



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
August 7, 2025
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, August 7, 2025, 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, August 7, 2025

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Audience Comments

III. Upcoming Business Items

- | | |
|---|--|
| A. Big Jerry's Fencing Breezeway Fence Expansion Proposal - \$8,744.00 – from the 06/16 & 07/21 meeting (CRF Contingency; Line 9) | <u>Exhibit 1</u>
<u>Pgs. 7-14</u> |
| B. Integrated Access Solutions MAG Lock Proposal - \$2,529.89 (CRF Contingency; Line 9) | <u>Exhibit 2</u>
<u>Pgs. 16-17</u> |
| C. Big Jerry's Fencing Main Gate Proposal - \$3,300.00 (CRF Contingency; Line 9) | <u>Exhibit 3</u>
<u>Pg. 19</u> |
| D. Big Jerry's Fencing Cabana Expansion Proposal - \$5,850.00 (CRF Contingency; Line 9) | <u>Exhibit 4</u>
<u>Pg. 21</u> |
| E. Ruppert Landscape Artificial Turf Installation Proposal - \$6,718.00 (Community and Amenity Repairs; Line 33) | <u>Exhibit 5</u>
<u>Pgs. 23-25</u> |
| F. COJ for SJO Patrol Agreement – Final Version | |
| G. Southern Cleaning Services Inc. for Tamaya Hall Flooring Proposal - \$3,800.00 (Community and Amenity Repairs; Line 33) | <u>Exhibit 6</u>
<u>Pgs. 27-28</u> |
| H. Pool Slide Path Resurface; Exterior Paint & Spiral Staircase Refinish Proposal Options (CRF Capital Improvement Plan; Line 8) | <u>Exhibit 7</u>
<u>Pg. 30</u> |
| 1. Splash Tacular | <u>Exhibit 8</u>
<u>Pgs. 32-41</u> |
| 2. Sliderenu | <u>Exhibit 9</u>
<u>Pgs. 43-57</u> |
| 3. SafeSlide | <u>Exhibit 10</u>
<u>Pgs. 59-64</u> |
| I. Janitorial Services Quotes – from 07/21 meeting | |
| 1. City Wide Facility Solutions | <u>Exhibit 11</u>
<u>Pgs. 66-85</u> |
| J. Mailbox Painting Quotes (CRF Contingency; Line 9) | |
| 1. Estatic LLC | <u>Exhibit 12</u>
<u>Pgs. 87-88</u> |
| K. Vendor Scorecards | <u>Exhibit 13</u>
<u>Pgs. 90-94</u> |

IV. Supervisor Projects

A. Chair Korsakova

1. Board Annual Check List
2. Selling CDD Parcels to Residents
3. Traffic Control Devices
4. Ruppert Irrigation Inspection Report
5. Ruppert Irrigation Inspections

[Exhibit 14](#)

[Pgs. 96-97](#)

[Exhibit 15](#)

[Pg. 99](#)

[Exhibit 16](#)

[Pg. 101](#)

[Exhibit 17](#)

[Pg. 103](#)

6. Non-Preserve Area Drainage
7. Crosswalk Research

B. Vice Chair Kendig

1. Gym Etiquette
2. Post Orders
3. Additional Storage Needs
4. Trees
5. FL Highway Patrol Agreement for Traffic Enforcement
6. CCTV
7. Construction Entrance Security
8. Box at Gate
9. Golf Cart Sign
10. Security
11. Security/Roving Patrol/Breezeway Staff
12. JSO & COJ – Off-Duty Patrol

[Exhibit 18](#)

[Pgs. 105-106](#)

[Exhibit 19](#)

[Pg. 108](#)

C. Supervisor Young

1. Trees/Tree Damage
2. Amenity Suspension Process
3. Revisions to Amenity Policies
4. Capital Improvement Plan Projects
5. Hours of Amenity Operations – from 06/16 meeting
6. Pool Hours – Dawn to Dusk – from 06/16 meeting
7. Amenity & Field Operations RFP

[Exhibit 20](#)

[Pgs. 110-140](#)

[Exhibit 21](#)

[Pgs. 142-159](#)

D. Supervisor Wedderburn

1. PMO Tool
2. Badge Software
3. Grilling Area for Rentals

IV. Supervisor Projects – continued

E. Supervisor Szeszko

1. Expansion of Pool Hours/Pool Lighting
2. Thunderstorm Policy
3. Amenity Center Cable Contract Review
4. Brainstorm – Other Cost Savings Initiatives
5. “Punch List” & Response from Developer
6. Community Survey – Ranking of Capital Improvement Projects (\$150K in CRF FY 2026 Budget)
7. Landscape Maintenance Contract RFP
8. Survey Question Regarding Roving Patrol

V. Pending from Prior Workshop(s)

- A. Ruppert Landscape Sulfur Application Proposal (Landscape Improvement; Line 51)
- B. Ruppert Landscape River Rock Installation Proposal (Landscape Improvement; Line 51)
- C. Consideration of Garbage can Proposal

[Exhibit 22](#)

[Pgs. 161-163](#)

[Exhibit 23](#)

[Pgs. 165-170](#)

VI. Discussion Topics

- A. Change Start Time for “Adult” Events from 6PM to 7PM
- B. Billy Mitchell (Resident) Regarding Security Services – from 04/21/2025 meeting
- C. Carole Repak (Resident) Regarding Converting Construction Entry Gate to an Emergency Entry/Exit Gate – from 05/12/2025 workshop

VII. Adjournment

EXHIBIT 1



Big Jerry's Fencing
12620 Beach Blvd, Suite 3-131,
Jacksonville, FL 32246
(904) 476-2528

This contract is made on _____, between _____, *Owner*
(or representative), whose address is _____,
and Big Jerry's Fencing, whose address is 12620 Beach Blvd, Suite 3-131, Jacksonville, FL 32246.

Description of work to be completed: Said Work and Price as described in Invoice.

For valuable consideration, the *Owner* (or representative) and *Big Jerry's Fencing* agree as follows:

1. *Big Jerry's Fencing* will furnish all material and labor.
2. *Big Jerry's Fencing* will provide services in a skillful and competent manner according to standard industry practices. All of the work performed shall be subject to final approval by the owner.
3. *Owner* will have the final responsibility of locating property lines. *Big Jerry's Fencing* will assist *Owner* in locating these lines, but will not be held liable for erecting the fence on incorrect lines.
4. The *Owner* is responsible for marking all private lines, such as irrigation systems, main water line and low voltage wires. *Big Jerry's Fencing* will not be held liable if not marked.
5. Additional work or changes can be made but must be in writing and signed by both *Owner* and *Big Jerry's Fencing* representative.
6. I have read and accept the terms of all 5 pages of this document.
7. Attached documents and drawings are part of this contract.

Dated _____

Invoice # _____

Jon Davis

Signature of *Owner*

Signature of *B.J.F.* Representative

_____ Jon Davis _____

Name of *Owner*

Name of *B.J.F.* Representative

This contract binds and benefits both parties and any successors. Time is of the essence of this contract. This contract is governed by the laws of the state of Florida.

Big Jerry's Fencing Terms

Payment Terms

A deposit is due at time of sign up and entire balance of invoice is due within one day of project completion. Should final payment lead time be longer than one day, Big Jerry's Fencing is to be notified of the delay beforehand. Payments can be made via ACH payment(eCheck), check or we accept all major credit cards. ACH is our preferred payment method. It's free for you and sends us instant confirmation so we can get you scheduled faster. You can also mail in a check or pay by card, but note there's a 3% fee with card. Should you have any questions or concerns, please do not hesitate to contact Big Jerry's Fencing directly at (904) 476-2528.

Cancellation Policy

Customers who cancel after three (3) calendar days of making the deposit will incur a 15% cancellation fee of the total project amount. Special order materials, specifically aluminum, chain link and vinyl materials are non-refundable after 2 weeks from date of making the deposit. The Customer can postpone the installation until a later date, or purchase the materials for 75% of the total invoiced amount. Materials that will be purchased for cancelled projects will be available during the week of the original scheduled installation.

Change Orders

No changes to the original contracted order will be made unless made in writing. Any additional materials and labor needed to satisfy the Change order will result in an additional charge. Any changes made at time of walk-through or installation (ie. change in gate style) can delay the installation and will be charged a small order fee of \$150 + cost of materials and labor to complete the additional work outside of original contract.

Warranty Information

All materials will be warranted by the manufacturer. Big Jerry's Fencing provides a 2 year limited warranty. This covers installation errors only. Fence materials will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence materials are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. **Warranty does not include Sagging or Warping of Gates. Please ask our Staff about the upgraded Wood Gate with Metal Frame.** Also excluded are Acts of God, vandalism, climbing, vehicular damage, lawn equipment damage, swinging on gates and normal wear and tear. In the event your fence is in need of repair, all repairs will be made within 30 days of notification and may be subject to a charge if the damage is found to be caused by anything other than installation error.

License and Insurance

Big Jerry's Fencing carries full general liability insurance. Proof of same is available upon request.

Lumber

We use #2-grade or better pine lumber which has been pressure-treated with ACQ or MCQ treatment. Pine is the most commonly used wood for pressure treating because its density accepts and retains the treatment chemicals better than most other species. MCQ is the newest treatment chemical and leaves the wood much lighter than the traditional green color of ACQ.

The grading system (#2 grade) refers only to the appearance of each board. It is normal for #2-grade pine lumber

to have knots or small areas of bark called “wane”. Big Jerry’s Fencing hand picks each piece of lumber during the construction process to reduce or eliminate unattractive pieces. If you are concerned about blemishes, #1-grade lumber is available at a higher cost.

Wood Appearance

All pressure-treated lumber will be wet when it arrives on your job-site. As the lumber dries, it will shrink a little. This shrinkage is particularly noticeable in the gaps between pickets. Pickets on privacy fence spaced 0” apart during construction; can be expected to shrink to result in a 1/8” to 1/4” gap between each picket. Let us know if you would like to know about fence styles which offer total privacy.

Nails

Big Jerry's Fencing uses pneumatic (air powered) nail guns during construction. These gun's shoot nails into the wood and countersink the head of the nail. This is done on purpose to give the nail better holding power. We use only hot-dipped galvanized nails which are approved for ACQ lumber. Our nails are also ring-shank, meaning they have a series of small rings along the length of the nail. These nails have greater holding power which reduces warping and virtually eliminate pop-ups.

Property Lines

It is the customer's sole responsibility for knowing and advising Big Jerry's Fencing where the fence will need to be installed. The Customer will need to know where the property lines are and have them marked before we can begin to build the fence. If the customer insists on building without property lines or property corners marked, then they accept responsibility. If the customer's survey corner stakes are in place, or if the customer can provide a copy of the site plan, we can usually help determine where the lines are, however it is the sole responsibility of the customer to assure the fence is installed in the correct location. **Payment upon completion of the fence will serve as customer approval of the fence location.**

Homeowners' Associations and Permits

Some neighborhoods and Cities require building permits and approval by the Home Owner's Association, Architectural Committee, or builder before a fence can be installed. Big Jerry's Fencing will help in any way possible to ease you through this process. We are happy to provide drawings and any construction information which is needed. However, obtaining Permits and HOA Approval is the responsibility of the homeowner. Big Jerry's Fencing is not responsible for any violation of City or County regulations to include homeowner's HOA covenants and guidelines.

Clearing A Path

If you have a wooded or obstructed lot, we will need a path approximately 2 feet wide to be cleared where you would like the fence installed. Minor obstacles such as saplings, tree limbs or occasional rocks will be moved by our builders as part of the normal installation process. We will gladly provide you with an estimate to clear the path if you do not want the hassle.

Appearance of Site upon Completion

Please be aware that we make every effort to tread lightly on our customer's property. However, if your yard is wet due to recent rainfall it is likely the crew will tread mud through your driveway and yard, which potentially cause damages for which we cannot be held liable. If that is an issue, please let us know ahead and we will reschedule your installation. We advise that you wait a minimum of one month from the time you sod your yard to have a fence installed, to ensure minimal damage done to your new grass. If you insist on us installing your fence prior to the one month time frame, we cannot be held liable for any damages to your sod caused by the installation process. Note: All dirt from the holes will be left on site, in a clean and neat manner. Some fence styles require more dirt to be removed for the post. We do our best to pack it around the post and spread it out where the rain should help wash it out. Should you need the dirt completely removed from your site, this can be done for an additional cost, to be determined per job basis.

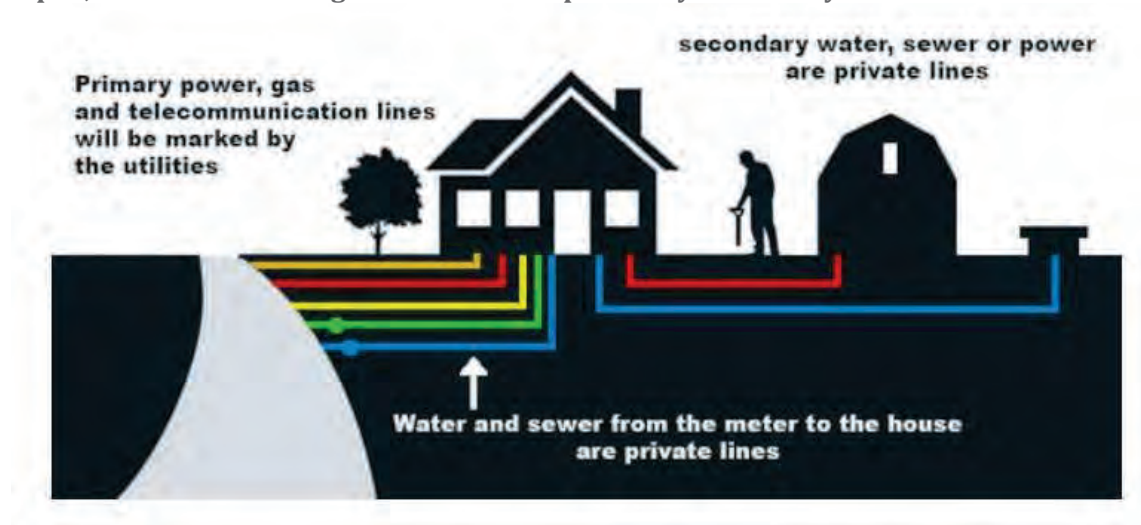
Buried Utilities & Irrigation Systems

Before construction, Big Jerry's Fencing will call to have your buried utility lines located. These lines will be marked in temporary spray paint. Private lines are not located by anyone other than the homeowner and Big Jerry's Fencing cannot be responsible for damage to any private lines during installation. Please make us aware if you have any of these situations and extra care can be taken, however Big Jerry's Fencing is still not liable for damage to any utility lines (Public or Private), or any underground lines of any sort. **Private lines include but are not limited to:**

- A) Underground sprinkler and/ or irrigation lines
- B) Underground water lines that feed a swimming pool or other structure
- C) Underground electric lines (other than local utility lines) that supply power to lamp posts, walkway/yard lighting, wiring for pools, sheds, invisible dog fences, wells, etc.
- D) French drains or related items
- E) Any electrical, water or cable locations (including satellite lines) where the utility in your city did not provide marking services
- F) **All public utilities are connected to meters (including water). After a public utility reaches the meter on your house/property that line is considered private. If the lines leave the meter and runs to another area of the house, that line will not be marked by the locating service. It is the customers responsibility to advise Big Jerry's Fencing of the location of that line.**

All lines that are marked by a locating service (public lines) have a grace area of 2 feet to each side of the marking. That means the line could be within a 4-foot-wide path. Big Jerry's Fencing will attempt to span that area when setting our posts. If spanning that area is not possible or practical, Big Jerry's Fencing will make every effort to carefully hand dig. In the event that we hit a line (public or private) the customer agrees that Big Jerry's Fencing is not liable for any potential costs associated with the repair of that line. Please note that the placement of a gate or a post may be dictated by the location of any public or private utility line.

Again, Big Jerry's Fencing is not liable for any damage to any utility lines (Public or Private), or any underground lines or drainage pipes of any sort. If a utility company invoices Big Jerry's Fencing for a repair, then the customer agrees to assume responsibility and liability of said invoice.



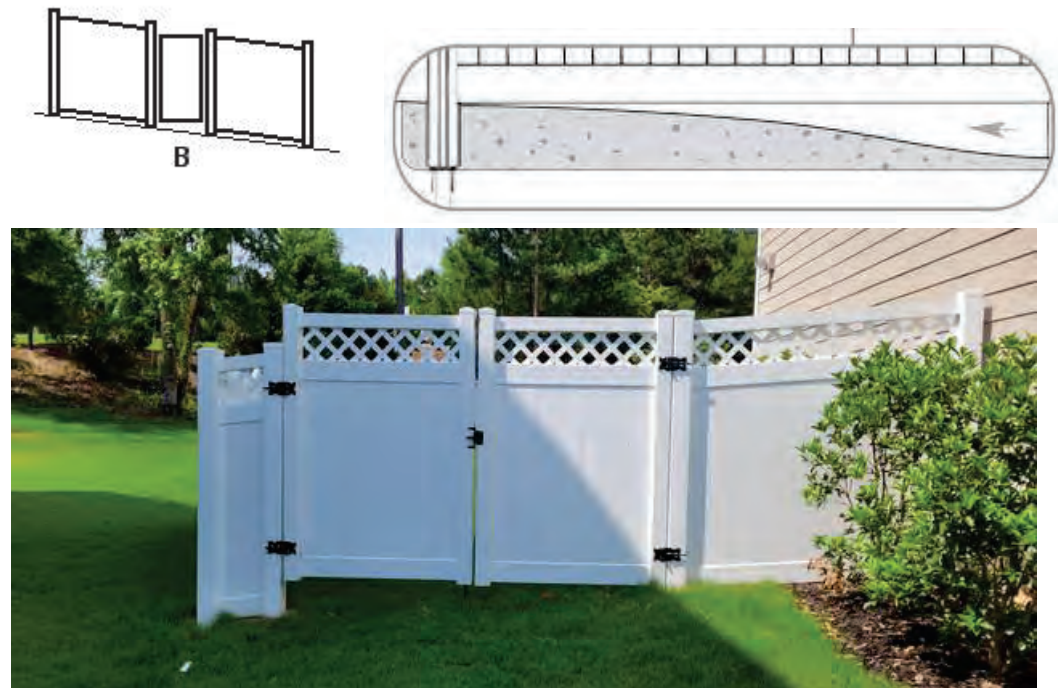
What is the grade of the land?

Land grade refers to how flat (level) or sloped your property is. The most ideal condition for installing vinyl, aluminum and chain link fencing is flat (level) land. Although vinyl & aluminum fencing has the ability to rack (or angle) and can follow the grade of the ground to an extent, this is not the case for all properties and there can be a gap between the bottom of the fence and the ground. A common solution to fill these gaps for all fence types (to include: Wood, Vinyl, Aluminum and Chain Link), is for the homeowner to use fill dirt, mulch, or paver stones to fill the gap.

Where should my gate be placed?

Unlike fencing sections that have the ability to rack, standard gates are made square and shipped from the manufacturer pre-assembled. (note standard 4-5' wide vinyl gates are made on site and can be built with a slight rack) This means standard gates should be placed in an area with the most level ground to avoid gaps at the bottom of the gate. However, it is not always possible to avoid gaps due to several reasons and one being the location of underground utilities. A common solution is for the homeowner to use fill dirt, mulch, or paver stones to fill the gap.

Please see examples below:



Extraordinary digging conditions, (such as an underground concrete slab or 8" tree roots for example) may call for extra equipment or labor and incur extra cost. Unfortunately, some things are unknown until we start digging. These situations are rare and Big Jerry's will contact the customer prior to moving forward if it does come up.

Your total linear footage for your project includes the width of the gates, as is an industry standard. This covers the cost of the material of the gate. The separate invoiced line item cost of gates includes the additional cost for hardware (hinges/latches/drop rods) as well as the upgraded gate posts and the labor to build/construct the gate. We do not deduct the width of the gates from the total linear footage.

Purpose of your fence

While your fence can provide privacy and security for your property, it is not designed nor manufactured for total containment of children or pets. Your fence cannot prevent animals from digging in or out. Big Jerry's Fencing does not guarantee total confinement or containment of children, animals or livestock.

Final Payment

Your final payment is due within one business day of the completed project. All fence material is property of Big Jerry's Fencing until the project is paid in full. If customer refuses to pay, Big Jerry's Fencing may pursue assistance from a collection agency or attorney to help obtain payment. Any and all fees, including court costs and attorney's fees, are responsibility of the customer.

Big Jerry's Fencing
3653 Regent Blvd Ste 402
Jacksonville, FL 32224
USA
+19044762528
infofl@bigjerrysfencing.co
m



Estimate

ADDRESS

Beach CDD
250 International Parkway,
Suite 208
Lake Mary, FL 32746

ESTIMATE # 13108

DATE 06/09/2025

EXPIRATION DATE 07/31/2025

SALES REP

Robert

DEPOSIT

50%

JOB NAME

Main Entrance Gate (Flat Top)

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/09/2025	Discount Big Jerry's Fencing Discount	1	-1,000.00	-1,000.00
07/28/2025	3 Rail Aluminum Additional Pool Fencing: 6' tall black aluminum 3 rail fencing. Commercial grade side panels with 3/4" pickets (gate to consist of 1" pickets). Posts set roughly 2' deep with concrete footers. Small panels on each side of the gate will include security mesh.	6	74.00	444.00
07/28/2025	Aluminum Gate Cabana Fencing: Add in a 4' wide x 6' tall aluminum single gate (flat top). Industrial grade gate with 1" pickets. Includes a panic bar and mesh on the gate.	1	8,800.00	8,800.00
07/28/2025	Core Drill Additional Pool Fencing: Landscape Requires Core Drill	1	500.00	500.00
07/28/2025	Fence Removal 6ft Removal of existing fence to be hauled away, overgrowth and vegetation may cost more. Charge for this removal is \$0 on this estimate based on the assumption that the Cabana Fencing project will be scheduled for the same date.	1	0.00	0.00

I have attached your estimate, blank contract, and terms. Please confirm everything looks correct. We require a deposit and signed contract before scheduling installation. Let us know how you would like to proceed, and we look forward to hearing from you again soon. If we can be of any further assistance or if you have

TOTAL

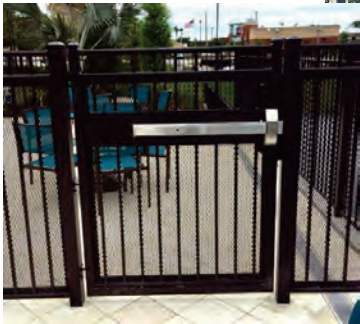
\$8,744.00

any questions or concerns, please do not hesitate to contact us.

