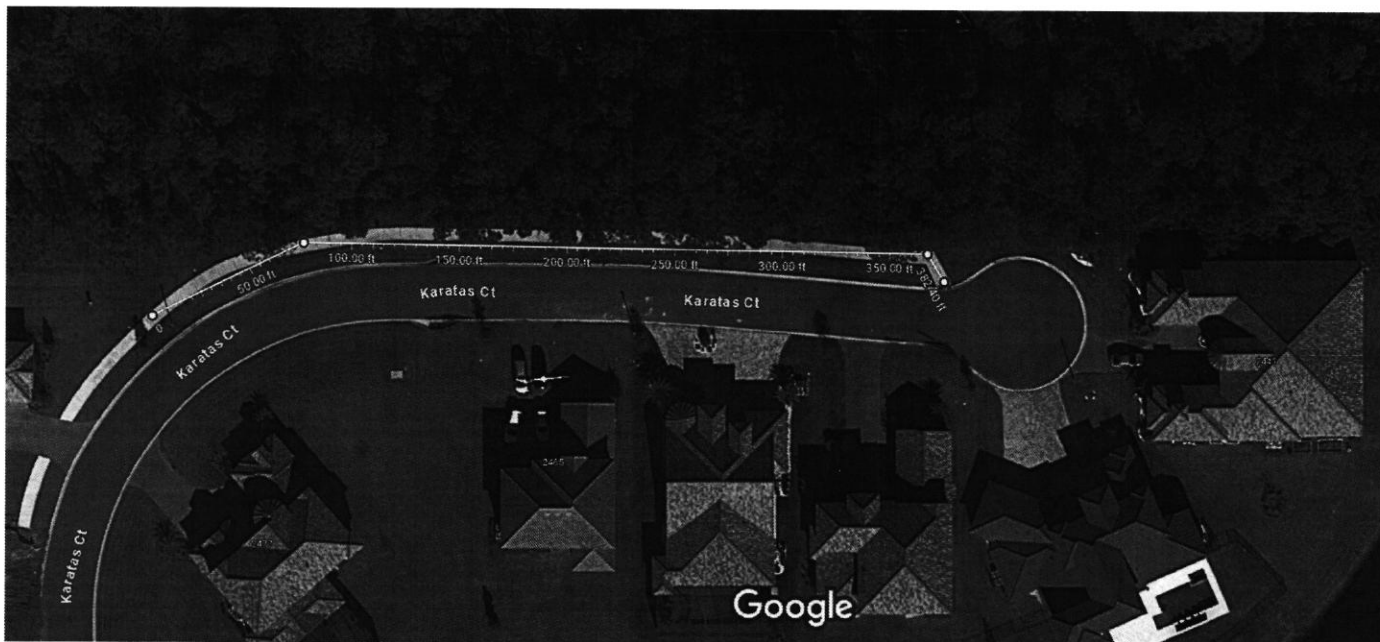
Tartus Dr 532'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 531.94 ft (162.14 m)



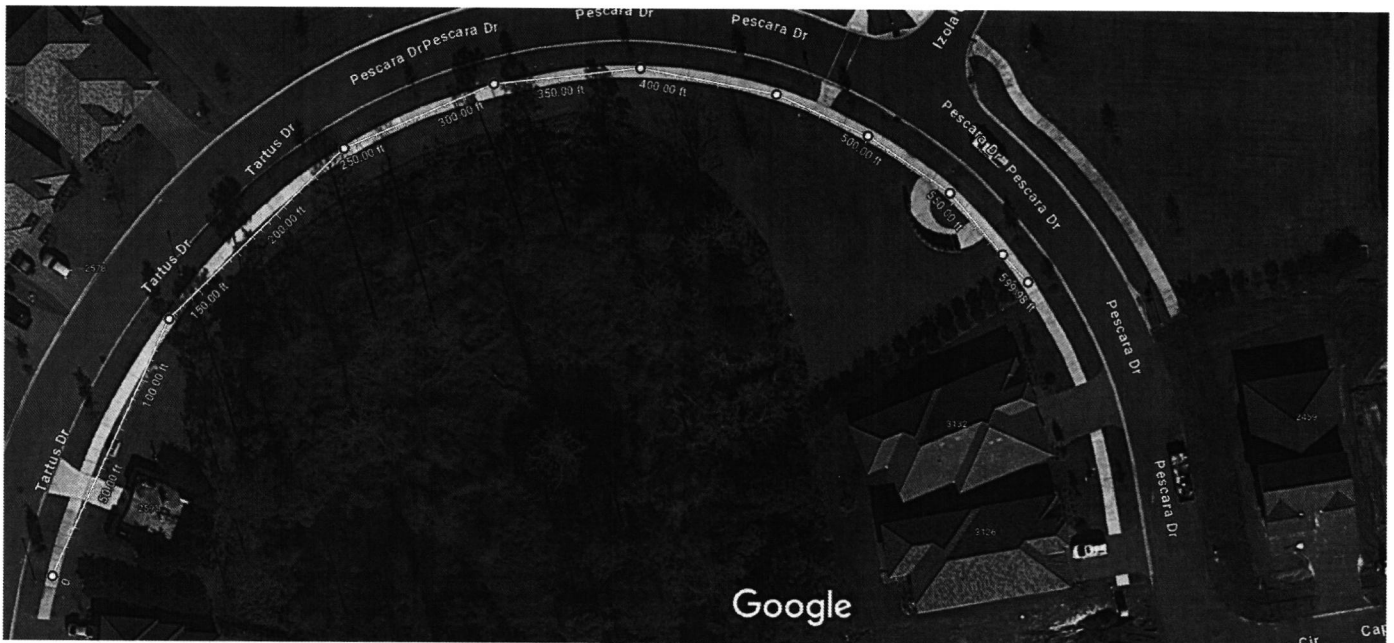
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance

