BEACH
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Monday
September 15, 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 Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, September 15, 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:	Monday, September 15, 2025	Call-in Number:	+1 (929) 205-6099
Time:	6:00 PM	Meeting ID:	705 571 4830#
Location:	12788 Meritage Blvd., Jacksonville, FL 32246		(Listen Only)

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

III. Officer Appointment

A. Acceptance of Supervisor Elena Korsakova's Resignation and Declaring Seat #1 Vacant — Exhibit 1, Pg. 7

B. Resumes – *received by deadline; alphabetized by first name*

1. Andrea Lowe — Exhibit 2, Pgs. 9-10
2. Edward Prokop – *confidential; FL Statute 119.07(4)(d)*
3. Lejla Ziser — Exhibit 3, Pg. 12
4. Mitchel Rhodes — Exhibit 4, Pg. 14
5. Todd Caprita - *confidential*

C. Resumes – *received after deadline; alphabetized by first name*

1. Beth Antzaklis — Exhibit 5, Pgs. 16-17
2. Walter Repak — Exhibit 6, Pgs. 19-20

D. Oath of Office – State & District — Exhibit 7, Pgs. 22-23

E. New Supervisor Information Form — Exhibit 8, Pg. 25

F. Form 1 - Link to FCOE Website

G. Review Sunshine Law & Supervisor Duties — Exhibit 9, Pgs. 27-63

1. Board Member Responsibilities – Kutak Rock — Exhibit 10, Pgs. 65-78

H. Consideration & Adoption of **Resolution 2025-13**, Appointing Officers — Exhibit 11, Pg. 80

1. Role of the Chairperson and Vice Chairperson — Exhibit 12, Pgs. 82-150

IV. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

V. Presentation of Proof of Publication(s) — Exhibit 13, Pg. 152

VI. Vendor Reports

A. Advanced Security Specialist

B. Ruppert Landscape LLC/Tree Amigos Outdoor Services

C. Vesta Property Services

1. Lifestyle Management Report — Exhibit 14, Pgs. 154-174
2. Field Management Report — Exhibit 15, Pgs. 176-181

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 18, 2025 — Exhibit 16, Pgs. 183-189

B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on September 4, 2025 — Exhibit 17, Pgs. 191-192

C. Consideration for Acceptance – The August 2025 Unaudited Financial Statements — Exhibit 18, Pgs. 194-293

D. Ratification of IAS Invoice #4432 for Emergency Gate Repair — Exhibit 19, Pg. 295

E. Hours of Amenity Operations—from the 9/4/2025 workshop — Exhibit 20, Pgs. 297-298

F. Vesta Property Services Updated Amenity & Field Services Operations Contract – edits made since the 07/21/25 regular meeting — Exhibit 21, Pgs. 300-323