Accepted By

Accepted Date

Tamaya Community
12788 Meritage Blvd.
Jacksonville, FL 32246
904-504-1121
lcooney2009@gmail.com



**6' Black Aluminum
Commercial Grade**

Main Entrance: 6'
Including 1 Single Gate

- **6ft of Removal** and Disposal of Existing Gate/Fencing
- **Core Drill** Required.
- Gate to include Panic Bar
- Gate and Fencing on Sides to Include Mesh.



Note:
-Sketch is not to Scale
-Big Jerry's provides our quotes using the total linear footage including the width of the gates and we pre-discount our gates accordingly.

Any requests to change sketch must be documented with the office in addition to the installers. This sketch is part of the contract with Big Jerry's Fencing, LLC.

EXHIBIT 2

Integrated Access Solutions, LLC
2227 Crystal Cove Dr.
Green Cove Springs, FL
32043-9604 USA
Service@iasnfl.com



Estimate

ADDRESS

Beach CDD Tamaya
12788 Meritage Blvd.
Jacksonville, FL. 32246

ESTIMATE # 2338

DATE 07/16/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2025	Technicians Notes	Tech completed survey on pool gate, which is a direct access to the pool. Customer wants to put a MAG lock on the gate and then run flex or nice duct along the wall for a push to exit and rex motion. We can break power at the maglock for each of the egress devices.	1	0.00	0.00T
		Please note: If there is a power outage, with this setup, the pool area will be unlocked and vulnerable.			
	REXHP	High Performance Request-to-Exit Infrared Motion Sensor	1	135.00	135.00
	Camden CM-9080PTE	CM-9000 and CM-9100 series push/exit buttons are all-metal construction and will withstand extreme attacks of all types. The buttons are countersunk in a heavy duty 1/4" thick brushed aluminum faceplate and available in single gang (2-3/4") or narrow stile (1-3/4") widths. Available with optional US40 (duranodic) finish. *CM-9000 product image shown	1	135.00	135.00T
	Door King Gate Maglock		1	461.89	461.89T
	B03-S12	Bracket Set - L & Z Brackets	1	188.00	188.00
	Misc Supplies	Misc. Materials needed for	1	250.00	250.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	installation (Conduit, Flex, Connectors, Boxes, Wire, Etc.) Labor for installation of liquidtight flex conduit, back boxes, and maglock setup to convert existing strike at pool gate. ***It is the customers responsibility to remove existing push bar setup and install handle on gate for ingress.***	8	170.00	1,360.00T

Contact Integrated Access Solutions, LLC to pay.	SUBTOTAL	2,529.89
Estimate is valid for 30 days from date of estimate.	TAX	0.00
	TOTAL	\$2,529.89

IAS shall retain a security interest in all goods and materials until same has been paid in full. Buyer/owner agrees to pay all collection and attorney fees, as well as a 1.5% per month service charge on all past due amounts. All terms and scope of work for this contract are contained herein.

Workmanship warranty is one year from install date.

Manufacturer warranties are per manufacturer.

Payment terms will be 50% down and 50% upon completion of job.

Accepted By

Accepted Date

EXHIBIT 3

Big Jerry's Fencing
3653 Regent Blvd Ste 402
Jacksonville, FL 32224
USA
+19044762528
infofl@bigjerrysfencing.co
m



Estimate

ADDRESS

Beach CDD
250 International Parkway,
Suite 208
Lake Mary, FL 32746

ESTIMATE # 13287

DATE 07/31/2025

EXPIRATION DATE 09/30/2025

SALES REP

Robert

DEPOSIT

50%

JOB NAME

Main Entrance Gate Standard

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/11/2025	3 Rail Aluminum Main Entrance Fencing: 6ft of 6' tall black aluminum 3 rail fencing. Commercial grade side panels with 3/4" pickets (gate to consist of 1" pickets). 2"x2" Posts set roughly 2' deep with concrete footers. Main Entrance Gate: Add in a 4' wide x 6' tall aluminum single gate. Industrial grade gate with 1" pickets. Includes self closing hinges. Includes 3"x3" gate posts	1	2,500.00	2,500.00
09/11/2025	Core Drill Main Entrance Landscape Requires Core Drill	1	500.00	500.00
09/11/2025	Fence Removal 6ft Removal of existing fence to be hauled away.	1	300.00	300.00

I have attached your estimate, blank contract, and terms. Please confirm everything looks correct. We require a deposit and signed contract before scheduling installation. Let us know how you would like to proceed, and we look forward to hearing from you again soon. If we can be of any further assistance or if you have any questions or concerns, please do not hesitate to contact us.

TOTAL

\$3,300.00

Accepted By

Accepted Date

EXHIBIT 4

Big Jerry's Fencing
3653 Regent Blvd Ste 402
Jacksonville, FL 32224
USA
+19044762528
infofl@bigjerrysfencing.co
m



Estimate

ADDRESS

Beach CDD
250 International Parkway,
Suite 208
Lake Mary, FL 32746

ESTIMATE # 13214

DATE 07/31/2025

EXPIRATION DATE 09/30/2025

SALES REP

Robert

DEPOSIT

50%

JOB NAME

Cabana Fence Flat Top-Standard

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/11/2025	3 Rail Aluminum Cabana Fencing: 48ft of 6' tall black aluminum 3 rail fencing. Commercial grade with 3/4" pickets. 2x2 Posts set roughly 2' deep with concrete footers. Cabana Fencing: Add in a 57.5" wide x 6' tall aluminum single gate. Industrial grade gate with 1" pickets. Includes self closing hinges. Includes 3"x3" gate posts.	1	5,050.00	5,050.00
09/11/2025	Core Drill Cabana Fencing: Landscape Requires Core Drill	1	500.00	500.00
09/11/2025	Fence Removal 48ft of Removal of existing fence to be hauled away, overgrowth and vegetation may cost more	1	300.00	300.00

I have attached your estimate, blank contract, and terms. Please confirm everything looks correct. We require a deposit and signed contract before scheduling installation. Let us know how you would like to proceed, and we look forward to hearing from you again soon. If we can be of any further assistance or if you have any questions or concerns, please do not hesitate to contact us.

TOTAL

\$5,850.00

Accepted By

Accepted Date

EXHIBIT 5



June 24, 2025

**12788 Meritage Boulevard
Jacksonville , FL 32246**

Attn: RonRon Zastrocky

Re: Artificial turf around pool palms

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Beach CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work: This proposal is to install artificial turf around the 12 palms directly next to the pool. The rock will be removed and the bubblers will be relocated in order to still provide water to the palms. All material will be cleaned up and hauled off site.

Miscellaneous:

Description
Artificial turf installation

Total price* : \$6,718_____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the

Ruppert Landscape, Inc.
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

customer immediately and bill for the additional costs on a time and materials basis.

- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be

covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:

Ron Zastrocky

Ruppert Landscape LLC

Kyle Carasea

813-293-0587 cell

kcarasea@ruppertcompanies.com

Date: _____

EXHIBIT 6



07/24/2025

TAMAYA CLUBHOUSE

12788 Meritage Blvd, Jacksonville, Florida, 32246

904-329-2277

SCSI proposes to Repair the LVT floor to include the following:

1. Remove/strip existing damaged floor.
(mixture of Butoxyethanol / Benzyl Alcohol), sand any blemishes / rough areas out

SCSI proposes to Protect the floor to include the following:

1. Lay 2 coats of Essential Sport Kote
2. One additional coat of Flex Kote

Tamaya will provide:

1. Access to areas during service.
2. Water and Electricity

SCSI will provide:

1. All labor, material and equipment to perform service.

STRIP, REPAIR AND PROTECT COST:

\$3,800+ Tax

Total \$3,800.00

Payment Terms: Net 30

SOUTHERN CLEANING SERVICE INC.



SOUTHERN CLEANING SERVICE INC.

Note: This Agreement incorporates any and all store/service locations and any additional services provided at **TAMAYA CLUBHOUSE** and Southern Cleaning Service, Inc. (SCSI) recognizes and understands that it may be requested to provide services at any **TAMAYA CLUBHOUSE** location within any state it is authorized to conduct business. Customer's cost is based on scope of work and services provided and shall be set out at time of service between **TAMAYA CLUBHOUSE** and SCSI via written communication, which the parties agree may be email, text message or other written correspondence. Any pricing or scope of work or services discussed orally shall be confirmed via email, text message or other written correspondence.

TAMAYA CLUBHOUSE

SCSI representative

Printed Name

Printed Name

Date

Date

SOUTHERN CLEANING SERVICE INC.

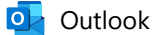
EXHIBIT 7

Pool Slide Ride Path Resurface and Exterior Paint. Spiral Staircase Refinish

BACKGROUND: Prep and regel coat interior ride path and prep and repaint exterior of slide. Prep and repaint spiral staircase.

CONTRACTOR	Interior ride path	Exterior Paint	Interior and exterior total	Stair refinish
Splash Tacular	\$24,955.00	\$12,950.00	\$37,905.00	\$29945.00 + \$2975.00 for treads
Sliderenu	\$18,500	\$11,408.00	\$29,908.00	\$25,875.00
SafeSlide	\$28,665.00	\$15,392.00	\$44,057.00	\$100,683.00

EXHIBIT 8



RE: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

From Jimmy Nigh <jnigh@splashtacular.com>
Date Fri 6/6/2025 9:13 AM
To Ron W. Zastrocky <rzaastrocky@vestapropertyservices.com>
Cc Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>

Good morning Ron. Certainly, no problem.

- Slide Interior: \$24,955.00
- Slide Exterior: \$12,950.00
- Treads and Decks: \$2,975.00
- Rust remediation and new paint on spiral staircase: \$29,945.00

*Pricing based on one mobilization, applicable taxes not included.

Talk soon,



Jimmy Nigh
Director of Restoration & Maintenance
Splashtacular
M 785.766.4061
O 800.844.5334 x240
E jimmy@splashtacular.com
401 N East, Paola, KS 66071



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From: Ron W. Zastrocky <rzaastrocky@vestapropertyservices.com>
Sent: Thursday, June 5, 2025 5:22 PM
To: Jimmy Nigh <jnigh@splashtacular.com>
Cc: Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>
Subject: Re: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

Good afternoon Jimmy,
Thank you for the quote. Can you break the quote down for each area? Interior of slide, exterior of slide and steps.
Thanks
Ron

Your Community.
Our Commitment.

Ron Zastrocky
Field Operations Manager
C. 904-577-3075

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

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From: Jimmy Nigh <jnigh@splashtacular.com>
Sent: Thursday, June 5, 2025 3:42 PM
To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Cc: Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>
Subject: RE: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

You don't often get email from jnigh@splashtacular.com. [Learn why this is important](#)

Hi Ron. We can perform the following scope to restore your waterslide and spiral staircase for \$70,825.00 (applicable taxes not included).

Scope of work:

- Sand/prep slide interior correcting any imperfections/blemishes creating an adhesion profile for new gelcoat
- Apply new gelcoat to slide interior
- Install new caulking at all slide joints
- Clean/prep slide exterior and apply new paint
- Clean/prep all stair treads/decks and apply new paint with non-slip additive
- Clean/prep spiral staircase, rust remediate and apply inhibitor as needed then paint entire spiral staircase steel.

Please let me know if you have any questions, I'm happy to modify the scope if need be. I can provide a formal proposal if you like.

We appreciate the opportunity and look forward working with you!
 Talk soon,

 **Logo Description**
 automatically generated

Jimmy Nigh

Director of Restoration & Maintenance
 Splashtacular

M 785.766.4061

O 800.844.5334 x240

E jimmy@splashtacular.com

401 N East, Paola, KS 66071

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From: Jimmy Nigh
Sent: Friday, May 30, 2025 8:11 AM
To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Cc: Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>
Subject: RE: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

Good morning Ron. I appreciate the photos very helpful. Yes, I'll work on a quote to address the calcium build up and any rust on the spiral staircase to include new paint of the steel spiral staircase and treads/decking.

**Jimmy Nigh**

Director of Restoration & Maintenance

Splashtacular

M 785.766.4061

O 800.844.5334 x240

E jimmy@splashtacular.com

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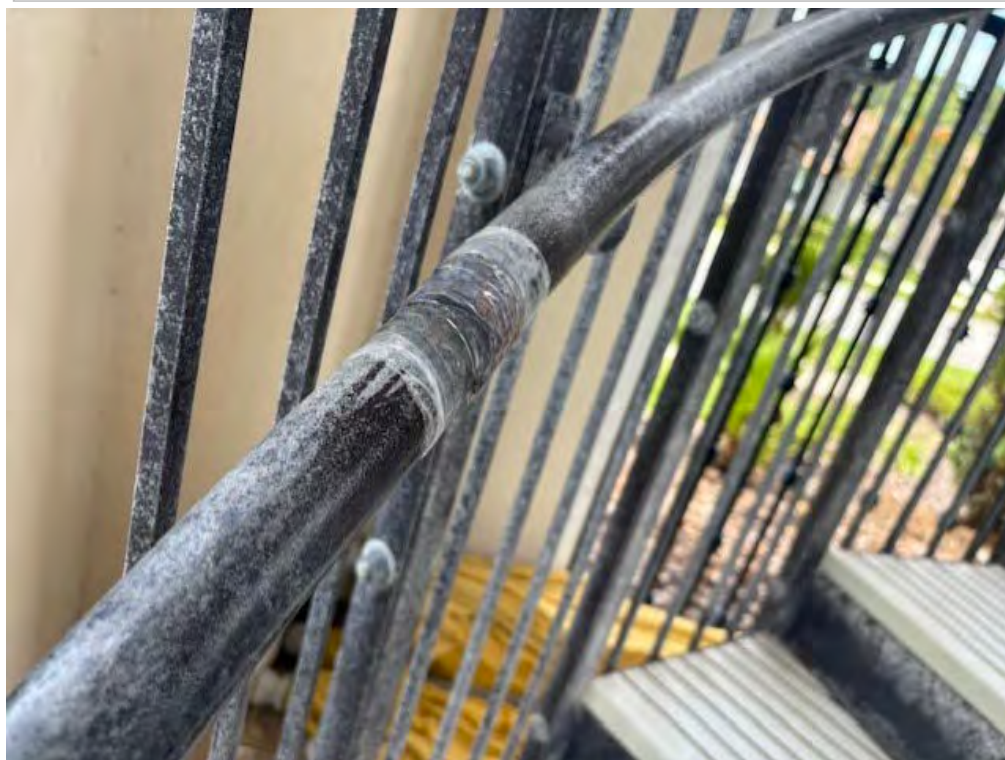
From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>**Sent:** Friday, May 30, 2025 7:19 AM**To:** Jimmy Nigh <jnigh@splashtacular.com>**Cc:** Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>**Subject:** Re: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

Good morning Jimmy,

Yes, new gelcoat and exterior paint. The slide structure is good. Can you redo the stairs? Here are some pictures.









Ron Zastrocky
Field Operations Manager
C. 904-577-3075

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com



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From: Jimmy Nigh <jnigh@splashtacular.com>
Sent: Thursday, May 29, 2025 3:56 PM
To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Cc: Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>
Subject: RE: [EXTERNAL] Tamaya Beach CDD - Jacksonville, FL

You don't often get email from jnigh@splashtacular.com. [Learn why this is important](#)

Thanks Brian.

Good afternoon Ron. I'm happy to provide you with a quote. You mentioned a complete slide restoration, our quote from Jan '22 was for slide interior touch up and buff/polish. Coming up on 10 years old now, I'm almost certain the interior is due for new gelcoat, exterior new paint and steel tower/supports likely some rust restoration and new paint.

I've attached a few photos from our certification and training in Jan '17 for reference. ***Do you mind sharing some current conditions photos for review?*** They'll be a great help in identifying a proper scope for our initial visit.

I've also attached our Keep It New brochure highlighting our restoration and maintenance offerings. We offer an annual service program that's a great assurance in achieving the full lifespan of your investment by keeping your slide tower and slides like new year after year while maintaining a quality rider's experience. We can implement this next year following our initial visit for the complete restoration.

Keep It New - Standard Scope:

- Overall visual inspection of slide tower and slide to ensure all connections are snug tight (tighten any loose connections found)
- Overall inspection of slide tower and slide to ensure safe/proper working order
- Inspect for leaks – Identify Only
- Overall cleaning of slide tower and slide to remove calcium build-up and rust bleeding
- Minor gelcoat repairs (max 6 per slide)
- Remove existing failed/weathered caulking and install new caulking as needed
- Buff and wax slide interior
- Report any issues found outside standard scope for recommendations to repair

I'm happy to provide a formal proposal for our standard scope on an annual basis. We can add/remove scope items as you request. We offer locked pricing on our annual Keep It New program for multiyear contracts, minimum 5 years up to 10 years.

We can discuss any questions/concerns in detail over a call if that helps, we appreciate the opportunity to continue serving you. Talk soon,

**Jimmy Nigh**

Director of Restoration & Maintenance

Splashtacular

M 785.766.4061

O 800.844.5334 x240

E jimmy@splashtacular.com

401 N East, Paola, KS 66071



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From: Brian Faulkner <brian@splashtacular.com>

Sent: Thursday, May 29, 2025 8:54 AM

To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; Sales <sales@splashtacular.com>; Jimmy Nigh <jnigh@splashtacular.com>

Subject: RE: [EXTERNAL] Tamaya Beach CDD

Thanks for reaching out, Ron!

[@Jimmy Nigh](#) will be able to get this updated for you.

Thanks again!

Brian Faulkner

President at Splashtacular

M 913.609.1540

O 800.844.5334 x210

E brian@splashtacular.com

401 N East, Paola, KS 66071

From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

Sent: Thursday, May 29, 2025 8:52 AM

To: Sales <sales@splashtacular.com>

Subject: [EXTERNAL] Tamaya Beach CDD

Good morning,

We are looking for a quote for a complete slide restoration. Is this something you could provide? Attached is an old quote for reference.

Thanks

Ron

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Ron Zastrocky

Field Operations Manager
C. 904-577-3075

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EXHIBIT 9



WATERSLIDE RESURFACING PROJECT PROPOSAL

Proposal# 5039P.1.22.WS.1

TAMAYA COMMUNITY POOL

SlideRenu®

SlideRenu Service, LLC

12703 Spectrum Dr.

San Antonio, TX 78249

Service General Manager: (210) 993-7799

Office: (210) 284-4550

Admin@sliderenuservice.com

28 January 2025

<https://sliderenuservice.com/>

• 12703 Spectrum Dr., San Antonio, TX - 78249 •

Customer Service: 210.284.4550 • Service General Manager: 210.993.7799 •

PROPOSAL #5039P.1.22.WS.1

1 of 13



Make Every Day Look Like Opening Day!™

January 28, 2025

Ron Zastrocky
Field Operations Manager
Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
Cell (904) 577-3075
rzastrocky@vestapropertyservices.com

Dear Ron Zastrocky:

SlideRenu Service, LLC - is pleased to submit a turnkey proposal for all labor, supervision, equipment, materials and the performance of all work necessary maintenance of the water slide(s)/water feature(s) and repainting of the water features(s), and any other service item(s) noted in Exhibit A. located at **TAMAYA CLUB – VESTA PROPERTIES.**

A. Coating & Joint Re-Caulking Process

Resurface the interior ride path surfaces of the water slide with our proprietary SlideRenu Aquatic coating system; ColorShield™ UV4 solid color PolySilox gelcoat fiberglass coating and clear chlorine resistant high gloss clear gelcoat sealer, ChlorShield™ GCS12. Paint exterior surfaces with ColorShield™ UV4 PolySilox gelcoat which has excellent adhesion to porous “chop spray” exterior fiberglass surfaces without the need of a primer. Re-caulk interior riding path slide joints as necessary.

The detailed process that we will follow for resurfacing the interior ride path and painting the exterior surface of your slide(s) is as follows.

PLEASE NOTE: Not all processes described below may apply to your project. These processes are listed solely to inform you of our full-service capabilities. See Exhibit A. for your specific scope of work, coatings to be used and additional repairs to be completed. Exhibit A is the Official Scope of Work quote in this Proposal.

A.1: Interior Riding Path Surface

The detailed process for resurfacing the interior ride path is described below.

- (1) Remove all calcium build-up, dirt, grime and suntan oils from the interior surface using SlideRenu descaling solution, Calcitrol™ and SlidePrep™, a PH neutral professional grade wax remover and degreaser specifically formulated to remove wax, suntan oils, body lotions and tough surface contaminants on water slides to ensure adhesion of our coatings to fiberglass surfaces.
- (2) Sand the interior ride path in a “cross hatch” pattern to create an adequate adhesion profile

for the SlideRenu Aquatic coating system. **PLEASE NOTE: If the interior ride path was previously coated over the manufacturer's original coating, we will not completely remove the existing coating unless contained in the Scope of Work – See Exhibit A.**

- (3) Remove all powder and dust created from sanding the surface with a high-pressure air hose, commercial vacuum cleaner and/or pressure washer.
- (4) Wipe the interior ride path surface with a fast-evaporating solvent-based surface cleaner and adhesion promoter prior to applying the ColorShield™ UV4 PolySilox gelcoat. See attached standard color card. There is a \$ 200 color match fee (per color) for colors not shown on the color card. Depending on the age, color and condition of the slide, our deep penetrating fiberglass primer, ABC Primer™, may be applied prior to the application of the ColorShield™. Slides +25 years old require our ABC Primer to be applied to ensure adhesion and comply with our Warranty conditions.
- (5) Apply 2 coats of ColorShield™ UV4 PolySilox gelcoat on the interior ride path in accordance with the application process and coverage rates specified by the manufacture.