Total distance: 382.40 ft (116.56 m)

Google Maps

Pescara 600'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 20 ft

Measure distance
Total distance: 599.98 ft (182.87 m)

Google Maps

Pescara 154'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 20 ft

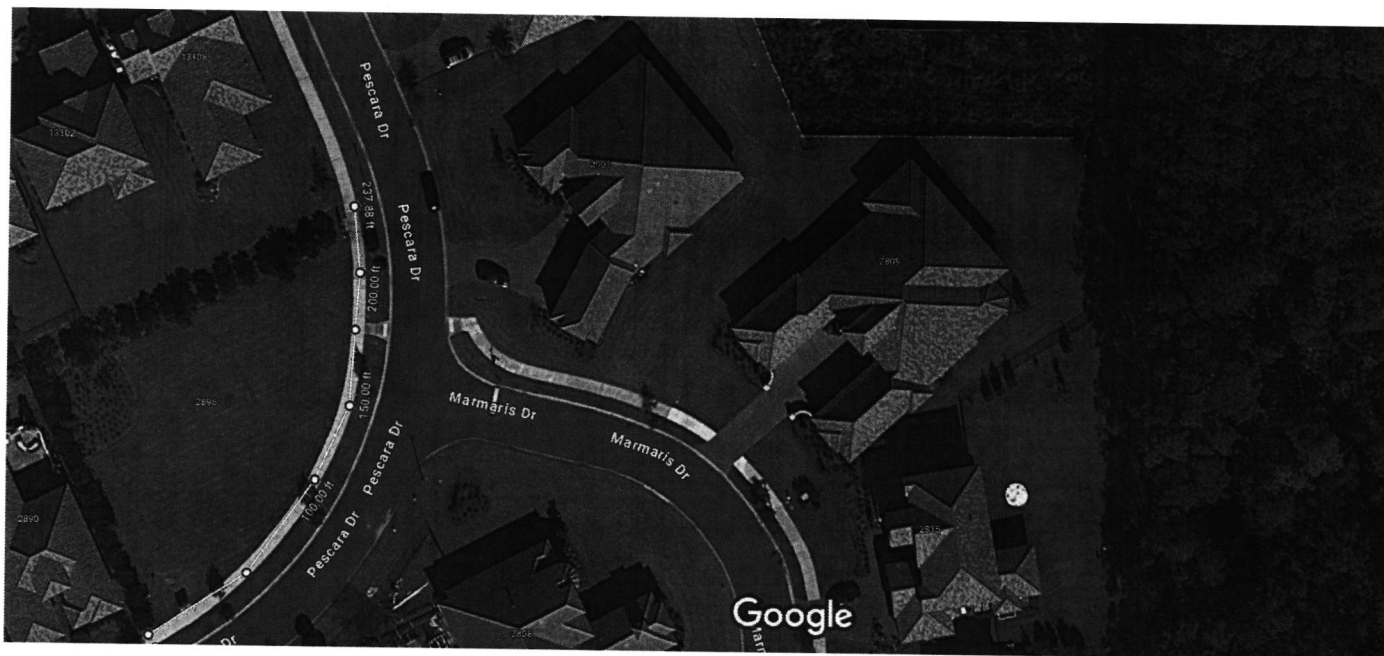
Measure distance

Total distance: 154.12 ft (46.98 m)

map 11

Google Maps

Pescara 238'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 20 ft

Measure distance

Total distance: 237.88 ft (72.51 m)

map 12

Google Maps

Google Maps

Jea easement by lift station 314'

12' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

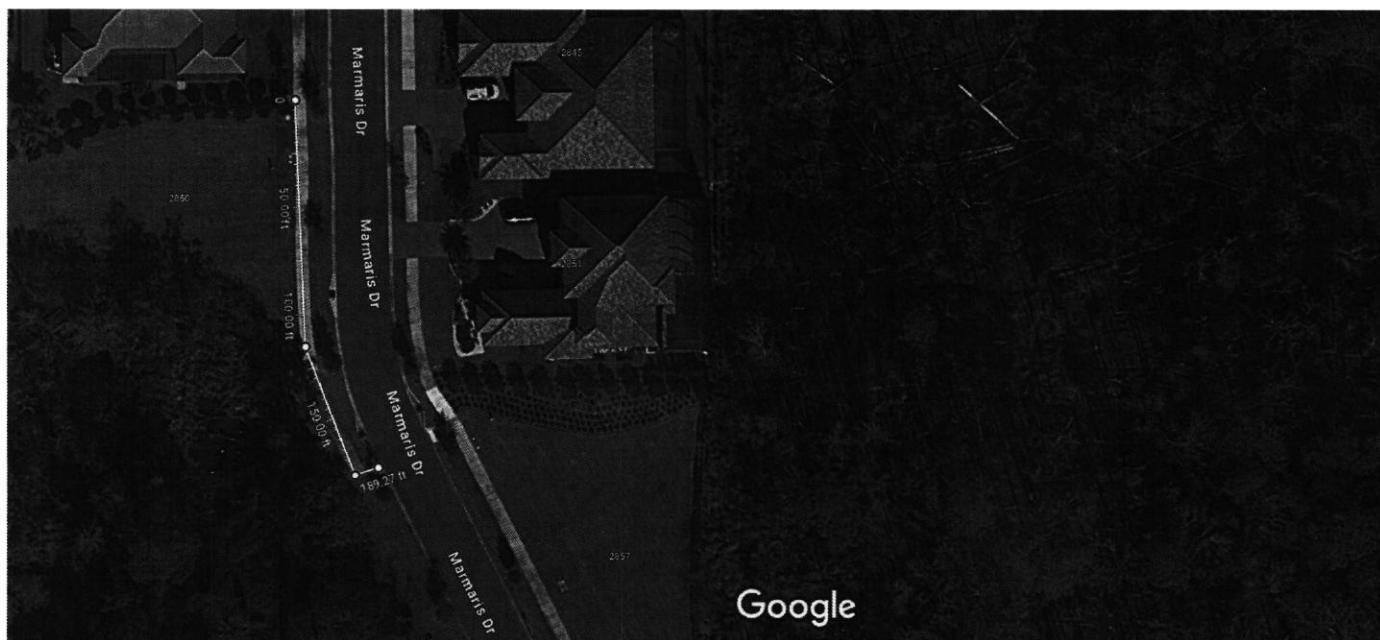
Measure distance

Total distance: 313.55 ft (95.57 m)

Google Maps

Marmaris 189'

6' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 20 ft

Measure distance

Total distance: 189.27 ft (57.69 m)

Google Maps

Marmaris 695'

6' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
Total distance: 695.40 ft (211.96 m)

Google Maps

Danube 741'



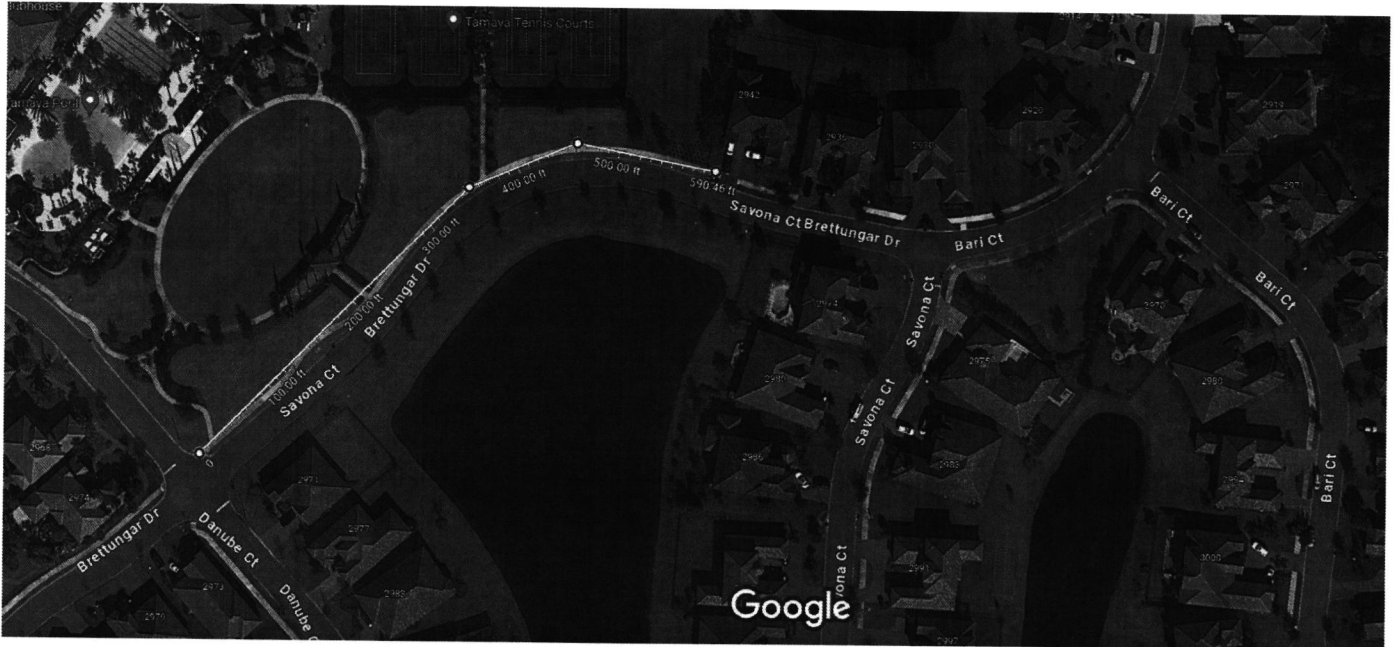
Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