G. RFP for Amenity and Field Operations Services—from the 9/4/2025 workshop — Exhibit 22, Pgs. 325-343

H. Approval to begin Landscape Maintenance of Phase IV beginning 10/1/2025—from the 9/4/2025 workshop

I. Board Directive to Vesta Property Services to Refrain from Sending out any Future Surveys—from the 9/4/2025 workshop

VIII. Business Items

A. Consideration of Tree Plan — Exhibit 23, Pgs. 345-346

B. Consideration of The Lake Doctor's FY 2026 Proposal — Exhibit 24, Pg. 348

C. Consideration of Quality Cleaner's FY 2026 Proposal – *To Be Distributed*

D. Consideration of ETM FY 2026 Rate Schedule — Exhibit 25, Pgs. 350-351

E. Consideration of Kimley-Horn Costas Way Drainage Issue Proposal — Exhibit 26, Pgs. 353-359

F. Consideration of Traffic Control Jurisdiction with the City of Jacksonville — Exhibit 27, Pgs. 361-364

IX. Discussion Topics

A. Vendor Score Cards & Vendor Performance

1. Summary of Submitted Scorecards — Exhibit 28, Pgs. 366-367

   a. Supervisor Korsakova's Scorecard — Exhibit 29, Pgs. 369-371

   b. Supervisor Kendig's Scorecard — Exhibit 30, Pgs. 373-374

   c. Supervisor Young's Scorecard — Exhibit 31, Pgs. 376-377

   d. Supervisor Szeszko's Scorecard Comments — Exhibit 32, Pgs. 379-381

X. Staff Reports

A. District Counsel

1. Partial Termination & Release of Non-Exclusive Construction & Maintenance Agreement — Exhibit 33, Pgs. 383-388

B. District Engineer

C. District Manager

1. Resident(s) Subject to Disciplinary Action
2. Complaint & Incident Management Tracker
3. Action Item Report — Exhibit 34, Pgs. 390-396
4. Meeting Matrix — Exhibit 35, Pgs. 398-405

XI. Supervisors' Requests

XII. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

XIII. Action Items Summary

XIV. Meeting Matrix Summary

XV. Next Workshop Confirmation or Cancellation: October 2 at 6:00PM

XVI. Next Meeting Quorum Check: October 20 at 6:00 PM

Elena Korsakova	☐ IN PERSON	☐ REMOTE	☐ NO
VACANT	☐ IN PERSON	☐ REMOTE	☐ NO
Karen Young	☐ IN PERSON	☐ REMOTE	☐ NO
Pawel Szeszko	☐ IN PERSON	☐ REMOTE	☐ NO
James Kendig	☐ IN PERSON	☐ REMOTE	☐ NO

XVII. Adjournment

EXHIBIT 1

David,

As you know, every member of the board who served when I joined two years ago has since resigned. I find myself in disagreement with the current board on too many issues; however, what is more troubling and simply unacceptable is the manner in which the current board conducts its business. This issue has continued for months and steadily worsened. I have never worked in such unprofessional conditions. I believe the current board has failed to meet the standards our community deserves. I no longer wish to be part of it and see no alternative but to resign.

I would like to thank:

- Tamaya residents for being kind, supportive, and helpful.
- The entire Vesta team for always listening and doing their best to carry out what they were asked to do.
- You for educating me on so many subjects and for responding to every one of the 50+ (on a "slow" week) not-so-easy emails I sent during the past two years.

Finally, I would like to thank my family for gifting (I specifically chose this word) me their precious time, so I could, in turn, gift it to Tamaya.

My resignation is effective as of September 15 at 6 p.m. This would allow the board to fill two vacant seats at the same time as required by the Florida Statute 190.006 ("*The board shall consist of five members… If, during the term of office, a vacancy occurs, the remaining members of the board shall fill the vacancy by an appointment for the remainder of the unexpired term*.")

Sincerely,

Elena Korsakova

September 7, 2025

Return to Agenda

EXHIBIT 2

From: Andrea Lowe
To: Jackie Leger
Subject: Fwd: Letter of Interest – HOA Board Member Position
Date: Thursday, September 4, 2025 2:00:51 AM

You don't often get email from atoyebrooks@gmail.com. Learn why this is important

Andrea Lowe

2549 Cassia Ln

Jacksonville, Florida 32246

atoyebrooks@gmail.com | (904) 476-9224

August 31, 2025

Dear Jackie,

As a resident of our community for nearly four years, I've come to deeply appreciate what makes our neighborhood so special—the sense of connection, pride, and care we all share as homeowners. I believe we have an exciting opportunity to build on that foundation and make thoughtful improvements that enhance our quality of life, protect property values, and strengthen our community spirit.

Although I will be traveling during the September 15th meeting, I respectfully ask that my candidacy be considered despite my absence. I am committed to being an engaged and accessible board member, and because I work from home, I will be available moving forward to attend Board meetings, participate in community events, and collaborate closely with residents.

A Vision for Our Community

I believe our neighborhood has incredible potential to become even better. Together, we can:

- Enhance our green spaces with more trees and thoughtful landscaping
- Address standing water and drainage concerns
- Maintain high standards for shared amenities like the gym and children's play areas
- Host events that bring neighbors together and promote safety, wellness, and fun

I also believe there are innovative ways to fund these initiatives without placing additional financial burdens on homeowners. My professional background equips me to bring creative, resourceful solutions to the table while prioritizing transparency and collaboration.