PLEASE NOTE: We do not resurface the entire 360° interior surface of closed flumes unless specified in the Scope of Work – See Exhibit A.

- (6) Apply 1 coat of ChloraShield™ gelcoat clear sealer over properly cured ColorShield™ on organic pigment colors such as shades of orange, yellow, pink, greens, red and purple. ChloraShield gelcoat sealer prevents excessive fading of bright colors from chlorine and UV degradation.
- (7) Wet-sand ChloraShield™ to remove any undesirable surface imperfections, airborne contaminants and positive or negative profiles that may arise after the final curing stage.

PLEASE NOTE: All interior surface coatings shall be sprayed unless the applicator determines that weather and other job site conditions preclude the use of spray equipment.

- (8) If surface needs further smoothness, wax the interior riding surface using a high-speed buffer to create a smooth, high gloss, slippery finish using SlideWax™ professional polymer wax and SlideGloss™ spray on finishing wax, fortified with Teflon®. These maintenance products may be purchased directly from Aquashield Products, LLC to protect your slides for years to come.

A.2: Exterior Surface

The detailed process for repainting the exterior surface is described below.

- (1) Remove dirt, grime and other surface contaminants using a pressure washer and a low PH descaling solution, Calcitrol™ and SlideDetergent™, a high PH surface degreaser specifically formulated to remove leaf stains, bird droppings and tough surface contaminants. **PLEASE NOTE: If the Exterior surface was previously coated over the manufacturer's original coating, we will not completely remove the existing coating unless contained in the Scope of Work-See Exhibit A.**
- (2) Remove surface rust from the slide bolts exposed on all exterior fiberglass flanges using a wire wheel/brush and spot prime, if necessary, with SlideRenu stainless steel RustShield™ rust-inhibitor coating.

- (3) Wipe the exterior surface with a fast-evaporating solvent-based surface cleaner and adhesion promoter prior to applying the polysiloxane high gloss solid color coating.
- (4) Apply 1 coat of ColorShield™ UV4-PolySilox high gloss solid color gelcoat on the exterior surfaces in accordance with the application process and coverage rates specified by the manufacture.

A.3: Interior Ride Path Seams

The detailed process for re-caulking the interior ride path slide seams is described below.

- (1) Remove loose, missing or worn slide joint caulk and wipe seams with a solvent-based caulk adhesion promoter. PLEASE NOTE: We do not re-caulk all seams unless included in Exhibit A.
- (2) Where possible, using a utility knife, create a V-shape caulking groove in the slide joint to ensure placement of the caulk. Joints that are permanently sealed with resin/hard-cured sealant will not be re-caulked unless specified in the Scope of Work – See Exhibit A.
- (3) Re-caulk joints with the slide manufacturers or industry standard replacement caulk such as SikaFlex® 291 Fast Cure. (PLEASE NOTE: These caulking compounds have a functional cure time of 1-3 days and remain semi-pliable when fully cured after 7 days.)

B. Certified Applicator

SlideRenu Service, LLC will appoint one of its certified applicators to perform all the work. We will notify the customer with the contact info of the on-site foreman not less than 5 days prior to starting the work. All of our technicians are OSHA certified and registered in the E-Verify program.

C. Job Site Access & Safety Precautions

Our technicians may access the water slides using ladders, self-erected scaffolding and/or man-lifts. Our certified applicators will carry adequate Worker's Compensation Insurance during the entire project. The work will be performed during the approved work hours as determined by the customer which will not be less than 10 hours/day.

Our technicians shall at all-times keep the premises free from accumulation of waste materials or rubbish caused by performing the work. Upon completion of the work, waste materials, rubbish and tools, equipment, machinery and surplus materials shall be removed from the job site. All building surfaces and work areas will be left "broom clean".

D. SlideRenu Surface Preparation Products

All water slide surfaces will be properly prepared with SlideRenu cleaning products and/or other commercial surface prep products which meet or exceed current environmental regulations, i.e. biodegradable, contain no lead, human safety, non-hazardous material disposal, etc. The surface preparation products will be applied in accordance with the surface prep application instructions provided by the manufacturer of the cleaners. Our certified applicators will have sole discretion over the type and brand of surface preparation products to be used on the slide.

E. Coating Specifications

The coatings will be applied in accordance with the application instructions provided by the manufacturers to ensure the long-term performance of the coating.

SlideRenu aftermarket waterslide coatings are formulated to form a chemical bond with existing gelcoat surfaces that, when cured, out-perform factory-applied epoxy resin gelcoat. The SlideRenu coating system penetrates deep into factory applied gelcoat and fills-in the microscopic porous fiberglass cavities to retard oxidation and chalking. The coating system will be sprayed only by qualified technicians.

Our coatings have been formulated especially for use on all types of color-faded gelcoat water slide surfaces. The coatings contain high-solid resins; low VOC's (fumes) or zero lead and have outstanding resistance to abrasion caused by riders, mats, tubes, etc. Unlike factory applied epoxy gelcoat or off the shelf marine gelcoat, SlideRenu fiberglass coatings are CHLORINE RESISTANT and suitable for pool water immersion and have excellent resistance to ultra violet light degradation. ChloroShield™, clear chlorine resistant high gloss gelcoat sealer was developed by SlideRenu to address the premature color fading of off the shelf marine gelcoats used by most contractors, especially bright colors such as red, orange, green and pink. ChloroShield™ gives you an added envelope of protection against color fading not available in off the shelf marine epoxy resin gelcoat. SlideRenu fiberglass coatings will provide a long-term WET-LOOK SHINE and color retention to all color-faded gelcoat water slide surfaces reducing, or in some cases, eliminating the need to polish the slides more than once each year. With proper maintenance the coating system should last about seven (7) years. The slides may also be resurfaced anytime they begin to look weathered or at the discretion of the water park management. The recoat time period depends upon the annual usage, i.e. wear and tear, volume of riders, operating hours, etc., of the slide and a variety of environmental factors that are specific to your particular geographic area.

SlideRenu fiberglass coatings and maintenance products have been specifically formulated to outperform marine polyester gelcoat and resist color fading. Most water slide applicators use off-the-shelf marine polyester gelcoat or automotive paints which are not suited for chlorine water immersion or abrasion from riders and, as a result, these coatings prematurely fade, chalk, turn yellow and peel after one season.

You can be sure that your slides will be resurfaced and protected with the most technologically advanced coating system in the water park industry today. We guarantee our coatings will protect your water slides for years to come (see Limited Product Warranty on our website at www.SlideRenu.com to view a copy online).

F. Optional Repairs, Services & Colors

During the course of our work, we may recommend other repairs to your slides for safety and structural reasons that are outside the scope of work defined in Exhibit A. You are under no obligation to accept any of our recommendations and we will not move forward on any of our recommendations without written approval from you.

Optional costs, IF NOT LISTED in Exhibit A., will be charged at the following on-site job rates:

- Re-Caulk Interior Joints: \$35/Seam.
- Permanently Seal Seams with PermaSeam™ Seamless Fiberglass System: \$ 300/Seam (36" width)
PermaSeam™ is backed by a 3-YEAR WORKMANSHIP WARRANTY and a 5-YEAR, NO-LEAK GUARANTEE. Please Contact Us for a Custom PermaSeam™ Quotation.
- Additional Repairs Using Fiberglass Resin/Gelcoat: \$ 175/Hour/Technician (Includes Materials). PLEASE NOTE: Water slides 20+ years old and/or water slides that have been recoated or repainted numerous times typically require structural fiberglass repairs which cannot be determined until we are on-site. We will provide you with a

<https://sliderenuservice.com/>

• 12703 Spectrum Dr., San Antonio, TX - 78249 •
Customer Service: 210.284.4550 • Service General Manager: 210.993.7799 •

PROPOSAL #5039P.1.22.WS.1

quotation prior to undertaking any work we recommend outside the original scope of work contained in Exhibit A.

A custom color match fee of \$ 200/color may apply if you choose a color that is not on our standard Color Chart (See Attached Exhibit B). Please indicate your color selection on the Color Selection Approval Form – Exhibit D.

G. Optional Annual Maintenance Contract

If you don't have sufficient in-house resources to get your slide ready for opening day or to properly close down your slide at the end of the season, we can provide you with an annual maintenance contract. The scope of work includes cleaning, descaling, polishing, high-speed waxing all interior surfaces, re-caulking all ride path seams and repairing minor interior surface imperfections with fiberglass polyester resin. Discounts are available for multi-year contracts. If not included as part of our overall proposal, please contact us for a custom quote.

H. Work Completion Time

Our work completion time estimates are contingent upon a minimum of 8 hours/day of unrestricted access to the job site, complete shutdown of the waterslide and pool/deck to all guests, uninterrupted supply of service utilities and suitable weather conditions for applying caulking, coatings and other temperature sensitive materials. Customer is responsible for providing waste removal bins.

I. Payment Terms

Due to upfront financial commitments with other vendors associated in this project, our standard payment terms are; (1) 50% down payment and (2) balance due upon completion of the project and delivery of our invoice. A 4% credit card processing fee will be assessed on the total amount charged when paying by credit card. If a 50% down payment cannot be made due to policy, then we will deliver and invoice the customer for materials shipped to the job site. Payment terms for the materials received are NET 10 Days after receipt of the shipment.

If the project cannot be completely finished due to weather or other mitigating circumstances but the slide is put into operation, then the customer may hold-back up to 10% of the total project price until the open punch list items are completed by our certified applicator. If the project is cancelled by the customer for any reason, the customer agrees to pay for all the non-returnable custom-made coatings, surface prep products shipped to the job site and 10% of the total project value as indicated on Exhibit A, to compensate the certified applicator for loss of profit due to the cancellation.

J. Prices & Terms Validity

The prices and terms quoted in this proposal are subject to acceptance by an authorized representative and are valid for (60) days from the date of this proposal.

K. Insurance

If requested, SlideRenu will furnish a Certificate of Commercial General Liability & Worker's Compensation Insurance evidencing such coverage and naming the contract holder as an additional insured beneficiary.

L. Standard Warranty

SlideRenu will provide a THREE (3) YEAR interior and FIVE (5) YEAR exterior warranty at the completion of the project which warrants the PERFORMANCE OF THE COATINGS used on the project against excessive; color fading, loss of gloss and chalking (Excludes Completely Submerged Surfaces).

YOU MUST PROVIDE SUFFICIENT PROOF THAT THE INTERIOR RIDE PATH HAS BEEN WAXED WITH A **POLYMER WAX** SUCH AS OUR **SLIDEWAX™** AT LEAST ONCE DURING THE OPERATING SEASON IN ORDER FOR THE WARRANTY TO BE VALID.

If the product fails to perform in this manner, SlideRenu will, at its sole option, replace only the coatings which have failed with SlideRenu® brand or customer-specified coatings at no-charge or reimburse the customer for purchasing replacement coatings up to \$300/gallon. RE-APPLICATION LABOR IS NOT INCLUDED IN OUR PRODUCT WARRANTY.

The WORKMANSHIP WARRANTY is TWO (2) YEAR from the completion date of the project and covers the delamination, blistering and cracking of the coatings. In the event the coating fails, we will repair the areas affected in accordance with the process described Proposal Exhibit A at no-charge. All warranty claims must be made in writing within the proper allotted time period and will be settled by SlideRenu Service, LLC within a reasonable amount of time.

SURFACE CHIPS, GOUGES, GASHES, ETC. ARE CAUSED BY IMPROPER BATHING SUIT ATTIRE AND/OR ABRASIVE RAFT RIDING SURFACES AND ARE NOT COVERED UNDER THE WORKMANSHIP WARRANTY. WEAR AND TEAR CAUSED BY BEACH SAND TRANSPORTED BY RIDERS IS ALSO NOT COVERED UNDER THE WORKMANSHIP WARRANTY.

INTERIOR AND EXTERIOR SURFACES THAT HAVE BEEN PREVIOUSLY COATED AFTER THE INITIAL INSTALLATION ARE NOT COVERED UNDER OUR WORKMANSHIP OR PRODUCT WARRANTY UNLESS THE EXISTING COATING IS COMPLETELY REMOVED TO BARE FIBERGLASS AND IS INCLUDED IN THE SCOPE OF WORK ON EXHIBIT A.

M. Project Sign-Off and Final Acceptance of Work Product

Our certified applicator will make arrangements with the person(s) authorized to perform the final walk through, accept the final work product and to identify any deficiencies to be corrected before we leave the job site. If the authorized person fails to meet with our certified applicator at the pre-arranged time to execute the Sign-Off Sheet (Refer to Exhibit C), the project will be deemed to be accepted by the customer and our certified applicator will leave the job site. If requested by the customer to return to the job site to perform a final walk-thru after the certified applicator leaves the job-site, an additional mobilization fee may be charged.

The person(s) authorized to execute the Sign-off Sheet are listed below:

NAME	TITLE – PHONE NUMBER
NAME	TITLE – PHONE NUMBER

N. Proposal Acceptance

Please SIGN BELOW to accept this proposal and send us your color choice(s) so we can begin to manufacture the custom coating as indicated on the COLOR SELECTION APPROVAL SHEET.

Your signature on this proposal creates a legal and binding contract, the terms which are provided herein. Modification to the provisions contained above may be made upon written acceptance by both parties. Furthermore, your acceptance gives us permission to use any before, in progress and after pictures of any of the slides we service at your facility in our advertising/marketing materials.

PROPOSAL ACCEPTANCE

I, a duly authorized representative of the customer, hereby agree to the contractual provisions contained in this proposal and will submit a binding purchase order evidencing our acceptance of the price, payment terms and scope of work contained in this proposal.

Customer Signature

Date

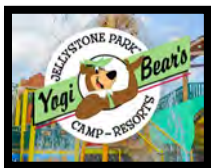
Printed Name & Title

If you have any questions regarding this proposal, please don't hesitate to contact me. We look forward to working with you to restore, protect and extend the life of your water park's most vital assets.

Regards,
Robert Olivarez
Owner/Operator



FIRST CHOICE FOR WATER PARKS



<https://sliderenuservice.com/>
• 12703 Spectrum Dr., San Antonio, TX - 78249 •
Customer Service: 210.284.4550 • Service General Manager: 210.993.7799 •
PROPOSAL #5039P.1.22.WS.1
8 of 13



EXHIBIT A

TOTAL TURNKEY PROJECT COST						TOTAL \$ 30,258.00
#	Approved Scope of Work	Length'	Width"	Work Days	Cost	
1	CLOSED BODY SLIDE					
	Resurface Open Ride Sections	150'	36"	5.0	\$ 18,500.00	\$ 29,908.00
	Wax Interior Ride Path	Included				
	Repaint Exterior Surface	150'	36"	4.0	\$ 11,408.00	
	Preparation / Labor / Materials / Equipment	Included				
	Re-Caulk Interior Ride Path Seams	Included				
	Perform Fiberglass Repairs	Repair 2 chips in Ride Path				\$ 350.00
	Remove Existing Coatings (1)	**NOT PREVIOUSLY PAINTED**				
	Color(s) – SEE EXHIBIT B	RECOMMEND WHITE INTERIOR				

2	SPECIAL NOTES & INSTRUCTIONS TO CLIENT				
	Time Duration of Project	TBD			Initials_____
	Special Instructions to Client	PLEASE COMPLETE EXHIBIT D – E UPON RETURNING THIS PROPOSAL			

NOTE: The above cost is based on all work defined above performed under one purchase order and one mobilization trip.

The turnkey proposal includes all delivery charges, labor, materials, site preparations, man-lift rental fees and all expenses associated with the completion of this project, the scope of which is defined in Exhibit A. (1) CUSTOMER CONFIRMED THAT INTERIOR SURFACE HAS NOT BEEN PAINTED AFTER INITIAL INSTALLATION BY THE MANUFACTURER.

Applicable taxes, bonds or credit card processing fees, if any, are not included. If you are tax-exempt, please send a copy of your certificate with the PO or contract.

**** Includes lift rental if applicable.***

TOTAL PROJECT COST: \$30,258.00

EXHIBIT B

Standard Colors

SlideRenu®

ColorShield™ UV4 PolySilox GELCOAT
COLOR CHART



Colors represented are ink reproductions and should be used as guides for reference purposes only. ACTUAL COLORS can vary slightly in appearance due to slide location, lighting and surface textures. Contact SlideRenu® if you need an actual swatch.

AquaShield Products, LLC
www.SlideRenu.com

5896 Chandler Court, Westerville, Ohio 43082
Sales: 614-948-2554 • Service: 614-948-2557 • Technical Support: 440-781-0051

There is an additional \$ 200 charge for custom colors.

<https://sliderenuservice.com/>
• 12703 Spectrum Dr., San Antonio, TX - 78249 •
Customer Service: 210.284.4550 • Service General Manager: 210.993.7799 •
PROPOSAL #5039P.1.22.WS.1
10 of 13

EXHIBIT C

Notice of Completion Project Sign-Off Sheet

 NOTICE OF COMPLETION Project Sign-Off Sheet			
Customer:		Job Site Address:	
Contact:			
Scope of Work:			
WATER SLIDE RESURFACING	APU & TOWER RE-PAINTING	WATER SLIDE RESTORATION	
Proposal #:	Proposal #:	Proposal #:	
1. Color Match Acceptable ☐ 2. SlideRenu® Coating System Applied ☐ 3. Gloss / Shine Acceptable ☐ 4. Coating Adhesion Adequate ☐ 5. Smooth & Safe Interior Surface ☐ 6. Fiberglass Repairs Completed ☐ 7. Joints Caulked ☐ 8. Work Area Clean ☐ 9. Final Wet Inspection Completed ☐ 10. Other - ☐	1. Color Match Acceptable ☐ 2. SlideRenu® Coating System Applied ☐ 3. Gloss / Shine Acceptable ☐ 4. Coating Adhesion Adequate ☐ 5. Rust Converter/Inhibitor Applied ☐ 6. Stair Treads Cleaned ☐ 7. Non-Skid Coating / Tape Applied ☐ 8. Work Area Clean ☐ 9. Other - ☐ 10. Other - ☐	1. White Chlorine Haze Removed ☐ 2. Calcium Build-up Removed ☐ 3. Gloss / Shine Acceptable ☐ 4. Smooth & Safe Interior Surface ☐ 5. Fiberglass Repairs Completed ☐ 6. Joints Caulked ☐ 7. Final Wet Inspection Completed ☐ 8. Work Area Clean ☐ 9. Other - ☐ 10. Other - ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
TOUCH-UP KIT PROVIDED ☐	TOUCH-UP KIT PROVIDED ☐	MAINTENANCE PROGRAM PROVIDED ☐	
PRODUCT SAMPLE KIT PROVIDED ☐	PRODUCT SAMPLE KIT PROVIDED ☐	PRODUCT SAMPLE KIT PROVIDED ☐	
SlideRenu® Certified Applicator			
Print Name:		Completion Date:	
Signature:			
COMMENTS			
<i>I certify that the work completed by SlideRenu® has been done to my complete satisfaction. I AGREE NOT TO OPERATE UNTIL:</i> WATER SLIDE : 72 hours _____ Date AQUATIC PLAY UNIT or TOWER 48 hours _____ Date Operating any of these pieces of aquatic equipment will cause the coatings to delaminate from the substrate and VOID the warranty.			
CUSTOMER REPRESENTATIVE*			
Print Name:		Title:	
Signature:		Date:	
*NOTE: I acknowledge that I have full and final authority to accept, reject or comment on the work performed.			
SlideRenu - 32961 Pin Oak Parkway, Unit #4, Avon Lake, Ohio 44012 - T: 440.930.2490 F: 440.633.5100			

EXHIBIT D
Color Selection Approval Sheet

Refer to Exhibit B Color Chart
or
Any Other Color Chart of Choice

#	SLIDE/FEATURE NAME	INTERIOR COLOR			EXTERIOR COLOR	
		COLOR NUMBER	COLOR NAME		COLOR NUMBER	COLOR NAME
1	CLOSED BODY SLIDE					
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						

DATE: _____

APPROVED: _____
(Signature)

(Print Name & Title)

EXHIBIT E
APPROVED PROJECT FORM

Invoice / Accounts Payable Information

Company Name for Invoice _____

Billing Address _____

Invoice Recipient Name _____

Recipient Phone _____ Ext. _____

Recipient Email _____

Payment Terms (if applicable) _____

Project Location

Project Address _____

On-site Contact Name _____

On-site Contact Phone _____ Ext. _____

On-site Contact Email _____

Additional Information _____

☐ Project Location is the same for Shipping Product Location

Shipping Product Location (Only fill out if different than project location)

Shipping Address _____

Recipient Name _____

Recipient Phone _____ Ext. _____

Recipient Email _____

Additional Information _____

Form Completed by

First and Last Name: _____

Position/Title: _____

PH: _____ Email: _____

Signature: _____ Date: _____

Earliest Available Start
Date: _____

Requested Completion
Date: _____



Sliderenu Service LLC
12703 Spectrum Dr.
San Antonio, TX 78249 US
2102844550
admin@sliderenuservice.com
<https://sliderenuservice.com/>

Estimate

ADDRESS

Mr. Ron Zastrocky
Vesta Property Services
245 Riverside Ave., Suite 300
Jacksonville, FL 32202
United States

ESTIMATE # 1159

DATE 06/06/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Tower/ stair case recoat	Preparation all metal , Grind away rust Light sand all metal and painted coatings Remove all failing materials, peeling paint, chipping paint, blistering paint Wash surface thoroughly with water, degreasers Apply rust inhibitor to all rust areas and bare metal Apply 1 coat of a 2 part epoxy primer to all bare metal. Apply 2 coats of 2 part marine top coat color to all metal, staircase and towers Apply no slip wax to all painted surfaces. This will protect the paint and prevent calcium from sticking to the surface over time. Color: black Hand rail repair: Evaluate and Repair metal hand rail area that is currently wrapped in tape. This repair will be made using the following method -preparation of metal and treat rust, cut away failed metal -Install filler to fill voids -reinforced fiber body filler - sand, and finish to seamless repair, prepare for top coats, topcoat. (If on site we make the determination that the rail should be cut and replaced a separate change order would be sent to client.	25,875.00T

SUBTOTAL	25,875.00
TAX	2,134.69
TOTAL	\$28,009.69

SlideRenu Service, LLC provides a 2-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

Accepted By

Accepted Date

SlideRenu Service, LLC provides a 2-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

EXHIBIT 10

Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

O: 855-639-7543 / C: 317-437-2217

www.safeslides.com

June 18th, 2025

Tamaya New Homes Association / Attn: Ron Zastrocky
12788 Meritage Blvd, Jacksonville, FL 32246
904-577-3075 / rzastrocky@vestapropertyservices.com

Hello Ron,

The following is a proposal for the restoration of your water slide and stairway. This proposal is based on the information that was sent to Safe Slide Restoration on 05/30/25. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 - year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive

Slide Description:**Open Flume Body Slide – Blue****Work Description:****Gel Coat – Interior Ride Path:**

- Repair all common fiberglass repairs in ride path* (common repairs do not require lamination)
- All repairs will be done with vinyl-ester resin
- Prepare interior ride path for Gel Coat (prime coat blistered and submerged areas)
- Add textured surface to start tub if needed
- Refinish interior ride path of slide with Gel Coat
- Gel Coat will be applied to a thickness of 20 - 24 mils.
- Premium Gel Coat will be used
- Recaulk all seams (recaulking is not a guarantee to stop leaking seams) **
- Seams will be sealed with premium caulk

Gelcoat Project Amount: \$ 28,665.00

**Work Description:****Paint - Exterior:**

- Remove previous coating
- Wash exterior of slide with internally formulated cleaner
- Prime-coat bare areas as needed
- Paint exterior with one coat of Poly - Siloxane Paint
- Paint RAL color: _____ INIT: _____
- Note: Lift costs are not included in this cost, they can be added upon request

Paint Project Amount: \$ 15,391.00

Structure Description:
Enclosed Structure



Work Description:

Sand Blast and Paint 35 Stair Pans, Risers, Rails and Platform

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Abrasive blast structure free of any previous coatings per AMPP SSPC-SP6 (as needed)
 - If there are areas with previous coatings, this will provide a more aggressive profile to assure better adhesion.
- Brush-Off Blast Cleaning per AMPP SSPC-SP16 (as needed)
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Prime Coat with 2-part as needed
- Apply finish coat with poly-siloxane paint
- Note: Lift costs are not included in this cost, they can be added upon request

Steel Project Amount: \$ 100,683.00

Note: This proposal expires in 30 days from the date on the first page of this document.