Total distance: 741.11 ft (225.89 m)

Google Maps

Brettunger 590'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 590.46 ft (179.97 m)



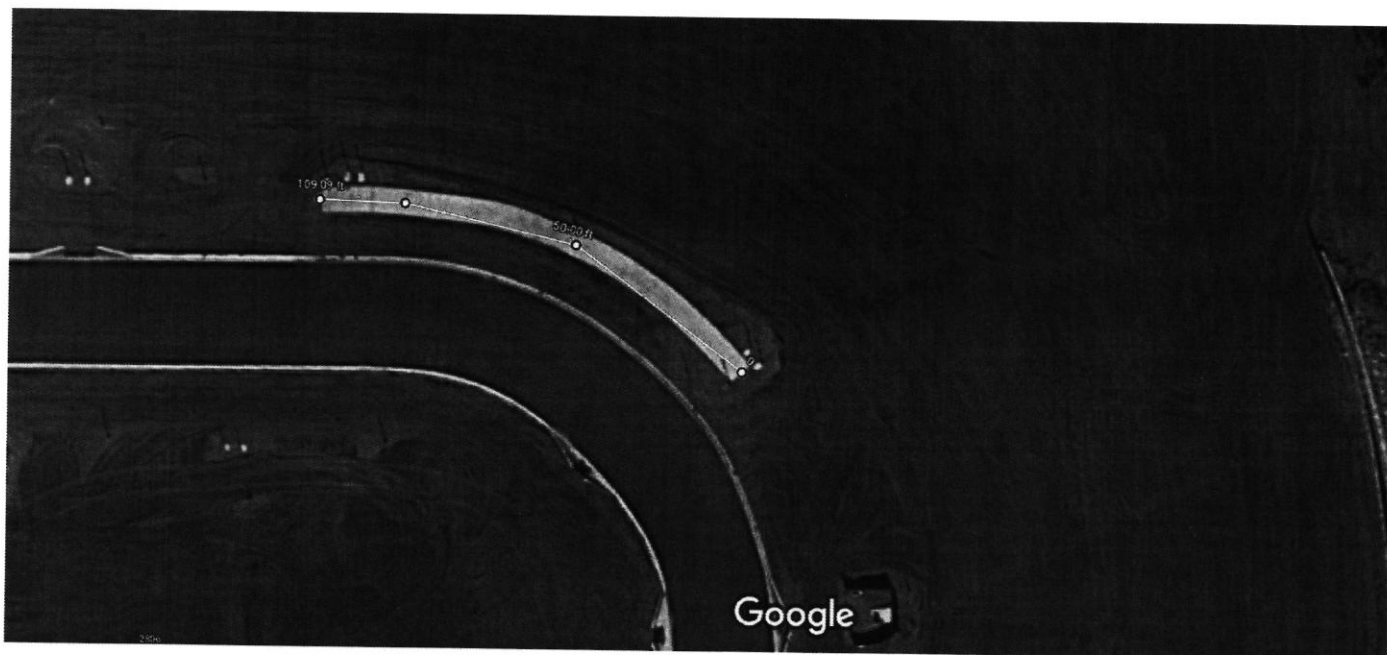
Imagery ©2024 Airbus, Map data ©2024 20 ft

Measure distance
Total distance: 196.91 ft (60.02 m)

Google Maps

Cassia 109'

map 18



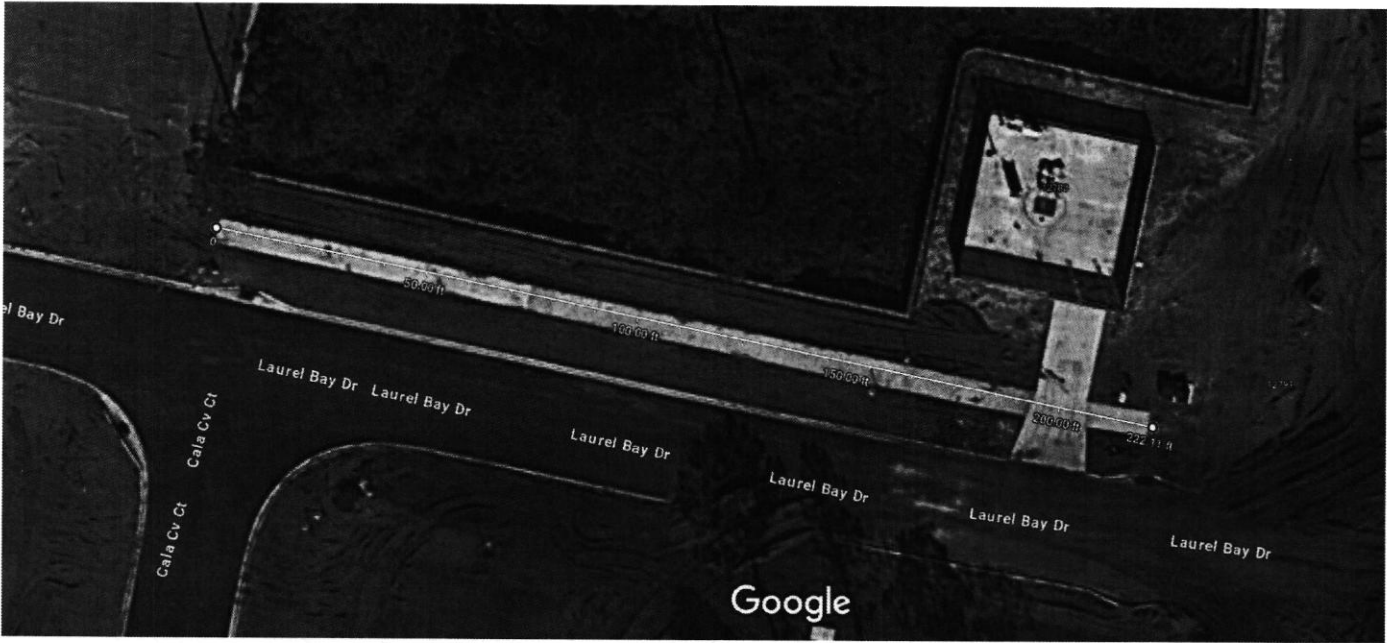
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 109.09 ft (33.25 m)

Google Maps

Laurel Bay 222'

map 19



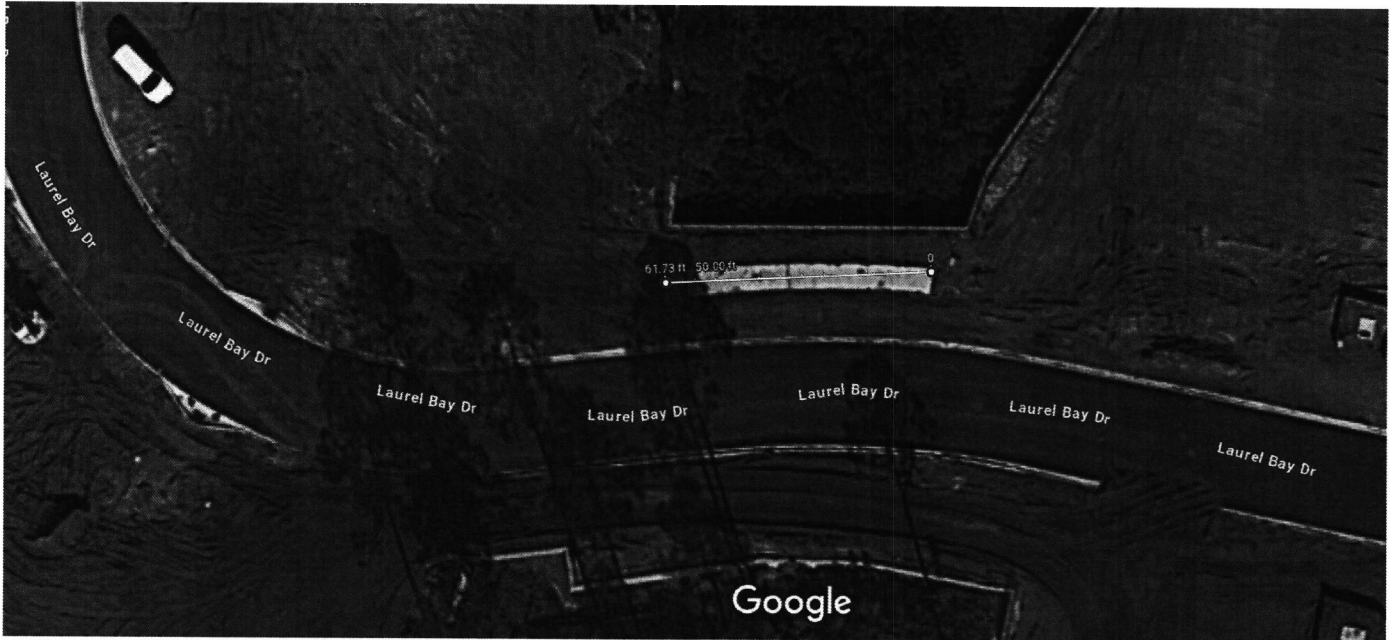
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 222.11 ft (67.70 m)