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

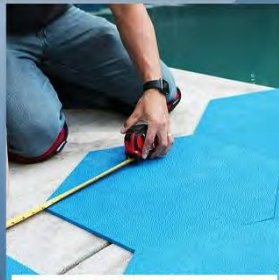
Sincerely,
 Joe Atherton
 Regional Customer Representative
joseph.atherton@safeslides.com

ADDITIONAL SERVICES



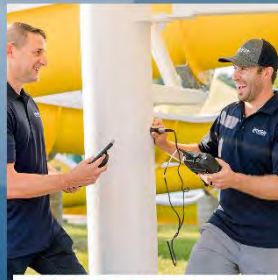
STEEL RESTORATION

- Sandblasting
- Rust Removal
- New Fabrication for Steel Components



FLOORING INSTALL

- Thermoplastics
- Textured Flooring
- Life Floor® Certified Installers



CERTIFIED INSPECTIONS

- Full Park Inspection
- State Certification
- Non-Destructive Testing



PROJECT INSTALLS

- Slide Installations
- Splash Pad Installations
- Hardware and Bolts Replacement



POOL RECOAT

- Thermoplastic Coating
- Fiberglass Repairs
- Lazy Rivers, Wave Pools, Catch Pools, etc.



Safe Slide
NACOM

Specialty Coatings and Maintenance Services
NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**** Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration reserves the right to have adequate access to the project area in order to complete the project as efficiently as Safe Slide Restoration deems necessary. This may require, but is not limited to: working 12 hours per day and seven days per week. The facility is responsible for providing access to an adequate water source (5 gallons per minute), electrical power (multiple circuits will be needed), and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down, but requests must be made 45 days before the Safe Slide crew arrives on-site. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the very best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This Agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide Restoration, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. The customer is required to provide access to restrooms to the Safe Slide crew for the duration of the project. A walk through of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. Missing the post project walk through is equivalent to an approved sign off by the customer. Safe Slide Restoration will not be responsible for unscheduled return work in the case that the customer misses scheduled post project walk-through and subsequent sign-off. We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of

paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

EXHIBIT 11



July 30th, 2025

Ron Zastrocky
12788 Meritage Blvd.
Jacksonville, FL 32246

Re: Proposal for Janitorial Services
Vesta Property Services

Dear Mr. Zastrocky,

City Wide's focus is providing you with superior solutions for all your facility needs. We understand how time-consuming and frustrating it is to constantly deal with multiple – and in some cases underperforming – vendors while keeping up with all of your other responsibilities. Our goal is to become a trusted part of your facility management team by providing you TWO of the highest trained, most responsive people available to assist you regarding any of your facility needs.

We are here to serve you! Most service companies represent their own work, while City Wide represents you. If you are unhappy, you won't hear excuses, you'll see improved results. Your assigned managers will make sure the crews in your building consistently perform to your expectations. Our commitment is to make you look good every chance we get so you become a very satisfied client.

Our clients see a difference in the quality of services managed by City Wide. That's why we boast a client retention rate in excess of 94 percent.

I want to personally thank you for considering City Wide Facility Solutions. We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads 'Nick Muzzey'.

Nick Muzzey
Sales Executive
City Wide Facility Solutions

City Wide Facility Solutions

4963 Beach Boulevard | Jacksonville, FL 32207
(904) 737-4969 | GoCityWide.com/Jacksonville



We Want to Be Your First Choice.

Why continue to hire one janitorial company after another – resulting in the same problems – when you can hire a company that is committed to reducing your stress level and saving you time?

City Wide Facility Solutions wants to be your First Choice. With City Wide on your short list, you're not choosing between two maintenance companies; you're choosing between the same thing you have always done and a management company that can help you with more than 20 solutions for your facility.

Why Choose City Wide Facility Solutions?

For one service or many, City Wide will provide unparalleled assistance in the form of:

- ▶ One point of contact
- ▶ Simplified invoicing
- ▶ 24-hour client care
- ▶ Competitive pricing
- ▶ Facility Solutions Manager and Night Manager
- ▶ Proactive evaluation of your building

Our clients see a difference in the quality of service delivered by City Wide. That's why we boast a retention rate above 90%.

Our Mission

To create a *ripple effect* by positively impacting the people and communities we serve.

We Live Our Values Every Day

Community

Accountability

Professionalism

Our values serve as the foundation upon which we will work with each other, our clients, and our suppliers toward mutual success. Everyone associated with our organization is constantly challenged to live these values.

City Wide's Unique Value Proposition

We represent the client by providing a part-time facility manager who saves you time and solve problems in your commercial facility.

The Solutions We Manage

By providing just one point of contact for everything from carpet cleaning to janitorial supplies to window washing, your Facility Solutions Manager (FSM) reduces the stress and time spent dealing with vendors who are a constant source of problems. Your FSM will proactively help you keep your building in top shape and work with you to maximize your budget to get the most out of your facility. Here is a short list of some of the other services we manage:

Disinfecting Services

- ▶ High-touch areas
- ▶ Electrostatic spraying

Janitorial Supplies

- ▶ Toilet paper
- ▶ Soap and dispensers
- ▶ Paper towels
- ▶ Break room supplies

Detail Cleaners

- ▶ Edge vacuum carpets
- ▶ Dust blinds
- ▶ Dust air vents
- ▶ Wash walls in rest rooms

Floor Care Specialists

- ▶ Strip/refinish all resilient tile and hard surface floors
- ▶ Scrub restroom floors

Carpet Care Specialists

- ▶ Clean carpets using appropriate method; extraction, bonnet, or dry foam and more

Window Washers

- ▶ Wash interior and/or exterior windows, ground level to high-rise

Construction Cleans

- ▶ Prepare a site for use after construction

Pressure Washing

- ▶ Eliminate build-up from the exterior of your facility

Lighting Services

- ▶ Replace difficult to reach and high voltage lighting

Parking Lots

- ▶ Striping
- ▶ Pothole repair
- ▶ Resurfacing
- ▶ Sweeping

City Wide Business Model

City Wide Facility Solutions is a management company in the building maintenance industry. By uniquely representing the client, our professional management team serves as one point of contact for 20+ facility solutions for commercial properties, leveraging our network of independent contractors.



New Account Implementation Process

With 30 days' notice we will implement the following to ensure a smooth transition:

1. Immediately after our agreement has been signed, we will schedule a building walk-through with your Facility Solutions Manager. This is to view the facility, review the scope of work, and discuss items of importance.
2. During the pre-start walk-through we request building keys, alarm codes, and emergency procedures to provide to your City Wide team.
3. We will select the most qualified independent contractor(s) and Night Manager to perform the scope of work as agreed. Our goal is to ensure a smooth transition.
4. Your assigned Facility Solutions Manager and Night Manager will be at your facility for the first nights of the start-up to support the crews and to ensure we achieve the City Wide level of service.
5. Your dedicated Facility Solutions Manager will visit the facility and complete an inspection the morning following the first clean to ensure the expectations are being met and the building is being serviced properly.
6. Ongoing inspections will be made thereafter during the day by the Facility Solutions Manager on a regularly agreed upon day and time.

In Conclusion

Regardless of the size and scope of your operation and the range of your immediate needs, City Wide can manage the job. We have developed a proprietary business model and are dedicated to a vision that does not simply try to do better than the competition, but ensures 100% client satisfaction.

We have a superior track record in client retention for a reason and welcome the opportunity to show you why firsthand. City Wide appreciates that selecting the right vendor means taking into account all the information you've received. What's important to remember is you are not being given the choice between two maintenance companies, as we are not a maintenance company.

This is not an "apples to apples" comparison; it's truly "apples to oranges." You're being given the choice between yet another janitorial company OR a management company that will become an extension of your team.

We are pleased to present this proposal for your facility. We have completed an extensive survey of your facility to design and present a solution tailored to meet your specific requirements.

As you read your proposal, you will come across a great deal of information. There are two important facts you should be aware of:

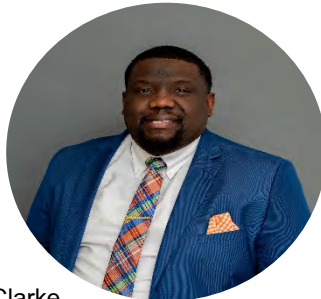
1. **City Wide has a superior track record in client retention.** We mention this because we believe in the power of client satisfaction. City Wide Facility Solutions has a client retention rate above 90%.
2. **City Wide is truly different than the rest.** All maintenance companies are not created equal. We are excellent managers and deliberately do things differently at City Wide. We believe our focus on management is the reason our relationships with our clients are so strong. In this proposal, you will clearly see the differences and the advantages our team provides you.

City Wide's Facility Solutions Manager: Your One Point of Contact

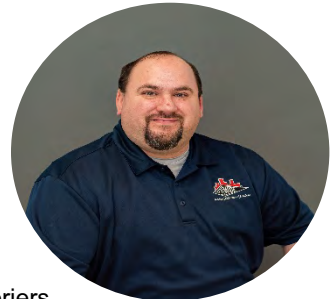
Your Facility Solutions Manager strives to understand your building as fully as possible. They know you have more important things to do, and they take care of the details for you. Let us introduce your Facility Solutions Manager:



Russ Christianson
Director of Operations



Munroe Clarke
Facility Service Manager



Jim Desoriers
Night Manager

No matter how many, or few, services you require, City Wide will take the hassle out of the equation. Your Facility Solutions Manager meets with you during the day with the primary responsibility of helping to ensure quality and to be available to you to address any other needs for your facility. Your Night Manager oversees the after-hours services being done in your facility to ensure superior work on every project. Due to our unique business model, we can provide all of this at a competitive price compared with others in the industry.

We appreciate this opportunity to earn your business and thank you for your time and consideration. We look forward to working with you.

Clayton Fiddler

Director of Sales
City Wide Facility Solutions

QC Inspection Report

Night Manager

Maria Sosa

Customer Info

Best Bet Poker Room

Call Nbr/Date/Type

0000101892

1/19/2021

QC

201 Monument Road
Jacksonville, FL 32225

QC Ray Pineiro

Customer Rating	Customer Contact	QC Rating	Cust Complaint	QCM Comments
5	Weekly Inspection	4	N	Sweep behind flower pots in lobby. Damp wipe wall behind trash can in break room. Dust tops of partitions. Great work on restrooms, this is an important area. Keep it up. Time to dust the blinds... especially the conference rooms and corner offices. Remover prints from elevator doors and vacuum elevator tracks.

Chemicals & Equipment

Betco Fastdraw AF315 #7



This neutral pH disinfectant has been formulated to aid in the reduction of cross-contamination while providing long lasting freshness against tough odors. When used as directed, AF315 is effective against a wide variety of gram-positive and gram-negative bacteria. The effective cleaning product will not dull most floors.

USE: Preparation of use-solution: Add 5 oz. per gallon of water, to disinfect hard, precleaned nonporous surfaces.

Betco Fastdraw PH7 #1



When used as directed, it will thoroughly wet, emulsify, and suspend soil from highly polished floor surfaces without attacking the floss of the floor. Guaranteed to never dull, haze, or leave a film.

USE: 1. Dilute .5 oz/gal or 4ml/L of water, depending on soil conditions. 2. Apply cleaning solution using a mop or autoscrubber. 3. Pick up the solution.

Rinsing is not required except in very dirty situations. 4. Allow floor to dry thoroughly.

Betco Fastdraw Peroxide #11



For daily use on floors, showers, glass, and other hard surfaces. This one product can clean your entire facility. Removes mold stains and soap scum on tile, grout, and bathtub surfaces and fixtures.

USE: Dilute with cold water only. For GENERAL PURPOSE dilute 1:32 – 1:64 oz. or 4 oz./gal - 2 oz/gal depending on soil level. Spray and wipe.



Blue Microfibers

USE: All Non-restroom areas.



Orange Microfibers

USE: Restrooms only.



32 oz. Trigger Spray Bottles

NOTE: All spray bottles are to be properly labeled for contents.

Wavebrake® Mop Bucket & Winger



The WaveBrake mop bucket and wringer system reduces splashing, which means a safer environment, cleaner floors, and improved productivity. The optional dirty water bucket helps produce cleaner, less slippery floors by separating dirty water from clean water. High efficiency wringer is easy to use and lasts longer.

Green Cleaning with Microfiber



Microfibers are specially designed non-abrasive, non-linting fibers, small enough to penetrate into surface pores and remove tiny dust particles for a deep clean. Microfiber is environmentally responsible, requiring less water and chemicals to clean. Drying time is reduced by 50%, saving valuable time and energy.

Toilet Bowl Swab / Scrubbers



55 Gallon Brutes with Dollies



Brute Caddies with pockets



Janitorial Carts



Wet Mops



Loop-ended cotton, blended, and microfiber.

Microfiber Dust Mop



Electromagnetically charged microfiber loops deep clean large areas.

Microfiber Wet Mop & Pad



Microfiber penetrates surface pores to remove even the tiniest dirt particles.

Microfiber Flex Duster



Electromagnetically charged microfibers attract and hold dust, dirt and grime. Launderable.

Color-Coded Microfibers



Color coded to avoid cross-contamination



Backpack Vacuums

Comfort Pak 10, Green Label Approved by the Carpet and Rug Institute



Upright Vacuum

Dual motor CarpetMaster 200 with HEPA filtration.



Security Policy

Human Resources Department – City Wide understands the importance of properly trained quality people with healthy cleaning products are the price of entry into the cleaning industry. All City Wide personnel assigned to your building have been interviewed and screened.

Background Checks – Background checks are run for every new hire. City Wide performs a Felony/Misdemeanor Country Criminal search in the county of residence for the past 7 years. This includes a social security number verification and a National Sex Offender Database search. We also ensure the individual is authorized to work in the United States. All background checks are conducted by a third-party vendor. Background checks may include but are not limited to theft/widescreen database check, criminal background check, and/or motor vehicle report.

An individual who has a conviction record is not automatically barred from employment, continued employment, or transfer/promotion. The facts and circumstances of each conviction are reviewed individually. The decision to hire someone is not based on whether they have a criminal background. Rather it is loosely based on if they have a felony, what it is for, and how long ago.

If an employee is promoted into a position and/or transferred into a designated assignment that requires a background check, he/she is required to successfully pass a background check as a condition of the new role. Annual recertifications are only done on designated assignments where the client has requested.

Some secure facilities we proudly service in your area include:

- ▶ Duval County Schools
- ▶ Jax Port & TWIC
- ▶ FBI
- ▶ Army
- ▶ Department of the Interior
- ▶ Navy
- ▶ IRS
- ▶ DEA
- ▶ GE Aviation
- ▶ Over 30 financial institutions

When requested we use Quest Diagnostic for drug screening.

Immigration Compliance Policy

Federal regulations require City Wide to comply with the Immigration Reform and Control Act of 1986. All new employees must complete and I-9 Form and provide proof of their identity and their ability to work in this country. The Human Resources Department is responsible for obtaining the I-9 Form and verifying the eligibility to work in the United States. Employees will be expected to complete the I-9 Form during orientation. Human Resources will properly complete the Employer Section of the I-9 Form. If a new employee is unable to provide the necessary documentation within three working days from the date of hire, he/she must provide proof that he/she has applied for the required documents. If this is not provided, the employee will be terminated.

OSHA Regulation

City Wide follows all OSHA regulation and requirement. This includes posting of Material Safety Data Sheets and properly labeling containers and material that are used at your facility. In addition, our janitorial staff has been properly advised about bio-hazardous waste and blood borne pathogens that can be found in some facilities.



City Wide Supply Management

By combining janitorial supply management with your daily janitorial service, you can eliminate a time-consuming management task and increase the efficiency of your building maintenance operations overall. City Wide provides world-class supply service to our clients, in compliance with your budgets and environmental requirements.

Save Costs on Janitorial Supply Services

Our network of world-class supply vendors enables us to find the right products for your facility, and to make ordering recommendations with your cost savings in mind. City Wide will take the pain out of product selection and make recommendations for improving your current supply strategies at our annual pricing review.

Support Local Business

City Wide is a locally owned and operated small business. We maintain a fleet of delivery trucks and drivers that keeps your business local. Our warehouse is located in Jacksonville, ensuring prompt delivery on your orders the next day.

Going Green is No Problem

Whether you have a formal green program or just want to improve a few products at a time, we recommend incorporating Green Seal® and other sustainable products into your supply purchasing. You Can't Go Wrong With City Wide Supply Management.



Advanced Technology

The best technology means nothing without the right people using it for the right reasons. City Wide has designed proprietary technology tools to help manage the details in your building on your behalf. These tools are easy to use and were created to provide you consistent results!

The **City Wide Proprietary Technology Program (PTP)** allows us to consistently manage the details so you won't have to! These proprietary technology tools drive our accountability to you. The program runs on handheld computers that are easy to use and portable. This remote technology allows our managers to have instant access to all information associated with their account.

Key Benefits of the City Wide Maintenance PTP:

Inspections: All inspection results are captured in the field as they are completed. This allows clients to have access to a complete history that includes who is in their buildings, when they are there and what information they are capturing. Trends are measured and used to constantly improve processes.

Supply Orders: Every location in every city has their own history of supply usage and cost associated with their unique needs. All orders are placed and downloaded to vendors immediately in the field to reduce delays and misunderstandings. On time delivery and a reduction of inventory is achieved through this technology.

Extra Services: These services are scheduled in the field to improve efficiency, resulting in reduced billing; less paperwork and scheduling conflicts.

Communication: Electronic transfer of information is automatically executed at 3:00 p.m. for all team members, allowing a seamless flow of information. Escalating workflows ensure complaint resolution and reduces the chances for reoccurring mistakes.

History: With a quick review of the account history all questions can be answered in the field, allowing us to save our clients time. Our computer generated scheduler program tracks all contractual obligations.

Dashboards: Because everything is electronically captured in the field, we have the ability to quickly determine which facilities may need more attention. Real time information is vital to our success.

Satisfaction Guaranteed

City Wide has a 24-hour Complaint Resolution Policy designed to resolve any concern or complaint the same day it is brought to our attention. As a result, 90% of all complaints are resolved before you come into work the next day.

Customer Satisfaction Surveys will be sent to you via email 30 days after City Wide starts cleaning your facility; 90 days later and quarterly thereafter. Let us know how we can better serve you.

Service Agreement

City Wide Facility Solutions agrees to keep your facility clean and disinfected five times per week.

In order to accomplish this, we agree to manage all services listed herein to provide complete and proper maintenance for your premises. We pay special attention to your lobby and restrooms because we understand how critical it is to keep high-profile areas looking good at all times. We disinfect high-touch surfaces with only EPA-registered disinfectants as a crucial step in keeping your employees and visitors healthy.

Lobby / Entryways

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Counters and Desk tops will be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

General Office Areas

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Desk tops will be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Palm Court

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Brick flooring will be swept.
- ▶ Sinks and Counters will be damp wiped clean.
- ▶ Table-tops will be damp wiped clean.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Tamaya Hall

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Table tops are to be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Hallways / Corridors

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Drinking fountains will be cleaned and disinfected.
- ▶ **Drinking fountains near Pool Area Restrooms will be cleaned and disinfected.**
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Kitchen

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Sinks will be cleaned and disinfected.
- ▶ Microwaves will be cleaned inside and out.
- ▶ Counters and tabletops will be cleaned, disinfected, and soda rings removed.
- ▶ Chairs will be low dusted and neatly arranged.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped, as needed to remove spills or tracking.

Services to be performed weekly:

- ▶ Walls around trash cans, light switches, and fronts of counters will be cleaned to remove all drips, spills, and fingerprints.

Board Room

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Table tops will be damp wiped clean.
- ▶ Lights will be turned off as directed.
- ▶ Entrance doors will be secured upon completion of our work.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Fitness Center

▶ *Services to be performed nightly.*

- Containers for waste materials will be emptied and refuse taken to disposal.
- Hard surface floors will be dust mopped.
- Hard surface floors will be wet mopped.
- Carpeting will be vacuumed.
- Vacuum floors every other night.
- **All Equipment will be wiped down and disinfected.**

Services to be performed weekly.

- All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters and other 30" high horizontal surfaces will be damp dusted.
- Mirrors will be checked for Fingerprints and smudges and wiped clean.

Group Fitness

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Pool Cabana

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Table tops and counters are to be damp wiped clean.
- ▶ Area will be policed for trash.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Restrooms

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Mirrors will be cleaned.
- ▶ Sinks will be cleaned and disinfected.
- ▶ Countertops will be cleaned and disinfected.
- ▶ Surfaces of toilets and urinals will be thoroughly cleaned and disinfected.
- ▶ Bright work will be cleaned and polished.
- ▶ Floors will be swept.
- ▶ Floors will be wet mopped and disinfected.
- ▶ Carpeting will be vacuumed.
- ▶ Dispensing units such as towels, toilet paper, and soap containers will be refilled from your stock.
- ▶ All repair items will be reported to the Facility Solutions Manager.
- ▶ Showers are to be wiped down and disinfected.

Services to be performed weekly:

- ▶ Low dusting will be performed on all horizontal surfaces to hand height including: sills, moldings, ledges, shelves, frames, ducts, and heating outlets.
- ▶ High dusting will be performed above hand height including: sills, moldings, ledges, shelves, frames, ducts, and heating outlets.
- ▶ Dispensers will be cleaned.
- ▶ Fingerprints will be removed from doors, frames, light switches, kick and push plates, handles, etc.

Services to be performed monthly:

- ▶ Tile walls will be damp wiped.
- ▶ Partitions will be cleaned and disinfected.

Services to be performed quarterly:

- ▶ Corners and edges will be detailed.
- ▶ Ceiling vents will be dusted.

All Areas

Services to be performed weekly:

- ▶ All open surfaces of window ledges, tops of partitions, tops of four-drawer filing cabinets, tops of picture frames will be high dusted.
- ▶ Chairs and miscellaneous items will be low dusted.
- ▶ Tile floors will be wet mopped to remove spills or tracking.

Services to be performed monthly:

- ▶ Fingerprints from doors, frames, and light switches will be removed.
- ▶ Baseboards will be wiped clean of debris.
- ▶ Blinds will be damp wiped clean of dust and debris.

Services to be performed quarterly:

- ▶ Carpet corners will be edged and detailed.
- ▶ Tile corners will be edged and detailed.
- ▶ Ceiling vents will be dusted.

General

Care will be taken to conserve water and power beyond that which is required for the performance of the crew's duties.

Every effort will be made to observe and report any unusual occurrences during our time or the crew's time in the building.

Any problem that may arise during the crew's work schedule will be reported directly to our contact.

Holidays

Unless a request is made for service at an additional charge, the following holidays will be observed and no services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Svcs LLC 4600 Touchton Rd Building 100, Suite 275 Jacksonville, FL 32246	CONTACT NAME: Lisa Keelor PHONE (A/C, No, Ext): 904-450-4715 FAX (A/C, No): E-MAIL ADDRESS: lisa.keelor@usi.com																					
INSURED North Florida Building Maintenance, LLC dba City Wide Facility Solutions 4963 Beach Blvd. Jacksonville, FL 32207	<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> </thead> <tbody> <tr> <td colspan="2">INSURER A : Employers Mutual Casualty Insurance Co</td><td>21415</td></tr> <tr> <td colspan="2">INSURER B : FFVA Mutual Insurance Co</td><td>10385</td></tr> <tr> <td colspan="2">INSURER C : Travelers Casualty & Surety Co. of Amer</td><td>31194</td></tr> <tr> <td colspan="2">INSURER D :</td><td></td></tr> <tr> <td colspan="2">INSURER E :</td><td></td></tr> <tr> <td colspan="2">INSURER F :</td><td></td></tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : Employers Mutual Casualty Insurance Co		21415	INSURER B : FFVA Mutual Insurance Co		10385	INSURER C : Travelers Casualty & Surety Co. of Amer		31194	INSURER D :			INSURER E :			INSURER F :		
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COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X	X	6D5915024	09/10/2024	09/10/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	6E5915024	09/10/2024	09/10/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☒ OCCUR ☐ CLAIMS-MADE DED ☒ RETENTION \$0	X	X	6J5915024	09/10/2024	09/10/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 Pers Inj Agg \$5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? ☒ Y ☐ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	WC84008079892024A	09/10/2024	09/10/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	EPLI			106977697	09/10/2023	09/10/2026	\$1,000,000
C	Crime-Theft of Client Property			106977697	09/10/2023	09/10/2026	\$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage also extends to the following Named Insured: South Florida Commercial Facility Solutions, LLC

CERTIFICATE HOLDER

CANCELLATION

For Information Purposes

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) North Florida Building Maintenance, LLC		
	2 Business name/disregarded entity name, if different from above. City Wide Facility Solutions		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐		
	5 Address (number, street, and apt. or suite no.). See instructions. 4963 Beach Blvd 6 City, state, and ZIP code Jacksonville, Florida 32207 7 List account number(s) here (optional)		Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
4	1	-	2	2	7	9	3	9

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Cedrina Woodard</i>	Date <i>7/11/2024</i>
-----------	--	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

City Wide Facility Solutions | 4963 Beach Blvd | Jacksonville, FL 32207

This AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, 2025, ("The Effective Date") by and between North Florida Building Maintenance, LLC, DBA City Wide Facility Solutions ("City Wide") and _____, a sole proprietorship / partnership / limited partnership / limited liability company / corporation /not-for-profit corporation (circle one), organized under the laws of the State of Florida ("Client"), each sometimes referred to individually as a "Party" and collectively as the "Parties."

1. Services and Products. City Wide agrees to provide the management of the Services as are detailed in the attached Statement of Work (SOW) and deliver such products as requested by Client. City Wide's services ("Services") shall commence on the date set forth in the attached Investment Recap, signed by representatives of both Parties. If no date is set forth in the Investment Recap, the Services will commence within two weeks of the Effective Date.

2. Performance. Services shall be provided in a professional and workman-like manner in conformity with the SOW. "City Wide Personnel" consists of City Wide employees, agents and/or independent contractors. City Wide shall retain full responsibility for the Services of any City Wide Personnel. If any individual assigned is unacceptable to Client, Client shall promptly notify City Wide management concerning the situation. If the Parties are unable to arrive at a solution that is acceptable to Client, the Client may request that City Wide replace the individual. City Wide will either replace the individual within a reasonable time or terminate the Services provided hereunder effective immediately and City Wide shall have no liability for doing such. City Wide must provide 10-day prior notice of termination.

3. Invoices and Payment. City Wide will invoice Client on or about the first workday of each month in which Services and products are provided. Monthly fees for Services and Products may be prorated by City Wide when appropriate. Invoices for Services and Products, as set forth in the SOW and Investment Recap, shall be paid within ten (10) days from the date of invoice. INITIAL _____ WHEN APPLICABLE, SALES TAX WILL BE ADDED TO THE INVOICE. Additional services and products may be purchased by Client from City Wide. Invoices for the additional services and products will be sent immediately upon completion of the additional services or delivery of the additional products, and payment is due within ten (10) days from the date of invoice. Any dispute concerning an Invoice or Services shall be identified in writing within ten (10) days of the Invoice date or the rendering of the Services, as the case may be. City Wide does not accept credit cards. Interest shall accrue on all balances outstanding for more than 30 days from the invoice date at the rate of 1½% per month until paid. Client shall also pay all collection costs including reasonable attorneys' fees incurred by City Wide.

4. Price Increases. Notwithstanding anything herein to the contrary, adjustments to the charges for Services, as set forth in the Investment Recap, may be made in the event that (i) additional workers are employed by City Wide at the request of the Client to extend service areas and/or specifications, (ii) additional wages are paid out by City Wide for Services, due to union increases and/or (iii) any other governmental action that directly and materially affects City Wide's costs of Services. In addition to the aforementioned potential increases, City Wide increases its fees for services each January 1st as described in Section 14. Client shall immediately notify City Wide in writing of any addition or deletion of square footage being used in Client's building. No reduction in the charges shall be appropriate until written notification of the deletion of square footage has been given by Client to City Wide. Charges shall be due for an increase in of square footage regardless of whether Client notifies City Wide of such.

5. Materials. All cleaning materials and equipment necessary for Services will be furnished by City Wide personnel, except for usable/consumable items. Client shall provide the usable/consumable items including, but not limited to, hand towels, toilet tissue, hand soap, plastic liners, air fresheners, and feminine hygiene products. At Client's option, City Wide personnel may provide these products for an additional cost. All materials provided remain their property and are not to leave the premises.

6. Indemnification. To the extent permitted by law, Client agrees to fully indemnify, defend and hold harmless City Wide from any and all claims, investigations and suits arising out of or related to (i) Client's breach of this Agreement, (ii) the negligent acts or omissions of Client and parties for which Client is responsible and (iii) Client's failure to repair or maintain its premises in a safe condition.

7. Non-Solicitation. Client agrees that during the term of this Agreement and for one year after termination for any reason, it will not solicit or employ any employees, agents, contractors, or representatives of City Wide without the prior express written consent of City Wide.

8. Relationship of Parties. Each Party and its personnel are independent in relation to the other Party with respect to all matters arising under this Agreement. Nothing herein shall be deemed to establish a partnership, joint venture, association, or employment relationship between the Parties. Neither Party may assume or create any obligations on the other's behalf without prior written consent. Each Party shall remain responsible for the withholding and payment of all federal, state, and local personal income, wage, earnings, occupations, social security, unemployment, sickness and disability insurance taxes, payroll levies, or employee benefit requirements now existing or hereafter enacted and attributable to themselves and their respective personnel.

9. Compliance. The Client agrees to keep, or cause to keep, all of its facilities in conformity with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless City Wide from any loss, injury or damages (including attorneys' fees) caused by the Client's failure to abide by the terms of this paragraph and/or this Agreement. City Wide agrees to keep, or cause to keep compliant with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless the Client from any loss, injury or damages (including attorneys' fees) caused by City Wide's failure to abide by the terms of this paragraph and/or this Agreement.

10. Security. City Wide and its employees, agents, contractors, and related companies shall not be responsible for cash and personal valuable items left in the subject building. It is the Client/tenants' responsibility to have such items locked in a secured area, where City Wide Personnel do not have access. In the event of a theft, City Wide will fully cooperate with law enforcement agencies.

11. Insurance. Client shall maintain adequate insurance protection covering the subject premises and its employees, including coverage for statutory workers' compensation and comprehensive general liability for bodily injury and property damage. City Wide agrees to maintain in effect at all times during the term of the Services rendered hereunder the following coverage: bodily injury with limits of \$5,000,000 per occurrence, property damage with limits of \$5,000,000 per occurrence. Insurance certificates will be furnished upon request.

12. Term. The term of this Agreement shall commence on the Effective Date and continue for two (2) years from the first day of service and shall automatically extend for an additional one-year period unless written notice of termination is provided not less than 30 days prior to the end of the term. If a written 30 day notice of termination is provided, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for cause as set below.

Cause as to City Wide shall mean its failure, neglect, or refusal to perform any material portion of this Agreement. This Agreement may be terminated by the client at any time as follows. Customer shall provide City Wide with a written notice stating in detail the nature of the problem and City Wide shall thereafter have 15 days to cure the problem. If City Wide is unable to cure the problem specified by Customer to Customer's

reasonable satisfaction Customer may then give written notification to City Wide of its election to terminate the Agreement. This Agreement shall then terminate thirty (30) days after the date of the notice of termination.

Cause as to Client means if Client fails, neglects, or refuses to perform any material portion of this Agreement and such failure continues for ten (10) days after written notice from City Wide; notwithstanding the foregoing, City Wide may terminate this Agreement immediately if Client is more than fifteen (15) days past due in amounts owed hereunder. All notices required hereunder shall be in writing pursuant to section 10 hereof. If this agreement is terminated by City Wide for cause, or by Client without cause, then in addition to amounts owed by Client at the time of termination, Client shall pay City Wide as liquidated damages, an early termination fee equal to the total minimum sum stated in the Investment Recap multiplied by the number of months remaining under this Agreement. All payment and indemnification obligations shall survive the termination of this Agreement.

13. Holidays. Unless a request is made for Service at an additional charge, the following holidays will be observed and no Services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. No credit will be issued to the Client for these days off.

14. Annual Rate Adjustment: Due to increases in labor, insurance, etc. City Wide implements an annual rate increase in January consist with COLA and CPI metrics. No additional notification is sent regarding the annual price increase. Florida's minimum wage raises minimum wage to \$10.00 per hour effective September 30th, 2021. Each September 30th thereafter, minimum wage shall increase by \$1.00 per hour until the minimum wage reaches \$15.00 per hour on September 30th, 2026. From that point forward, future minimum wage increases shall revert to being adjusted annually for inflation starting September 30th, 2027. Since labor fees will continue to increase due to the passing of this Florida Amendment until September 30th, 2026, City Wide Facility Solutions will need to adjust all monthly contracts when this requirement goes into effect. (September 30th, 2021 – September 30th, 2026).

15. Force Majeure. City Wide shall be excused from its performance for a commercially reasonable period of time to the extent that it is prevented, hindered or delayed by a force majeure occurrence.

16. Assignments. This Agreement shall bind all parties, their heirs, assigns, successors, agents, and representatives.

17. This Agreement shall be governed by the laws of Florida. The Client consents to the jurisdiction and venue of any court in Duval County.

18. Conflict/Limitation of Damages. This Agreement and any exhibits attached hereto constitute the entire agreement of the Parties with respect to the subject matter hereto. If terms or provisions herein conflict with the terms or conditions set forth in another agreement between the Parties, the terms hereof shall prevail even if the other agreement is entered into prior to this Agreement. In no event shall either Party hereto be liable for any punitive, exemplary, special, incidental, indirect or consequential damages of any kind (including, but not limited to loss of profits, loss of reputation and/or loss of current or prospective business advantage, even where such losses are characterized as direct damages) arising out of or in any way related to the relationship and/or dealings between the Parties, regardless of whether the claim under which damages are sought is based upon contract, tort, negligence, strict liability or otherwise, and regardless of whether the parties have been advised of the possibility of such damages at the time of contracting or otherwise. Under no circumstances (whether in tort, contract, negligence, strict liability or otherwise) shall a City Wide's liability to the Client exceed one month of amounts paid to City Wide by the Client under this Agreement.

19. The prevailing party shall be entitled to recover all reasonable attorneys' fees and costs related to the dispute and arbitration.

20. Notices. All notices, requests, demands and other communications (collectively "Notices") or any other communication provided for herein shall be in writing and shall have been deemed to have been duly given if placed in the US Mail, certified mail, return receipt requested or by commercial courier or delivery service which provides a delivery tracking feature, addressed as follows. All other notices including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.

Client _____

City Wide Facility Solutions
4963 Beach Boulevard
Jacksonville, FL 32207

21. Signature by Counterpart, Facsimile or Electronic Signature. The parties may execute this Agreement in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. The parties may execute this Agreement via facsimile, and such facsimile signatures shall be deemed to be originals for all purposes. In addition to facsimile signatures, this Agreement may be executed by either or both parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). Both parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute the Agreement and any of its amendments or exhibits.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

Print Client's Legal Name Here

City Wide Facility Solutions

By: _____

By: _____

Print: _____

Print: _____

Title: _____

Title: _____

Created for: Vesta Property Services
Attention: Ron Zastrocky
12788 Meritage Blvd., Jacksonville, FL 32246

Investment Recap

City Wide Facility Solutions Janitorial Service Package

Includes all janitorial services outlined in the service agreement

Service(s) to be Performed	Frequency	Total Price Per Month
Janitorial Service (May 1 st – August 31 st)	Five times per week	\$ 2,200.00
Janitorial Service (September 1 st – April 30 th)	Three times per week	\$ 1,600.00
Total Annual Investment		\$ 21,600.00
Additional Services (Not included in monthly contract)		
Initial “DEEP” Impact Clean	Per Occurrence	\$ 1,250.00

Quote Includes:

- Assignment of a Facility Solutions Manager that visits one every two weeks and a Night Manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
- All services performed as listed in the detailed service agreement.
- **All chemicals and basic equipment needed to perform services outlined in service agreement. Price does not include consumable products: soap, toilet paper, paper towel, trash bags, etc.**

City Wide Facility Solutions

Vesta Property Services

Authorized Representative Signature

Authorized Representative Signature

Start Date

EXHIBIT 12

ESTIMATE

EStatic, LLC
122 Terracina Dr.
Saint Augustine, FL 32092

jenie.estatic@gmail.com
+1 (904) 477-4951



Tamaya HOA

Bill to
Ron Zastrocky
Beach CDD
c/o Vesta Property Services
12788 Meritage Blvd.
Jacksonville, FL 32246

Ship to
Ron Zastrocky
Tamaya HOA
c/o Vesta Property Services
12788 Meritage Blvd.
Jacksonville, FL 32246

Estimate details

Estimate no.: 1135
Estimate date: 03/04/2024
Expiration date: 05/04/2024

#	Product or service	Description	Qty	Rate	Amount
1.		Light Wash, sand, solvent clean, mask, electrostatically refinish, and application of numbers to individual boxes:			\$0.00
2.	Services	Community Mail Boxes and posts	45	\$600.00	\$27,000.00
3.		-Customer agrees to complete a pre-inspection of boxes with E Static prior to work. We require all boxes to be secured and locked before project.			\$0.00
4.		Terms: 25% Deposit required at start of project, remaining is due upon completion.			\$0.00
5.		Color: Semi Gloss Black Paint: Catalyzed Acrylic Urethane Primer: Epoxy			\$0.00

Total \$27,000.00

Note to customer

Thank you for the opportunity to present this updated estimate.
Please contact us with any questions.

Expiry date 05/04/2024

Accepted date

Accepted by

EXHIBIT 13

VENDOR PERFORMANCE | SCORECARDS

Supervisor name:

ADVANCED SECURITY

Evaluation Criteria/Items

Score

Rating Scale

Gatehouse Security

1. Guards are professional in appearance and dealing with residents and guests.
2. Guards maintain and enforce policies established by the District.
3. Guards process visitors in a timely manner.

1 = Major Issue
2 = Course correction needed
3 = Action needed/in-progress
4 = Monitoring
5 = No Issues

Communication

4. Contact and provide detailed incident reports to the district.
5. Communicate with the district and respond to inquiries in a timely manner.
6. Assist residents with TekControl.
7. Conduct quarterly resident training.
8. Attends district meetings.

(Sample completed scorecards)

Roving Security

9. Roving enhances district security.
10. Surveys areas of concern and removes unwanted patrons.
11. Assists in monitoring recreational areas after closing hours.

Overall Satisfaction

12. Overall, I am satisfied with Advanced Security.

Average Score= #DIV/0!

Comments: I think Advanced Security does a very good to excellent job for Tamaya. I look forward to roving starting soon.

VENDOR PERFORMANCE | SCORECARDS

Supervisor name:

DISTRICT MANAGEMENT

Evaluation Criteria/Items

Management

1. Effectively conducts District meetings (12 per year).
2. Effectively administers District functions.
3. Is timely with required state and local filings.
4. Effectively prepares District budget.
5. Successfully oversees District purchases and risk management.

Administrative

6. Effectively records and prepares meeting minutes.
7. Effectively retains and maintains District records per Florida Statutes.
8. Effectively prepares and delivers meeting agendas.

Accounting

9. Effectively prepares and delivers District financial statements.
10. Effectively manages capital program admin. and requisition processing.
11. Effectively files District annual reports required by State of Florida.
12. Effectively monitors trust account activity.

Assessment Revenue Collection and Reporting

13. Effectively performs all functions required for the timely billing, collection, and reporting of District assessments. These services include assessment roll preparation and certification, direct billings and funding request processing and responding to property owner questions about District assessments.

Overall Satisfaction

14. Overall, I am satisfied with District Management.

Average score= #DIV/0!

Comments: I think District Management does a very good to excellent job for Tamaya.

Rating Scale

- 1 = Major Issue
- 2 = Course correction needed
- 3 = Action needed/in-progress
- 4 = Monitoring
- 5 = No Issues

VENDOR PERFORMANCE | SCORECARDS

Supervisor name:

TREE AMIGOS

Evaluation Criteria/Items

Score

Rating Scale

Turf Care

1. Turf looks healthy.
2. Weeds are well controlled.
3. Turf is properly mowed.
4. Turf is properly edged.

1 = Major Issue
2 = Course correction needed
3 = Action needed/In-progress
4 = Monitoring
5 = No Issues

Plant Care

5. Plants appear healthy.
6. Shrubs are pruned and sheared properly.
7. Trees are pruned properly.
8. Dead or missing plants are replaced in a timely manner.