map 20

Google Maps

Laurel Bay 62'



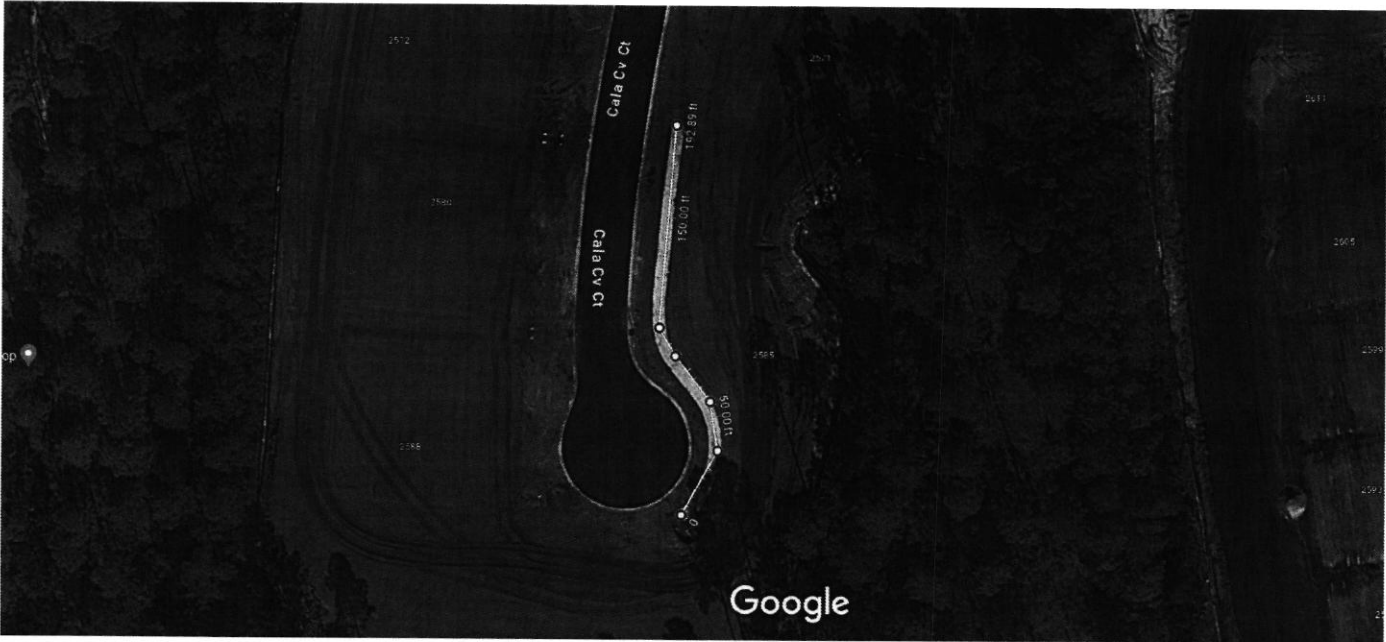
Map data ©2024, Map data ©2024 Google 20 ft

Measure distance
Total distance: 61.73 ft (18.82 m)

Google Maps

Cala cove 193'