Mulch and Cleanliness

9. Beds are mulched properly.
10. Weeds are controlled in plant beds.
11. Debris is cleaned up and curbs are clean.

Seasonal Color

12. Overall landscape is visually appealing.
13. Satisfied with plant selection and design.

Overall Satisfaction

14. Overall, I am satisfied with Tree Amigos.

Average score= #DIV/0!

Comments:

VENDOR PERFORMANCE | SCORECARDS

Supervisor name:

AMENITIES/LIFESTYLE MANAGEMENT

Evaluation Criteria/Items

Score

Rating Scale

Amenity/Lifestyle Manager

1. Attends BOS meetings.
2. Prepares effective reports with updates, information, budget, and operational requests for the board.
3. Manages resident relations and complaints in a professional and timely manner.
4. Adheres to proper staffing levels for private event rentals when required.
5. Effectively designs, promotes, and implements events, programs, and classes.
6. Effectively assists the District with rules and policy enforcement.
7. Regularly sends effective eblasts, updates, and newsletters to community.
8. Effectively manages clubhouse attendant.

1 = Major Issue
2 = Course correction needed
3 = Action needed/in-progress
4 = Monitoring
5 = No Issues

Overall Satisfaction

9. Overall, I am satisfied overall with amenities/lifestyle management.

Average score= #DIV/0!

Comments:

Note: I used the evaluation criteria provided in the executed contract to create the above scorecard. (Robert Renn)

I am unsure who is responsible for seasonal pool attendants or who should be rated for this contract service.

There is a noticable gap in the contract with regard to the fitness center The contract contains no clear language for who is responsible for its upkeep and management.

VENDOR PERFORMANCE | SCORECARDS

Supervisor name:

FIELD OPERATIONS MANAGEMENT

Evaluation Criteria/Items

Field Operations Manager

1. Effectively oversees upkeep of District facilities and common areas.
2. Effectively manages vendors such as landscaping, janitorial, and pond management.
3. Successfully oversees or performs repair work.
4. Effectively manages District pools, including water testing, filtration, and cleanliness.
5. Attends BOS meetings.
6. Prepares effective reports with work quotes, information, budget, and operational requests for the board.

Score

Rating Scale

1 = Major Issue
2 = Course correction needed
3 = Action needed/in-progress
4 = Monitoring
5 = No Issues

Overall Satisfaction

7. Overall, I am satisfied with field operations management.

Average score= #DIV/0!

Comments:

Note: I used the evaluation criteria provided in the executed contract to create the above scorecard. (Robert Renn)

The contract stipulates a maintenance technician. However, I don't know who manages the technician or who should be rated for managing the technician.

EXHIBIT 14

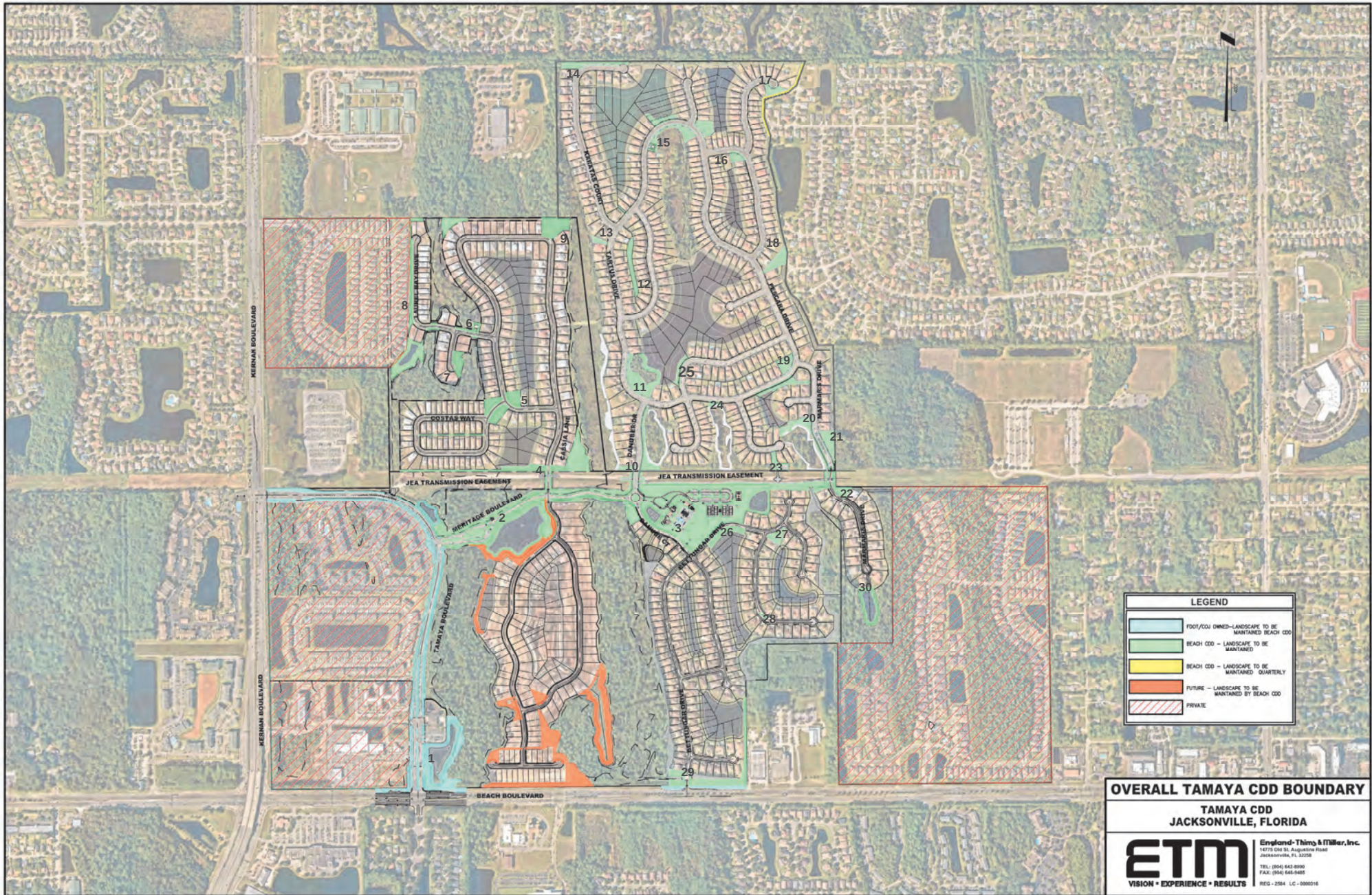
Recommendation: sell “unused” pocket parks and other CDD parcels to residents (one time revenue plus ongoing savings in maintenance, irrigation, etc.)

Example 1 – 2904 Marmaris (elevated, fenced, landscaping did not even realize it was CDD’s for months)



Example 2 – Costas Way strip (to be divided between 22 residents)





LEGEND	
	FDOT/CDD OWNED-LANDSCAPE TO BE MAINTAINED BEACH CDD
	BEACH CDD - LANDSCAPE TO BE MAINTAINED
	BEACH CDD - LANDSCAPE TO BE MAINTAINED QUARTERLY
	FUTURE - LANDSCAPE TO BE MAINTAINED BY BEACH CDD
	PRIVATE

OVERALL TAMAYA CDD BOUNDARY

**TAMAYA CDD
JACKSONVILLE, FLORIDA**

ETM England-Thing & Miller, Inc.
14775 Old St. Augustine Road
 Jacksonville, FL 32208
 TEL: (904) 642-8090
 FAX: (904) 642-8485
 REG - 2584 LC - 000316

EXHIBIT 15



Install Transverse Rumble Strips on the Intersection Approach

Application of depressions or raised areas across the surface of an approach lane to produce an audible and tactile warning of the impending intersection.



Source: VHB

Raised transverse rumble strips warn drivers on this approach of the upcoming intersection.



Source: VHB

Transverse rumble strips are installed ahead of this yield-controlled intersection.



Source: VHB

Transverse rumble strips are applied along this multilane stop-controlled approach.

Targeted Crash Types

- Right-angle
- Rear-end (major road)
- Rear-end (minor road)

Problems Addressed

- Inadequate visibility of intersection or intersection traffic control devices
- Speeding

Conditions Addressed

- Crash history or observed conflicts due to lack of awareness of the intersection.
- Citation history or observations of speeding on approach to intersection.

Considerations

- Use in combination with Intersection Warning (W2-1 through W2-8), Advance Traffic Control (W3-1 or W3-2), or Pedestrian Crossing (W11-2) signs.
- Noise generated from vehicles traversing the rumble strips can be an issue when residences are in close proximity to the intersection.
- Can require significant maintenance activities, especially on approaches characterized by high volumes of truck traffic.
- Raised rumble strips should not be used in areas where snowplowing is conducted.

Industry Standard

MUTCD

[Section 3J.02: Transverse Rumble Strip Markings](#)

Select Examples

[Crest Rd. & Allen Rd., East Flat Rock, NC](#)

[County Road 833 & FL 80, Clewiston, FL](#)

Other Resources

[Innovative Operational Safety Improvements at Unsignalized Intersections, Florida DOT](#)

[Low-Cost Safety Enhancements for Stop-Controlled and Signalized Intersections, FHWA](#)

[Intersection Safety: A Manual for Local Rural Road Owners, FHWA](#)

[NCHRP 613: Guidelines for Selection of Speed Reduction Treatments at High-Speed Intersections](#)



EXHIBIT 16

Recommendations:

- 1) require one report per one clock (so water days and start times could be listed for each – below is an example of a report that lists three clocks – 16, 17 and 19)
- 2) require “status” (ON or OFF) to be added and marked for each clock
- 3) require a copy of all 30 reports to be emailed to Ron with board and David copied

Property Name: TAMAYA Tech Name: Date: 1/16/25				Clock Number: Water Days: Start Time:		
Zona Number	Zona Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
16 (1)		A				
16 (2)		A				
16 (3)		A				
16 (4)		A				
17 (1)	R	A	30 MIN	NO	NO	
17 (2)	R	A	30 MIN	NO	NO	
17 (3)		A				
17 (4)		A				
17 (5)		A				
19 (1)	S	A	30 MIN	NO	NO	
19 (2)	S	A	30 MIN	NO	NO	
19 (3)	R	A	30 MIN	NO	NO	
19 (4)	R	A	30 MIN	YES	YES	
19 (5)	S	A	10 MIN	NO	NO	
19 (6)	B	A	5 MIN	NO	NO	
19 (7)	B	A	5 MIN	NO	NO	
19 (8)	B	A	5 MIN	NO	NO	
19 (9)	B	A	5 MIN	NO	NO	
19 (10)	R	A	30 MIN	NO	NO	
19 (11)	B	A	5 MIN	NO	NO	
19 (12)	B	A	5 MIN	NO	NO	
19 (13)	R	A	30 MIN	NO	NO	

EXHIBIT 17

January														
Clock	Phase	Zones	Off or On	Smart?	Node?	Mini Weather Station?	Type	Run time	Times per Week	Days	Start Time	Duration	End Time	
1	fire station	18		yes	no	yes	Spray 6, Bubbler 0, Drip 0, Rotor 2, ??? 10	Spray 20, Bubbler -, Drip -, Rotor 30, ??? 5-60	3	Tue, Thur, Sun	8:00 PM	7 hrs	3:00 AM	
2	gatehouse	71		yes	no	yes	Spray 55, Bubbler 1, Drip 0, Rotor 14, NA 1	Spray 0-25, Bubbler 5, Drip 5, Rotor 0-30	2	Tue, Fri	6:30 PM	14 hrs 40 min	9:10 AM	
3	clubhouse	46		yes	no	yes	Spray 24, Bubbler 3, Drip 5, Rotor 9, Mixed 3, NA 1	Spray 10-25, Bubbler 5, Drip 5, Rotor 30-40	3	Tue, Wed, Sun	7:00 PM	12 hrs 20 min	7:20 AM	
4	III			no		?	Spray 4, Bubbler 2, Drip 1, Rotor 3, ??? 1	Spray 20, Bubbler 5, Drip 20, Rotor 30, ??? 20	3		9:15 AM			
5	III			no		?	Spray 4, Bubbler 3, Drip 1, Rotor 5, ??? 2	Spray 20, Bubbler 5, Drip 20, Rotor 30, ??? 5	3		9:00 PM			
6	III			no		?	Spray 5, Bubbler 1, Drip 1, Rotor 1	Spray 20, Bubbler 5, Drip 5, Rotor 30	3		9:00 PM			
7	III			no		?	Spray 1, Bubbler 1, Drip 0, Rotor 2	Spray 25, Bubbler 5, Drip 0, Rotor 30	3		9:00 PM			
8	III			no		?	Spray , Bubbler , Drip , Rotor							
9	III	5		no		?	Spray 2, Bubbler 1, Drip 2, Rotor 0	Spray 30, Bubbler 2, Drip 2, Rotor -	?	?	?	1 hr 6 min	?	
10	II			no		?	Spray , Bubbler , Drip , Rotor							
11	II			no		?	Spray , Bubbler , Drip , Rotor							
12	II	10	OFF	no		?	Spray , Bubbler , Drip , Rotor, ??? 10	Spray -, Bubbler -, Drip -, Rotor -, ??? 10	2	Mon, Thur	10:45 PM	1 hr 40 min	12:25 AM	
13	II			no		?	Spray , Bubbler , Drip , Rotor							
14	II			no		?	Spray , Bubbler , Drip , Rotor							
15	II			no		?	Spray , Bubbler , Drip , Rotor							
16	II	4		no		?	Spray -, Bubbler 1, Drip -, Rotor 3	Spray -, Bubbler 5, Drip -, Rotor 30	2	Mon, Thur	1:30 AM	1 hr 35 min	3:05 AM	
17	II			no		?	Spray , Bubbler , Drip , Rotor							
18	II	6		no		?	Spray 1, Bubbler 3, Drip -, Rotor 3	Spray ?, Bubbler ?, Drip -, Rotor ?-30	2	Mon, Thur	12:15 AM	?	?	
19	II			no		?	Spray , Bubbler , Drip , Rotor							
20	II			no		?	Spray , Bubbler , Drip , Rotor							
21	II			no		?	Spray , Bubbler , Drip , Rotor							
22	II			no		?	Spray , Bubbler , Drip , Rotor							
23	II			no		?	Spray , Bubbler , Drip , Rotor							
24	II	1		no		?	Spray , Bubbler , Drip , Rotor 1	Spray , Bubbler , Drip , Rotor 30	2	Mon, Thur	1:00 AM	0 hr 30 min	1:30 AM	
25	II	6		no		?	Spray 4, Bubbler , Drip , Rotor 2	Spray ?-20, Bubbler , Drip , Rotor ?-20	2	Mon, Thur	9:30 PM	?	?	
26	I	4		no	yes	?	Spray , Bubbler 1, Drip , Rotor 3	Spray , Bubbler 5, Drip , Rotor 30	2	Mon, Thur	1:30 AM	1 hr 35 min	3:05 AM	
27	I	6		no		?	Spray 1, Bubbler , Drip , Rotor 4, Mixed 1	Spray 20, Bubbler , Drip , Rotor 20-30, Mixed 20	2	Mon, Thur	11:00 PM	2 hr 20 min	1:00 AM	
28	I	1		no	yes	?	Spray , Bubbler , Drip 1, Rotor	Spray , Bubbler , Drip 30, Rotor	2	Mon, Thur	8:00 PM	0 hrs 30 min	8:30 PM	
29	I			no		?	Spray , Bubbler , Drip , Rotor							
30	II			no		?	Spray , Bubbler , Drip , Rotor							

EXHIBIT 18

Draft Gym Etiquette Rules

- Cell phones – never on speaker and use ear buds!
- Don't drop the free weights or machine weights as this will damage the floor and machines – the floor was designed for power lifting
- Re-rack your weights – if you used them – put it back
- Allow others to work in with you on all equipment – no hogging the equipment
- Always wipe down equipment when you are finished but please do not wipe down electrical components of the equipment.
- Appropriate foot wear is required (no sandals or flip flops)
- No food permitted.
- Do not take weights into the adjacent group room
- Adult resident must be present if you are a guest.
- Check in with attendant when station is open.
- AGE of children????

Edits by Elena

- ~~Cell phones — never on speaker and use ear buds!~~ **Do not use speakerphone**
- ~~Don't drop the free weights or machine weights as this will damage the floor and machines — the floor was designed for power lifting~~ **Do not drop the weights**
- ~~Re-rack your weights — if you used them — put it back~~ **Put weights back when done**
- ~~Allow others to work in with you on all equipment — no hogging the equipment~~ **Use one set of dumbbells at a time**
- ~~Always w~~ **Wipe down equipment when you are finished** ~~done~~
- ~~Appropriate foot wear is required (no sandals or flip flops)~~ **No sandals, flip flops, etc.**
- No food **allowed** ~~permitted.~~
- Do not take weights **to other rooms** ~~into the adjacent group room~~
- ~~Adult resident must be present if you are a guest.~~ **No guest without resident present allowed**
- ~~Check in with attendant when station is open.~~

EXHIBIT 19

Proposed Amenity Hours

Monday- Thursday	9am-5pm
Friday-Saturday	9am-8pm
Sunday	12pm-6pm

Amenity Manager Hours

Off
9am-5pm (flex)
9am-5pm
9am-5pm
9am-5pm
9am-5pm (flex)
Off

Event Planner Hours

9am-5pm
9am-5pm (flex)
off
off
12pm-8pm (flex)
12pm-8pm (flex)
12pm-6pm

Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
Sunday

Flex days are a possibility of coming in late or leaving early as long as one person is present in office.

If either stays late for event, come in later that day or day after, or leave early next day. Most events only need one person present.

EXHIBIT 20

BEACH COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITY POLICIES

(March, 2017)
(Updated July 20, 2017)
(Updated June 28, 2021)
(February 7, 2022)
(February 20, 2023)
(March 20, 2023)
(August 21, 2023)
(October 16, 2023)

District Manager

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

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DEFINITIONS

“Amenity Facility” – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically be limited to, the pools, tennis and basketball courts, playground, fitness center, group fitness room, banquet event hall and large event lawn, together with its appurtenant facilities and areas.

“Amenity Facility Policies” or “Policies” – shall mean these Amenity Facility Policies of Beach Community Development District, as amended from time to time.

“Basketball Facilities” – shall mean the basketball court that is a part of the District’s Amenity Facility.

“Board of Supervisors” or “Board” – shall mean the Beach Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“Credit Card Convenience Fee” – shall mean a 2% fee added to any and all fees or rates adopted by the District to be paid by any Patron seeking to pay such fee or rate with a credit card.

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“District” – shall mean the Beach Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Amenity Manager / Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

“Guest” – shall mean any individual who is 4 years of age or over and is invited to use the Amenity Facility. Guests must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter. Refer to the maximum number of guests allowed per Amenity for maximum number of guests allowed on any given day.

“Homeowners Association” – shall mean the Tamaya-Residential Homeowners’ Association, Inc.

“Identification” – shall mean an acceptable photo identification card, which indicates a birthdate and an address. A valid student identification card may be used for a person under 18 years of age. The card may be on an electronic device, such as a picture on phone, but must be available upon request by the Amenity Manager / Facility Manager.

“Instructor” and “Trainer” – shall mean any person providing instruction or training to a non-family member, or more than one household, regardless of payment for such services. This term does not apply to the instruction or training of any person, or group of people, lasting less than ten minutes during a forty-eight (48) hour period of time.

“Non-Resident” – shall mean any person or persons who do not own or rent property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Beach Community Development District.

“Swimming Pools and Waterslide” – shall mean the swimming pools and the waterslide.

“Tennis Facilities” – shall mean those tennis courts that are a part of the District’s Amenity Facility.

IDENTIFICATION and ACCESS CARDS

1. Two (2) access cards will be issued to each household. There is a charge to replace a lost or stolen card.
2. A Patron will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. Patrons shall be required to present Identification and Access cards upon request by staff at the Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Non- Resident Annual User Fee for any person not owning or renting real property within the District is \$ 3,500, and this fee shall include privileges for up to 2 adults and anyone under the age of 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association within the Beach CDD may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club must fill out a form for approval to be considered as a club before they can use the Amenity Facility. Once approved, the Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during the Community Club's events.
3. The Board may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. Residents, Non-Resident Members, and Renters are responsible for all actions taken by their Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter. Guests using amenities must be accompanied by a Patron at all times.
2. Residents, Non-Resident Members, or Renters under the age of 16 may not invite guests.

3. ~~Guests are not allowed to receive training~~ instruction for any Amenities ~~and~~ Tamaya.

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RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident. Renter's privileges shall only be in effect for the duration of the Rental Agreement for the Tamaya residential unit.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

INSTRUCTOR / TRAINER POLICIES

~~An Instructor / Trainer must be approved by the Amenity Manager. A list of approved Instructors will be kept in the Amenity Manager's office and will be posted on the Tamaya Lifestyles website.~~ ~~There is an application fee of \$100.~~

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~~Each instructor must apply each year.~~

~~Instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose~~

of improving their skills. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance skills constitute "instruction" and are prohibited. This policy does not apply to family members who provide instruction to each other.

1.

2.c. The following must be completed or provided by an Instructor/Trainer applicant prior to approval:

- ⊖ -Certificate of Insurance (COI).
- ⊖ Waiver of Liability (e.g. Hold Harmless Agreement) signed by each student receiving instruction. A parent or legal guardian must sign a Waiver of Liability for each student under 18 years of age.

Successfully pass a criminal background check which will be paid for by the applicant. Included in application fee.

⊖

3.d. Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.

e. Instructors / Trainers will provide a weekly list of trainees and their addresses that were trained during the week prior, to the Amenity Manager

4. A 5-10% revenue sharing is required of the instructors/trainers. Tamarac residents who are approved to provide instruction/training shall share revenue at a rate of 5%. Nonresident approved trainers/instructors shall share revenue at a rate of 10%. This is to be paid to the Amenity Manager monthly and not into the general fund of the community. Instructors/trainers who fail to keep current on paying their stipends will be removed from the list of approved District instructors/trainers.