map 21



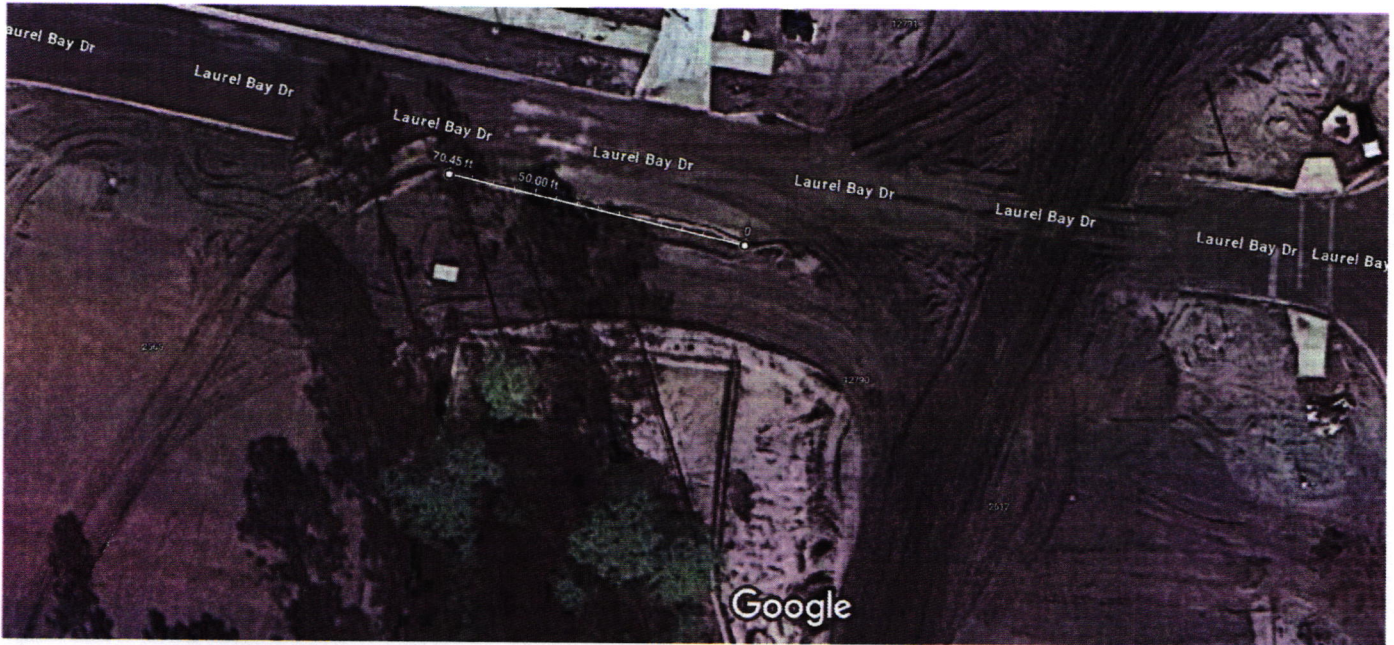
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 192.89 ft (58.79 m)

Map 22

Google Maps

Laurel Bay

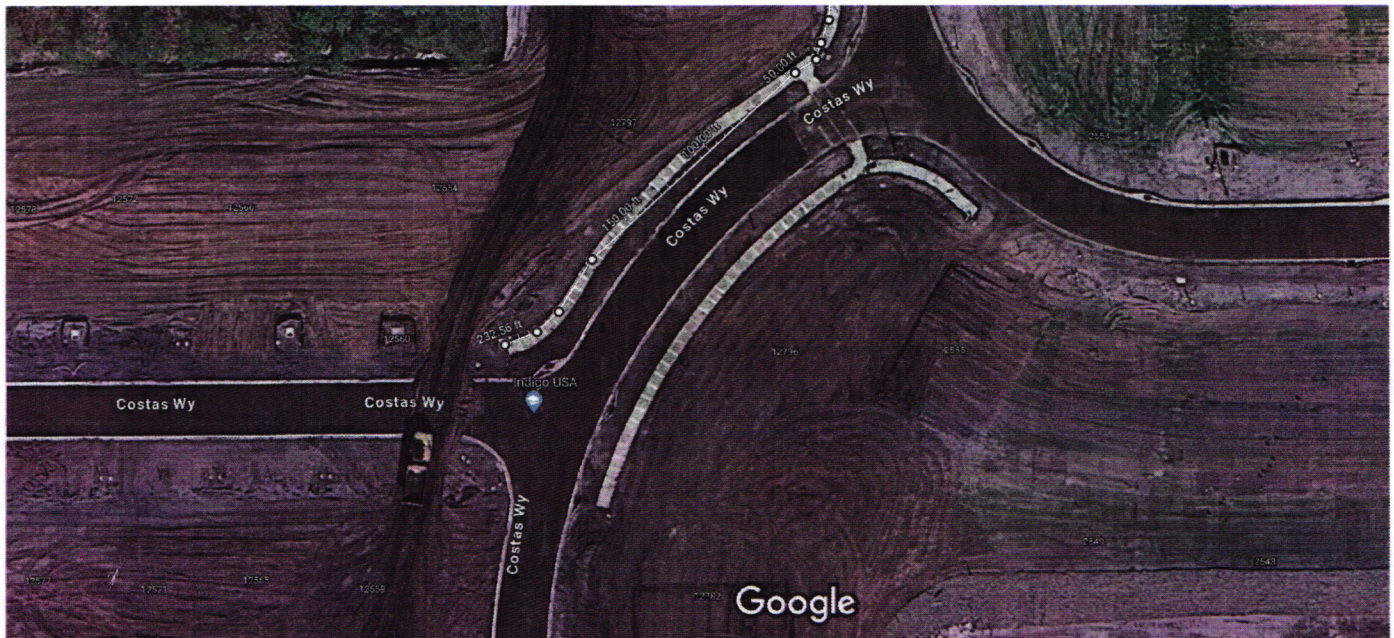


Map data ©2024, Map data ©2024 Google 20 ft

Measure distance

Total distance: 70.45 ft (21.47 m)