5.g. Instructors / Trainers shall abide by the District's Amenity Facility Policies while using an Amenity.

6.h. Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.

7.i. Instructors / Trainers must keep compliance up to date.

8.2 Instructors / Trainers are not permitted for tennis. Instruction for tennis is not permitted at anytime any time. Remove.

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GENERAL AMENITY FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. Each Amenity has different minimum age requirements, please refer to specific Amenity sections to determine minimum age allowed.
3. All hours of operation, including holiday schedules, of the Amenity Facility will be established by the Board upon consultation with the Facility Manager.

- o Tamaya Hall Hours: Closed on Mondays; Tuesdays-Saturdays: 12:00 pm-6:00 p.m.; Sundays: 1:00 pm.-5:00 p.m. ~~Mondays-Sundays: 9:00am-10:00am~~
- o Tennis Court Hours: Mondays-Thursdays: 7:00 a.m.-9:00 p.m.; (Fridays-Sundays): 7:00 a.m.-10:00 p.m. ~~Every day from 7:00am-10:00pm~~
- o Fitness Center: 4:00 a.m.-10:00 p.m.
- o Pools: 30 minutes after sunrise until 30 minutes before sunset. (Swim at your own risk)
- o Waterslide: (Seasonal Hours) ~~Tuesdays~~ Tuesdays -Saturday: 12:00 p.m.-6:00 p.m.; Sundays: 1:00 p.m.-5:00 p.m. -Open on the Monday of Memorial Day and Labor Day: 12:00 p.m.-6:00 p.m.. If July 4th is on a Monday: 12:00 p.m.-6:00 p.m.
- o Basketball: Sunrise -Sunset

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4. Vehicles and golf carts operated by a resident, non-resident member or a renter, must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situation. ~~Vehicles should not be parked on Club common grassy areas throughout the community (e.g. pocket parks and other common grassy areas). Vehicles cannot block the normal flow of traffic in any way that limits the ability of emergency service workers to respond to situations.~~

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5. Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
6. Only District employees, District contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.
7. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy,

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and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

8. All lost or stolen Access cards must be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to Tamaya property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported to the Amenity Manager's office within 24 hours of the loss being discovered.
9. Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Amenity Manager, if any.
10. Disregard for rules or policies or failure to follow instruction by Amenity Manager may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
11. No climbing over or swinging on ladders, fences, or railings is allowed.
12. Residents and Guests of all ages shall treat all staff members with courtesy and respect.
13. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
14. Skateboarding is not allowed on the Amenity Facility property at any time.
15. Bicycles, scooters, and skateboards are not permitted inside any Amenity Facility building (e.g. Tamaya Hall, Fitness Center, Group Exercise Room, ~~Amenity~~and ~~Amenity~~ Center Breezeway) or on the pool deck at any time.
- ~~16~~5. Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
- ~~17~~6. Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved in writing by the Amenity Manager.
- ~~18~~7. The Amenity Facility shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
- ~~19~~8. Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.

- | ~~2019~~. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
- | ~~219~~. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
- | ~~221~~. All Patrons and their guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility and shall ensure that any minor for whom they are responsible also complies with the same.
- | ~~232~~. Public displays of affection which are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.
- | ~~243~~. Any person using any District amenity shall have a District acceptable photo identification card, which indicates their birthday, with them at all times. A valid student identification card may be used for a person under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.
2. Patrons and their guest shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility's premises, shall do so at his or her own risk, and shall

hold the Amenity Facility's owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any family member of such Patron.

SERVICE ANIMAL POLICY

Dogs and all other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Owners are responsible for picking up after all pets as a courtesy to residents. All such animals must be in compliance with all current ordinances of the City of Jacksonville. It is the owners' responsibility to ensure that all dogs, including Service Animals, are healthy, vaccinated and collared with identification.

1. The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.
2. A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.
3. The District may exclude or remove from its premises a Service Animal if the Service Animal is out of control and its handler does not take effective action to control it, the Service Animal is not housebroken, or the Service Animal's behavior poses a direct threat to the health and safety of others. Allergies and fear of animals are not valid reasons for denying access or refusing service to an individual with a Service Animal. If a Service

Animal is excluded or removed for being a direct threat to others, the District shall provide the Individual with a Disability the option of continuing access to the District's premises without having the Service Animal on the premises.

4. A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a Service Animal and being qualified to use a Service Animal or as a trainer of a Service Animal commits a misdemeanor of the second degree, punishable as provided in sections -775.082 or 775.083, Florida Statutes, and may be subject to expulsion from the District's premises and/or suspension or termination of Amenities privileges as described herein.

GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

All Patrons and their guest using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. *Hours:* The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. *Emergencies:* After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Amenity Manager and to the office of the District Manager.
3. *District Equipment:* Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron or their guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the facilities at the Amenity Facility are often unsupervised facilities. Persons using the Amenity Facility do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

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GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

A. General Swimming Pool Rules

1. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Amenity Manager).

2. Children under fifteen (15) years of age must be accompanied at all times by a Patron during usage of the pool facility.

3. No ~~swimming~~ pushing, running, throwing any item or other horseplay is allowed in the pool, ~~slide~~ or on the pool deck area.

4. Diving is prohibited.

4. ~~No hanging on guard rails or jumping from the ladder~~

5.6. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes. ~~Would like to remove.~~

6.7. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.

7.8. Showers are required before entering the pool.

8.9. Glass containers are prohibited.

9.10. Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.

10.11. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices, ~~and other recreational items such as balls~~ and pool toys must meet with staff approval. The Amenity Manager reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility. ~~Remove highlighted.~~

11.12. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.

12.13. Pets (except service dogs), bicycles, skateboards, roller blades, scooters, and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.

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~~13.14.~~ The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

~~14.15.~~ Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.

~~15.16.~~ Proper swim attire (no cutoffs or string bikinis) must be worn in the pool. ~~Change to Family friendly.~~

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~~16.17.~~ Chewing gum is not permitted in the pool or on the pool deck area.

~~17.18.~~ The changing of diapers or clothes is not allowed poolside.

~~18.19.~~ No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.

~~19.20.~~ Radio controlled watercraft are not allowed in the pool or the pool area.

~~20.21.~~ Pool entrances must be kept clear at all times.

~~21.22.~~ Swinging on ladders, fences, or railings is not permitted.

~~22.23.~~ Pool furniture is not to be removed from the pool area

~~23.24.~~ Loud, profane, or abusive language is prohibited.

~~24.25.~~ Physical or verbal abuse will not be tolerated.

~~25.26.~~ The District is not responsible for lost or stolen items.

~~26.27.~~ Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

~~28.~~ The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Amenity Manager.

~~29.~~ No food, glass, or beverages (except bottled water) in the pool or on pool wet deck. ~~added~~

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~~27.30.~~ ~~Discreet alcohol (i.e., unobtrusive, unnoticeable), use allowed four feet from pool edge.~~ ~~added~~

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~~31.~~ No swimming instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive swimming instruction on Beach CDD pools. Swimming instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice in

another person for the purpose of improving their swimming skills. While practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a swimmer's skills constitute "swimming instruction" and are prohibited. This policy does not apply to family members providing swimming instruction to each other.

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B. Additional Rules for Lap Pool

1. Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.

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2. If swimmers are present, you must clear the lane to avoid interference.

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3. Children under age of 15 must be accompanied and supervised by a patron at all times.

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3. Waterslide Rules

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1. Any person who uses the waterslide does so solely at his or her own risk.
2. Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. Only one person may ride the waterslide at a time.
6. No shorts with snaps or rivets will be allowed on the slide.
7. Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
8. No jewelry, flotation devices or casts may be worn while using the waterslide.
9. For safety reasons, Pregnant women and persons with health conditions or back problems should not ride the waterslide.

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SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Please note that the Fitness Center is an unattended facility and Ppersons using this facility do so at their own risk. Remove highlighted and add: Persons using the Fitness Center do so at their own risk. Amenity Facility Staff are not present to provide personal training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

1. Eligible Users: Children under sixteen (16) years of age must be accompanied at all times by a Patron during usage of the Fitness Center. No one under the age of twelve (12) is allowed in the fitness center at any time. One guest is permitted.

2. Food and Beverage: Food, including chewing gum, is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

3. Emergencies: For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

4. Hours: The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.

4.:

5. General Policies

GENERAL POLOCIES:

1. Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits but no swimsuits are allowed.

2. The fitness center is family friendly. The fitness center was not built for and is not intended for powerlifting or special heavy weight training that requires safety equipment not available at the fitness center.

3. No horseplay, aggressive or boisterous behavior, or rough play is allowed in the fitness center.

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a. 4. The equipment is intended for exercise. Please do not sit on the equipment and surf the Internet, watch videos, listen to music or podcasts, or text.

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b. 5. Each individual is responsible for wiping off fitness equipment after each use using provided disinfectants.

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c. 6. Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.

d. 7. Hand chalk is not permitted to be used in the Fitness Center.

8. Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.

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f. 9. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.

g. 10. Fitness equipment may not be removed from the Fitness Center. Weights must remain in the designated free weights area. Weights are not to be taken into the Group Fitness Room unless approved by the Facility Manager.

h. 11. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.

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i. 12. Return weights to their proper location after use.

13. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area

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14. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

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Gym Policies for Machine Use and Equipment Sharing

1. Time Limit on Machines

a. Cardio equipment (e.g., treadmills, ellipticals): 30 minute limit during peak hours.

b. Weightlifting stations (e.g., squat racks, bench presses): 15-minute limit if others are waiting.

2. Share Equipment During Rest Periods

2. If performing sets with rest periods, members should allow others to "work in" during their breaks.

3. Respect the Gym's Busy Hours

3. During high-traffic times, members are encouraged to limit extended conversations or phone use while on machines or with equipment.

4. Be Mindful of Equipment Hoarding

4. Using multiple pieces of equipment simultaneously for circuit training during peak hours is discouraged unless pre-approved by gym staff.

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TENNIS FACILITY POLICIES

Please note the Tennis Facility is an unsupervised facility and persons using the facility do so at their own risk. ~~Remove and add: Persons using the Tennis Facility do so at their own risk.~~ Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

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As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. *Eligible Users.* Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household. Parents are not allowed to drop off children under 12 years of age without specific supervision by a Patron.

2. *Hours.* The Tennis Facility shall be available from 7:00am until 10:00pm during the weekdays and 7:00am until 10:00pm on weekends.

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3. *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

4. *Proper Attire:* Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. No black-soled or open-toe shoes are permitted.

5. *Availability:* The tennis courts are available on a “first come, first served” basis for Patrons. Each Patron and the Patron’s guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting. If you find it necessary to “bump” other players when it is your turn to play:

- a. Never attempt to enter someone else’s court before your turn.
- b. Never enter the court or distract players while others are in the middle of a point or game.
- c. Wait outside the entrance gate and politely inform the players that it is your turn.
- d. Allow players to finish out one more point, and then begin the player changeover for the court.
- e. When others are waiting, only Patrons may “hold” a court, and only for no more than ten minutes and those ten minutes are included in the one-hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes).

- f. No Tournaments or Camps are allowed.

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- g. Instruction of tennis is not permitted.

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General Policies

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a. No tennis instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive tennis instruction on Beach CDD courts. Tennis instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their tennis skills. This includes, but is not limited to, instruction on stroke production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "tennis instruction" and are prohibited. This policy does not apply to family members provided tennis instruction to each other.

~~6.~~

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- ~~a.~~b. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

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- ~~b.~~c. Tennis Courts are to be used for Tennis only.

- ~~c.~~d. Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).

- ~~d.~~e. The Tennis Facility is for the play of tennis only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.

f. Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts. No tennis instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive tennis instruction on Beach CDD courts. Tennis instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their tennis skills. This includes, but is not limited to, instruction on stroke production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "tennis instruction" and are prohibited. This policy does not apply to family members provided tennis instruction to each other.

~~e.~~g.

~~f.h.~~ No chairs other than those provided by the District are permitted on the tennis courts.

~~g.i.~~ No jumping over nets.

~~h.j.~~ Players must clean up after play. This includes “dead” balls, trash, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.

~~i.k.~~ Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.

~~j.l.~~ Brush court after use is required.

TENNIS COURTS: THUNDERSTORM POLICY

The Amenity Manager, when present, will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion. Otherwise, play is at your own risk.

BASKETBALL FACILITY POLICIES

Please note the Basketball Facilities are unsupervised facilities and persons using the facilities do so at their own risk. ~~Remove and add: Persons using the Basketball Facilities do so at their own risk.~~ Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

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1. *Eligible Users.* Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Basketball Facility. The maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.
2. *Hours.* The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.
3. *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.
4. *Proper Attire:* Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.
5. The basketball courts are available on a “first come, first served” basis. Players are limited to the use of one (1) basketball half-court when others are waiting.
6. *General Policies*
 - a. The use of profanity or disruptive behavior is prohibited.

- b. Persons using the Basketball Facilities must supply their own basketballs. Basketball, if available, may be obtained from the office.
- c. The Basketball Facilities is for the play of basketball only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, golf carts, vehicles, and scooters are prohibited from the basketball facility.
- d. Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.

e. No chairs other than those provided by the District are permitted on the courts.

f. The courts must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

g. No basketball instruction is permitted on Beach COD courts except by individuals specifically authorized by the District. Nonresidents may not give or receive basketball instruction on Beach COD courts. Basketball instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their basketball skills. This includes, but is not limited to, instruction on shooting and passing production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "basketball instruction" and are prohibited. This policy does not apply to family members who provide basketball instruction to each other.

h. Patrons who would like to use the basketball courts for events such as organized games for birthday parties or other special events must speak with the Amenities Manager prior to the event for permission to hold such events on Beach COD basketball courts. This may also require a waiver for the number of guests allowed on Beach COD basketball courts.

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EVENT LAWN POLICIES

Please note the Event Lawn is unattended facility and persons using the Event Lawn facility do so at their own risk.

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The District offers an Event Lawn. The following policies apply:

1. *First Come Basis.* The lawn is available for use by Patrons only on a "first come, first served" basis.

2. *Vehicles.* No bicycles, scooters, skateboards, hover boards, golf carts (without prior approval by the Amenity Facility Manager), or other equipment or vehicles with wheels are permitted.
3. *Chalking.* Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the lawn.
5. *Pets.* Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. *Equipment.* Patrons are responsible for bringing their own equipment.
7. *Golfing.* Golfing is not permitted on the lawn.
8. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

The lawn must be left clean after use. Pick up all trash, cups, plastic bottles, etc

PLAYGROUND POLICIES

Please note the Playground is an unattended facility and Ppersons using the Playground Facility do so at their own risk.

Playground equipment manufacturers and safety organizations emphasize the importance of active supervision to ensure children's safety during play. Although Florida law does not impose specific requirements on parental supervision at playgrounds within state facilities, parents share a responsibility to ensure children's safety during play. While not legally mandated, it is strongly recommended that parents actively supervise their children at playgrounds to ensure their safety. Active supervision involves being present, attentive, and engaging with your child during play to prevent accidents and respond promptly to any incidents. Adhering to recommended supervision practices and being vigilant about playground conditions can help create a safer environment for all children.

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

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1. Supervision by someone who is sixteen (16) years of age and older is required for children under the age of twelve (12) years old- ten (10) years old. Supervision by someone under the age of sixteen (16) years of age is permitted with written consent of the parent of the child being supervised. All children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

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2. Footwear is required. Loose clothing, especially with strings, is prohibited.

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2. Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.

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3. No food, drinks or gum are permitted on the playground. Beverages are permitted if contained in non-breakable containers with screw top or sealed lids on the playground but not on playground equipment.

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4. No food or gum permitted on the playground.

5. No pets of any kind are permitted at the playground.

6. No glass containers are permitted at the playground.

7. No jumping off from any climbing bar or platform.

8. Profanity, rough-housing, and disruptive behavior are prohibited.

9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

10. The playground must be left clean after use. Pick up all trash, cups, plastic bottles, etc

NO FISHING POLICY

Patrons may not fish from any District owned lake/retention pond within the Beach Community Development District. No watercrafts of any kind are allowed in these bodies of water except for small remote-controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

GENERAL FACILITY RENTAL POLICY

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event. A wedding and reception may be booked more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year. Persons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day) as well as the following holidays/weekends:

Easter Sunday	Memorial Day	4 th of July
Labor Day	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

1. *Rentals:* Certain portions of the Amenity Facility may be rented by the following individuals/groups:

- A. Residents (includes both events held by the Resident and events sponsored by the Resident)
- B. Renters
- C. Non-Resident Members
- D. Homeowners Association
- E. Community Clubs

2. *Available Facilities:* The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. For Community Use, rental fees may be waived; however, a refundable damage security deposit shall be required. For private events, the following rental fees shall apply:

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<u>Event Facility Rentals</u>	<u>Rental Rate</u>	<u>Security Deposit</u>
• Boardroom (Up to 4 Hours, Limit of 12 people):	\$150.00	\$150.00 Additional \$25.00 p/hour
• Pool Cabana (Up to 4 Hours, Limit of 25 people, includes use of pool):	\$150.00	\$150 Additional \$25.00p/hour
• Palm Court & Bar (Up to 4 Hours, Limit of 50 people, includes use of Pool):	\$200.00	\$200.00 Additional \$25 p/hour

- Tamaya Hall (Up to 6 Hours, Limit of 80 people): \$700.00 \$750.00
Additional \$25.00 p/hour

- Tamaya Hall, Palm Court & Bar (Up to 8 Hours, does not include use of Pool): \$1,050.00 \$750.00

- Group Fitness Room (Up to 4 Hours, Limit of 25 people): \$200.00 \$350.00

- : The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the following policies. The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Patrons shall be responsible for any damage caused by their guests and, if a rental company is being used

No Charge

\$350.00

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for the rental period, Patrons are encouraged to use a rental company that provides insurance for the District's property, including the Large Event Lawn. Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

NOTE: All of the Rental Rates set forth in the above chart are subject to the Credit Card Convenience Fee.

The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the Amenity Facility shall be responsible for any and all damages and expenses arising from the event.

3. *Reservations:* Staff will take reservations in advance for the Amenity Facility. Reservations are on a "first come, first served" basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to the Amenity Manager Staff. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application. Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy. If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.
4. *Deposit and Payment:* At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to **Beach Community Development District**. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

5. *Deposit:* Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:

- a. Ensure that all garbage is removed and placed in the dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off counters, table tops and sink area.
- e. Replace garbage liner.
- f. Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- g. Clean any windows and doors in the rented area.
- h. Ensure that no damage has occurred to the Amenity Facility.
- i. Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.
- j. Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental. If additional damages have occurred to the property, the renter will be responsible for any additional cost to return property to original condition it was rented. The deposit will be returned within 10 days of rental if no costs to repair have occurred.

6. *Staffing:* During the Amenity Facility's operating hours in which Amenity Facility Staff is present, private events with twenty-five (25) people or less are not required to pay for additional staff unless otherwise required by the District. For events with more than twenty-five (25) people during operating hours, or for events after operating hours, additional staff will be required at a rate determined by the Facility Manager per event.

7. *Alcohol Policies:* Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds. Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by

any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, *Florida Statutes*. Patrons must hire a certified bartender to dispense alcohol.

8. *Additional Policies*: The following additional policies apply to any rental of an Amenity Facility or space:
- a. The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.
 - b. The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
 - c. The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 11:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
 - d. No decorations may be affixed to the walls, doors or any fixtures.
 - e. Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.
 - f. Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
 - g. No glass, breakable items or alcohol are permitted in the Pool Area.

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SUSPENSION AND TERMINATION OF PRIVILEGES

1. 1.—Introduction. This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities").

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2. 2.—Violations. The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:

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Violations

- a. Submits false information on any application for use of the Amenities.
- b. Permits the unauthorized use of an amenity pass.
- c. Exhibits unsatisfactory behavior, deportment or appearance.
- d. Fails to pay fees owed to the District in a proper and timely manner.
- e. Fails to abide by any policies or rules established for the use of the Amenities.
- f. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
- g. Does not follow instructions of the Amenity Manager or staff or provides false answers to the Amenity Manager or staff upon questioning.
- h. Damages or destroys District property.
- i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

3. Reporting of Violations.

For all offenses outlined in Section 2 above, the District Manager, or District's Amenity Manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or Amenity Manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or the Amenity Manager, as the case may be. This report will have the incident listed, with date, and a warning of the suspension policy of their next offense. These offenses should be reported to the Board of Supervisors at monthly meetings.

Patrons may file a complaint to the Amenity Manager at any time. If a Patron files a complaint, this complaint must have a response to the complainant within 48 hours. Response should state the actions that will be taken as a result of the complaint.

4. Suspension

The Amenity Manager has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to 30 days for infractions including but not limited to those violations described above. These infractions involve use of violence or vulgarity, failure to follow staff directions, disrespect, or threats toward staff or other

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Patrons, disruptions of the operation and activities of the Amenities or when such action is necessary to protect the health, safety, and the welfare of Patrons or their guests(3) or to protect the District's facilities from damage.

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1st Offense

Verbal or written warning by Amenity Staff. Violation is recorded by Amenity staff and held on file by the District.

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Second Offense

Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District. Failure or refusal of the offender to sign the report will not invalidate the suspension.

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Third Offense

Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

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Suspensions can be the entire household depending on violations and who the violators are (i.e., children or guests of resident).

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Any violent confrontations happening on Amenity Facilities. Call 911.

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5. Suspension of Minors

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Any Resident under the age of eighteen (18) who is suspended from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent, legal guardian, or adult Patron at all times.

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6. 4. **Suspension by the District Manager or District's Facility Manager / Appeal of Suspension.** The District Manager, or the District's Amenity Manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or Amenity Manager, shall take into account the nature of the conduct and any prior violations.