Google Maps *Costas Way map 23*



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 232.56 ft (70.88 m)

Google Maps

Costas

Map 24

//



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance

Total distance: 261.55 ft (79.72 m)

Google Maps *Cassia map 25*



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 246.11 ft (75.02 m)

Google Maps

Cassia

map 26



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 265.21 ft (80.84 m)

EXHIBIT 7

Pressure Washing

| Location | Length ft | Width ft | sq ft | Frequenc y | Date Done | Due Date | Cost | Notes |
|--|--------------|-------------|-------|---------------|------------|-----------|------------|-----------------------------------|
| Old Beach Blvd entrance | | | | 1.5yrs | 10/25/2023 | 4/25/2025 | \$1,050.00 | Columnns, pavers, sidewalks |
| Fountains at Beach and Tamaya Blvd | | | | 1.5yr | 3/1/2022 | 9/1/2023 | \$700.00 | |
| Entrance to Guardhouse | | | | 1.5yrs | 7/3/2023 | 1/3/2025 | \$600.00 | Columns and sign area |
| Amenity center sidewalks | | | | 1.5yrs | | | | |
| Amenity center pool area | | | | 1.5yrs | | | | pavers, columns |
| Amenty center roof | | | | 5yrs | | | | |
| Guard house roof | | | | 5yrs | | | | Waiting on estimate |
| Guard+A4:I9 house exter | | | | | | | | |
| Meritage map 1 | 1124 | 5 | 5620 | | | | | |
| Meritage map 2 | 1137 | 10 | 11370 | | | | | |
| Meritage map 3 | 1012 | 10 | 10120 | | | | | |
| Meritage map 4 | 844 | 5 | 4220 | | | | | |
| Pond map 5 | 1158 | 5 | 5790 | | | | | |
| Danube map 6 | 905 | 6 | 5430 | | | | | |
| Tartus map 7 | 532 | 6 | 3192 | | | | | |
| Kartas Ct map 8 | 382 | 6 | 2292 | | | | | |
| Pescara map 9 | 600 | 6 | 3600 | | | | | |
| Pescara map 10 | 154 | 6 | 924 | | | | | |
| Pescara map 11 | 238 | 6 | 1428 | | | | | |
| JEA access by easement map 12 | 314 | 12 | 3768 | | | | | |
| Marmaris map 13 | 189 | 6 | 1134 | | | | | |
| Marmaris map 14 | 695 | 6 | 4170 | | | | | |
| Danbue map 15 | 741 | 5 | 3705 | | | | | |

Pressure Washing

[illegible]

EXHIBIT 8



Contact Information:

Jim Proctor, Owner
904.545.7150 | jproctor@treeamigosoutdoor.com

Property Name: Tamaya Orange Area
Property Address: 12788 Meritage Blvd., Jacksonville, FL 32246

Management Company: Beach Community Development District
Address: 250 International Pkwy., Ste. 208, Lake Mary, FL 32746
Primary Contact: David McInnes
Proposal Date: Wednesday, March 27, 2024

Notes / Comments

We genuinely appreciate the opportunity to submit our comprehensive landscape management proposal for Tamaya Orange Area. We are confident that you will not find a better value for overall services when comparing Tree Amigos to any competitor when the job is bid "apples to apples". We set forth a dedicated team who observed the property in detail and created your proposal based on calculated observation and exact measurements. We look forward to discussing our proposal in detail with you and demonstrating how a partnership with Tree Amigos Outdoor Services can benefit Beach Community Development District.

Proposal Summary

| Scope of Work | Occurrences | Monthly | | Yearly | |
|-------------------------------|-------------|---------|----------|--------|-----------|
| Grounds Maintenance: | 52 | \$ | 3,962.76 | \$ | 47,553.12 |
| Turf Management Program: | 7 | \$ | 1,016.39 | \$ | 12,196.63 |
| Tree / Shrub I&D/ Fertilizer: | 2 | \$ | 661.67 | \$ | 7,940.00 |
| Irrigation Inspections: | 12 | \$ | 134.98 | \$ | 1,619.77 |
| Pine Straw Installation: | 0 | \$ | - | \$ | - |
| Mulch Installation: | 0 | \$ | - | \$ | - |
| Seasonal Flowers: | 0 | \$ | - | \$ | - |
| Palm Tree Trimming: | 0 | \$ | - | \$ | - |
| Lump Sum Proposal | | \$ | 5,775.79 | \$ | 69,309.51 |

Proposal Acceptance

Print Name

Title/Position

Authorized Signature

____/____/_____
Date Signed