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7.

Appeal of Suspension

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A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The

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District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

~~58.~~ **Suspension or Termination by the Board.** The District Manager, or the District's Amenity Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall ~~will~~ send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall ~~will~~ take into account the nature of the violation and any prior violation~~ns~~.

~~ns.~~

~~9. 9. 6.~~ **Trespass.** If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

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EXHIBIT 21

BEACH COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

FOR

AMENITY MANAGEMENT SERVICE AND FIELD MANAGEMENT SERVICES

TABLE OF CONTENTS

1. General Information for Proposers
2. General Description of District Facilities to be managed
3. Scope of Amenity Management Services Needed
 - A. Standard On-Going Services
 - B. Management
 - C. Personnel
 - D. Responsibilities
 - E. Additional Services
 - F. Litigation Support Services
 - G. Organization Chart
4. Scope of Field Services Needed
 - A. Standard On-Going Services
 - B. Additional Services
 - C. Litigation Support Services
5. General Proposed Information
 - A. Experience
 - B. Pricing
6. Additional Questions

**BEACH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS
FOR AMENITY MANAGEMENT SERVICES AND FIELD MANAGEMENT**

SERVICES

1. GENERAL INFORMATION FOR PROPOSERS

The Beach Community Development District (the “District”) is seeking proposals from qualified firms interested in providing **high quality** amenity management services and field management services (the “Services”). These services are considered contractual services under Florida law and are not required to be competitively bid. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the District.

All proposals should include the following information, among other things described herein:

- A. Completed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person(s).
- C. Complete pricing showing the total cost of providing the Service(s), broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these Services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer. Three years of pricing shall be included by the Proposer. Proposers may submit proposals for one or more of the Services. Any discounts to be provided should the District choose the Proposer for more than one of the Services shall be identified.

Firms desiring to provide a proposal should submit a copy of the proposal no later

than Monday, **September 1st, 2025 at 12:00 p.m. (EST) Jackie Leger,**

e-mail: jleger@vestapropertyservices.com

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal or to make no award at all. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The District, in its sole and absolute discretion, may make an award to one or more proposers or make no award at all.

Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law

Any and all questions relative to this project shall be directed in writing by e-mail only to Jackie Leger at jleger@vestapropertyservices.com, with an email copy to Wesley Haber at whaber@hgslaw.com.

2. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The Beach Community Development District consists of approximately 544.46 acres of land located entirely within the City of Jacksonville, Florida. The District owns, operates, and maintains various common areas with significant amounts of landscaping and hardscaping, an amenity center with swimming pools and water slide, playgrounds, fitness center and sports courts. (i.e. Tennis and basketball)

3. SCOPE OF AMENITY MANAGEMENT SERVICES NEEDED

A. STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

B. MANAGEMENT:

1. Provide professional management and oversight to perform the services outlined in this contract.
2. Upon request, attend six board meetings and 50% of workshops to provide any updates or address concerns, remaining workshops can be via phone.
3. Be available to any board member for open and direct communications regarding any questions they may have within 48 hours.
4. Managing the recruiting, hiring, training, oversight, and evaluation of personnel.
5. Perform semi-annual performance assessments of Field Management staff, and monthly review of vendors as directed, (attached is a vendor assessment schedule).
6. Proactively mitigate and manage risk and impact of management and staff turnover.
7. Provide a 24 hour emergency contact person(s) and their numbers.

C. PERSONNEL: As the appointed Field Management agency you shall provide the services of Clubhouse personnel that will be assigned to the District. A general description of these positions are provided below:

1 Field Operations Manager:

Shall be employed as full time, salary position. Hours to be 7am-3pm with flexibility as the job requires. Shall maintain the general maintenance, preventative maintenance, and field operation duties of the District amenities. Electro-Mechanical skills needed for pumps.

If this Manager is CPO certified, a full time Maintenance Technician will be needed. If not, an hourly part time Maintenance Technician will be needed.

* will be next to responsibilities for CPO certified.

2. Maintenance Technician

Shall be employed as full time hourly position. Hours to be 10am-5pm with flexibility as the job requires. Will work in conjunction with Field Manger. If no CPO Certified Manager, this position would be part time.

3. Clubhouse Manager:

Shall be a full-time, salary position to oversee and supervise the amenity facilities. Hours shall be 9am-5pm with flexibility. They are the **key** onsite representative of the Consultant. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager.

The clubhouse manager will also oversee and be the primary contact for the enforcement of the Beach CDD's amenity policies. The Beach CDD Board reserves the right to interview and provide the contractor with feedback on candidates for the Clubhouse Manager.

4. Event Coordinator:

Shall be a full-time position, Wednesday-Sunday, 12pm-8pm. Hours may be flexible. **This individual should possess experience in event planning and with dealing successfully with community residents.** Individual must be highly relational, **personable**, and energetic. They are responsible for developing, organizing, promoting, and managing activities and events for the community. Also they will assist the Clubhouse Manager in day-to-day operations.

The Beach CDD Board reserves the right to interview and provide the contractor with feedback on candidates for the Event Coordinator.

5. Seasonal Pool Attendants:

Shall be employed as seasonal part-time, hourly position to oversee the pool area. Pool Attendants shall also be responsible for performing cleaning duties, including such tasks as emptying trash receptacles, straightening deck furniture, restroom, and pool area cleanliness, and immediately reporting any conditions or practices that are unsafe.

DM and/or BOS reserves the right to demand the removal/dismissal of any staff on grounds negligence, misconduct, or derelict of duty.

D. RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services; a detailed description of these services is provided below:

Field Operations Manager

1. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
2. Manage district contractors to ensure quality service is provided to the community.
3. Inspect District common areas and report any problems to the appropriate vendor, Amenity Manager, District Supervisor, and BOS Chair, to the Board.
4. Document all safety or security incidents or accidents and forward to the Clubhouse Manager and District Manager.
5. Prepare and obtain quotes in a timely manner for services when directed by the District Manager or Board.
6. Display flexibility in handling after-hours emergency calls.
7. Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas, pressure wash furniture, daily chemicals check, report landscaping issues.
8. Basketball Court: Empty waste receptacles and pick up debris.
9. Provide daily inspections of the fitness center to ensure its cleanliness and all equipment is functioning properly.
- 10.. Main Entrance: pick up debris.
11. Tennis Court Maintenance includes: watering the courts, dragging the clay courts, adding sand when necessary, sweep after dragging, stripe courts when necessary; frequency 3-5 times per-week.
12. Replace light bulbs.
13. Control cobwebs around the Clubhouse.
14. Check conditions of roads, sidewalks, and curbs and amenities under the Beach CDD property on daily and report any issues to District Supervisor, BOS Chair and liaison, as appropriate.
15. Parking Lot: Pick up litter, blow off debris.
16. Touch up paint interior and exterior.
17. Check playground equipment, empty receptacles, and pick up debris.
18. Check street signs and informational signs and report any issues to Amenity Manager.
19. Perform minor repairs to the entrance/exit gates.
20. Perform repairs to equipment and facilities as needed, specialty equipment may require onsite vendor, e.g., gym equipment and playground equipment.
21. Process and manage work orders and update Amenity Manager with project status and completion.

22. Inspect Clubhouse and amenities and restrooms daily, restock supplies as needed and insure basic tidiness.
23. Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment with appropriate approval from the BOS.
24. Submit monthly receipts and invoices for supplies, consumable and other items approved to the Board and purchased with the Beach CDD-supplied credit card.
- *25. Shall be CPO certifies and provide day –day maintenance of the amenity pool equipment and equipment area, the lap and recreational pools, the pool slide and the splash pad.
- *26. Oversee the provision of pool chemicals and supervise the vendor/supplier.
27. Vacuum and skim the tops the pools as needed. There is automatic Vacuum for pools.
28. Pressure wash as needed in Amenity Area and CDD property.
29. Full knowledge of all rules and regulations of the amenities.
30. Responsible for documenting and working with the Amenity Manager on enforcing the District Policies.

Maintenance Technician.

Shall assist the Field Manager in all day-to-day operations listed under Field Operations Manager.

Clubhouse Manager-

1. Responsible for day-to-day operations, adhering to District budget and assist in managing vendor contracts relating to the clubhouse and community assets, development of standard operating policies and procedures.
2. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
3. Work with assigned contractors to ensure quality service is provide to the community.
4. Oversee personnel staff and workplace operations to maintain and improve effectiveness and efficiency.
5. Full knowledge/awareness of all District rules and regulations of the amenities. Primary contact for the enforcement of all the District policies and procedures.
6. Ensure an immaculate overall appearance of the Clubhouse and amenities.
7. Weekly inspections of District property and common areas and report any problems to the appropriate vendor, District Supervisor, BOS, Chair and BOS Liaison.
8. Make daily visits to and inspections of the fitness center. Enforce the fitness center policies.
9. Attend and participate in District Board of Supervisor Meetings when requested.
10. Issue and activate access cards for residents and update security system as needed.

11. Process access card purchase requests. Maintain log of all detailed transactions and submit a monthly report to the District Supervisor, BOS, Chair, and BOS-Finance team liaison.
12. Handle all resident requests, inquiries, and complaints, within 72 hours.
13. Make regular updates to database and website. In addition, IT Tech Services, including remote in and on site as needed for Tamaya owned devices.
14. Inform residents of general information, meetings, and community updates. Oversee and prepare community newsletter, provide a minimum of seven days' notice of events scheduled.
15. Manage & maintain the quality of the District's amenities & resources to ensure and maintain the appropriate level of services provided by the District.
16. Display flexibility in handling after-hours emergency calls.
17. Responsible for enforcing the District Policies and Rules.
18. Complete private event rental forms, security deposits, and check-in/out documents.
19. Prepare any incident or accident reports and forward to the District Manager & BOS Chair.
20. Submit a weekly report to the District Manager.
21. Submit a monthly Operations Manager report to the District Manager.

Include:

1. Maintenance actions.
 2. Administrative actions.
 3. Incidents and issues.
 4. Resident Payment Log.
 5. Recommendations.
 6. Regarding Expenditures (via Beach CDD supplied credit card)
22. Purchase supplies, consumables, and other items as approved by the Beach CDD, and timely review and monthly submission of receipts & invoices.
 23. Document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, and security alarm). List of inspections to be supplied.
 24. Document what actions were taken and the date of any complaint.
 25. Prepare and obtain quotes for services when directed by the District Manager or Board.
 26. Responsible in maintaining high standards of appearance, cleanliness, and condition of CDD property.

27. Oversee and assist Event Coordinator with creation and implementation of community events and activities.

28. Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment with appropriate approval from the BOS.

29. The Clubhouse Manager will also be responsible for staffing the private event rentals if staff is required. The Clubhouse/ Field Manager or any other staff member who is brought in to staff a rental that operates beyond normal operating hours will be compensated at their normal hourly rate for each event worked. An additional approved fee schedule will be provided to determine the total cost for each event, including (JSO rate, law requires you to staff to officers, on-site staff cost, plus a refundable clean-up rate). This cost is not covered in the OMM Budget or rental rates.

30. Process and manage work orders and update Clubhouse/ Field Manager with project status and completion.

31. Inspect Clubhouse and amenities and restrooms daily, restocking supplies as needed and insure basic tidiness.

Event Coordinator

1. Developing and coordinating the special events, programs, and recreational activities in the community including family events, seasonal and holiday events, small and large group events, charitable and fundraising events. Must have some experience in planning these events.

2. Responsible for all event advertising and related resident communication. Materials and content must be reviewed and approved by the Clubhouse Manager.

3. Provide monthly event financial summaries to Clubhouse Manager.

4. Troubleshoot and smooth issues relating to the successful execution of events.

5. Manage and adhere to budgeted line items associated with events.

6. Facilitating communication with residents including timely e-blasts as needed, community calendar, and event signs.

7. Purchase and display of seasonal, event, and activity decorations.

8. Purchase (Beach CDD supplies with District credit card) supplies, consumables, and other items for events as approved by the District, and timely review and monthly submission of invoices.

9. Event Coordinator will report to and discuss purchases and schedule of events with the Clubhouse Manager.

10. Assist Clubhouse/ Field Manager with creation of community newsletter and other event emails to community.

11. Assist with the general daily operations, management, and organization of all activities.

12. Assist as required with CDD Board of Supervisors and District Management requests.

13. Assist in pre-event coordination with facility renters, stakeholders, or residents to ensure proper equipment set-up, staffing, pre and post maintenance, monitoring, and security.
14. Any other duties assigned by Clubhouse Manager.
15. Assist Clubhouse/ Field Manager in the day-to-day operations.
16. Interaction with residents and guests on a day-to-day basis.
17. Ensure an immaculate overall appearance of the amenities.
18. Assist in managing the private events calendar for the clubhouse.
19. Complete private event rental forms, security deposits and check in/ out documents.
20. Issue access cards, room rentals, and document sales in log.
21. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food/ drink restrictions, and guest policies.
22. Enforce the policies, rules and regulations of the District and facility.
23. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.

Pool Attendants Seasonal

1. Ensure a presentable overall appearance of the pool area.
2. Check Resident access cards.
3. Monitor the guest and visitor policies.
4. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
5. Enforce the rules and regulations of the facility.
6. Interaction with residents and guests on a day-to-day basis.
7. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
8. Prepare any incident or accident reports and forward them appropriately.
9. Empty trash receptacles.
10. Straighten chairs on pool deck.
11. Report all vandalism or damaged property to Manager immediately.
12. Contact the Manager with any maintenance issues.
13. Ensure restrooms and the pool deck are clean at all times.

14. Clean and sanitize Clubhouse and amenities, as needed.

15. Any other duties assigned by Clubhouse/ Field Manager.

If the pool area or Clubhouse is closed for a period of time, on any given day (including, but not limited to, during severe weather events, hurricane preparedness, etc.), Contractor shall not bill for, nor be due payment for, any hours which are not staffed.

ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Contractor. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

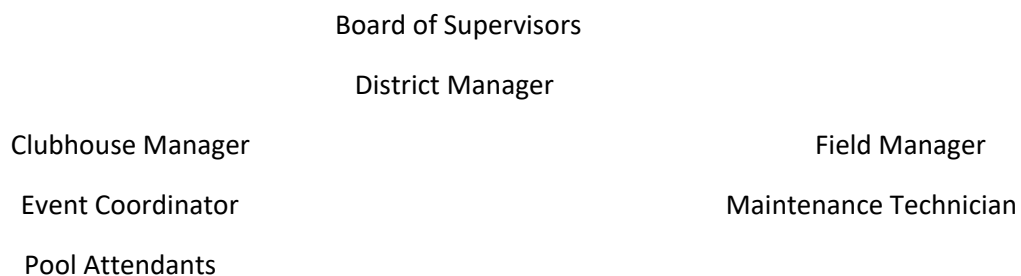
1. Ensure always reachable and available hours to the community residents with quick acknowledgement or turnaround
2. Provide robust communication strategy, channels, forms, etc. for residents to reach Clubhouse / Field Manager.
3. Provide feedback and suggestions for community lifestyle improvements based on daily interactions, experience, and observations while on the job.
4. Implement and utilize effective workflow management tools for prioritization and tracking on-site staff projects, tasks, and activities.

If any additional services are required or requested, the Contractor will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues. If any litigation support services are required or requested, the Contractor will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

ORGANIZATION CHART:



4. SCOPE OF FIELD MANAGEMENT SERVICES NEEDED

A. STANDARD ON-GOING SERVICES: These services will be provided on an on-going basis.

1. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties;
2. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things ,recommended action items;
3. Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report;
4. Notify landscape maintenance contractors about deficiencies in service or need for additional care;
5. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time;
6. Provide input for preparation of the District's annual budget;
7. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services; and
8. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.
9. Provide a plan that breaks down the scope of inspection by area/sections that also defines the process in which monthly inspections will occur, including but not limited to:
 - a. Turf, bushes, trees, mulch, flower beds, weeds, etc.
 - b. Parks, trails, mediums, walkways, recreational areas, amenities, etc.
 - c. Conservation areas, between/behind homes, outside of community, etc.

5. GENERAL PROPOSED INFORMATION

- Proposer General Information:

Proposer Name

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any)

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• Company Standing:

Proposer's Corporate Form:

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ____ No ____

If no, please

explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ____ No ____

If no, please

explain: _____

• What are the Proposer's current insurance limits?

General Liability \$ _____

Automobile Liability \$ _____

Workers Compensation \$ _____

Expiration Date _____

• Licensure – Please list all applicable state and federal licenses, and state whether

such licenses are presently in good standing:

EXPERIENCE

- Has the Proposer performed work for a community development district or master planned residential community in excess of 400 acres previously? Yes ____ No ____ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of
Project: _____

Dates Serviced: _____

- List the Proposer's total annual dollar value of amenity center management completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2021 = _____

2022 = _____

2023 = _____

2024 = _____

2025 = _____

- List the Proposer's total annual dollar value of field management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2021= _____

2022 = _____

2023 = _____

2024 = _____

2025=_____

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

Project Name/Location:_____

Contact:_____ Contact Phone:_____

Project Type/Description:_____

Dollar Amount of Contract:_____

Your Company's Scope of Services for

Project:_____

List of subcontractors

used:_____

Is this a current contract? Yes ____ No ____

Duration of contract:_____

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any amenity center management and/or grounds maintenance management or field management services within the past 3 years? Yes ____ No____

For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location:_____

Contact:_____ Contact Phone:_____

Project Type/Description:_____

Dollar Amount of Contract:_____

Scope of Services for

Project:_____

Dates Serviced: _____

Reason for
Termination: _____

• Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ____ No ____

If yes, please describe each violation, fine, and resolution _____

• Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ____ No ____

If yes, please describe each incident _____

• Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes ____ No ____

If yes, please provide: _____

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension: _____

• List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

PRICING

Proposed Fee for Amenity Management and Staffing

(for hourly rates, indicate if the price is proposed to change in years 2 or 3) This must include all proposed costs of:

- Field Manager

- Year 1 \$ _____

- Year 2 \$ _____

- Year 3 \$ _____

- Maintenance Technician

- Year 1 \$ _____

- Year 2 \$ _____

- Year 3 \$ _____

- Clubhouse Attendant

- Year 1 \$ _____

- Year 2 \$ _____

- Year 3 \$ _____

Event Planner

-Year1 \$ _____

-Year 2 \$ _____

-Year 3 \$ _____

- Seasonal Pool Attendants

- Year 1 \$ _____

- Year 2 \$ _____

- Year 3 \$ _____

6. ADDITIONAL QUESTIONS

o What transition activities do you anticipate? Your plan of transition.

o Describe why your company is right for our community

o What makes your company unique among other property management providers?

o Anything else you would like to share about your company?

NOTE: IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL.

EXHIBIT 22



January 20, 2025

**12788 Meritage Boulevard
Jacksonville , FL 32246**

Attn: Ron

Re: Sulfur applications on Cassia Way

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Beach CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work: We will add 5 applications of ammonium sulfate to the 3 pocket parks on Cassia way. The ammonium sulfate will bring the PH level down .3 each application to a neutral ph of 6.1.

Miscellaneous:

Description
Ammonium Sulfate

Total price* : \$5,850 _____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the

customer immediately and bill for the additional costs on a time and materials basis.

- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be

covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:

Ron Zastrocky

Ruppert Landscape, Inc.

Kyle Carasea

813-293-0587 cell

kcarasea@ruppertcompanies.com

Date: _____

EXHIBIT 23

Chair Korsakova:

Ron advises that Ruppert, DE and he met on site and agreed that stone is really the only thing which would stay during heavy rain. It was also determined that a vertical French drain would not be beneficial for fast running water.

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

Sincerely,



David C. McInnes
District Manager
P. 321-263-0132 (ext. 193)

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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From: Elena Korsakova <boardmember1@beachcdd.com>
Sent: Friday, February 7, 2025 2:47 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Re: Beach CDD (2/6/2025 Workshop Follow Up)

David,

I would like all party agree on what is the best fix, especially engineer. Please proceed.

Elena Korsakova

Beach CDD Board Member

904-881-7259
3070 Pescara Dr

PLEASE NOTE that any written communication with me (emails, Facebook messages, etc.) is subject to a public records request.

On Feb 7, 2025, at 2:11 PM, David C. McInnes <dmcinnes@vestapropertyservices.com> wrote:

Chair Korsakova:

To answer your question, the 10/4/2024 email is the last one from Scott Wild on this matter.

That said, the river rock suggestion came about based on observations made by Kyle (Ruppert Landscaping) and Ron. There were heavy rains after the 10/4 email from Scott and it was noted that mulch floated down and covered the existing drains. Based on their observations, they believed that even if the District's property was regraded, that the slopes associated with the residential properties would cause continued issues if work was done per Scott's recommendation. Therefore, river rock was suggested as the most likely solution to the drainage problem.

I could ask Scott to reassess his recommendation taking into account the observations made by Ron and Kyle, especially with respect to issues that the residential properties may contribute to Scott's proposed "fix".

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

Sincerely,

<image001.png>

Your Community.
Our Commitment.

David C. McInnes

District Manager

P. 321-263-0132 ext. 193

Vesta District Services

250 International Parkway

Suite 208

Lake Mary, FL 32746

www.VestaPropertyServices.com

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January 30, 2025

12788 Meritage Boulevard
Jacksonville , FL 32246

Attn: Ron

Re: Tamaya River Rock

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Beach CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work: This proposal is to install river rock in the buffer area on Costas Way. The rock will help with adding a ground cover, but not clogging the storm drains when it rains.

Materials:

Description	Quantity	UM/Size
River rock 1"-1.5"	28	Yds

Miscellaneous:

Description
Weed Barrier
Equipment

Total price* : \$20,843 _____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The

Ruppert Landscape, Inc.
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.

- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with

any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.

- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:

Ron Zastrocky

Ruppert Landscape, Inc.

Kyle Carasea

813-293-0587 cell

kcarasea@ruppertcompanies.com

Date: _____