Why I'm Uniquely Qualified

Leadership & Strategic Vision

As Chief Operating Officer of Corporate F.A.C.T.S., Inc., I lead community-focused projects nationwide, specializing in strategic planning, financial management, and organizational development. I excel at bringing people together around shared goals and turning ideas into action.

Financial Expertise & Resourcefulness

I manage multi-million-dollar budgets and am skilled at aligning priorities with available resources. I pride myself on finding smart, innovative solutions to fund improvements responsibly, without unnecessary increases to costs for residents.

Government & Partnership Knowledge

Through my work with HUD and local governments across the country, I've built expertise in forging partnerships, navigating regulations, and connecting communities to resources. These skills would help us explore creative funding opportunities and ensure that projects are planned and executed effectively.

My Commitment to Our Neighborhood

While I haven't been actively involved in HOA activities in the past, I see this role as an opportunity to give back to a community I deeply value. My focus is on listening to residents, fostering collaboration, and applying practical solutions to make our neighborhood an even better place to live.

I would be honored to serve and contribute my skills, vision, and energy to help bring our shared goals to life. Please consider this letter as my formal interest in being added to the ballot for the upcoming election.

Thank you for your time and thoughtful consideration. I look forward to the opportunity to serve.

Kind regards,

Andrea Lowe

Return to Agenda

EXHIBIT 3

Lejla Ziser
2890 Preveza Ct
Jacksonville, FL 32246
Phone: 904-704-7614
Email: Lejla.Ziser@gmail.com

August 30, 2025

Board of Supervisors
The Beach Community Development District
12788Meritage Blvd
Jacksonville, FL 32246

Dear Members of the Board,

I am writing to formally express my interest in being considered for appointment to Seat #2 on the Board of Supervisors of The Beach Community Development District. As a resident of the District, a registered voter in Duval County, and a citizen committed to responsible community governance, I would be honored to serve and contribute to the continued growth and stability of our District.

I bring with me over 20 years of experience in the banking industry with a focus on project management, risk oversight, and internal controls. Throughout my career, I have successfully led complex initiatives, implemented risk and compliance frameworks, and collaborated with diverse stakeholders to promote accountability and transparency. These experiences have equipped me with the skills to support sound decision-making, safeguard community resources, and ensure responsible financial stewardship.

Equally important, I can and want to bring objectivity to the Board's deliberations, ensuring that decisions are made in the best interests of all residents. I am committed to fostering greater resident engagement and encouraging broader community involvement so that all voices are equally and fairly heard. I believe it is vital that every resident feels valued and confident that their opinions matter in shaping the future of our District.

I am fully prepared to attend meetings and workshops as required and to actively contribute to the Board's mission. I respectfully request the opportunity to be considered for this appointment and look forward to contributing my skills, experience, and dedication to the continued success of the District.

Thank you for your time and consideration.

Sincerely,

Lejla Ziser

Return to Agenda

EXHIBIT 4

Mitchel Rhodes

13036 Aegan Dr
Jacksonville, Florida 32246

415-275-0863
Mitch.Rhodes@gmail.com

CONSTRUCTION - PROJECT DIRECTOR / PROJECT EXECUTIVE

Accomplished Construction Executive with entrepreneurial focus. Excels at building great relationships with clients and developing high performing teams.

- **Lead Programs, Project Teams and Project Pursuits in 2005…** Primary focus in best value, negotiated GMP's, design-build projects ranging from $5MM to $500MM
- **Launched General Contracting Business in 1990 growing Sales to $50 Million Annually** … offering experience estimating and managing all aspects of general construction for projects ranging from $25k to $40 million including financial accountability with proven history of bringing projects in on-time and on-budget.
- **Serving as GM for a General Building & Specialty Construction Firm in 1982 / Driving Branch Revenues to $5 Million Annually**… managing marketing, human resources, project and manpower scheduling, accounting/material procurement, submittals, estimating, shop and field management. Launching new division and driving area sales from 150K to $5 million annually.
- **Full Responsibility for Senior Estimating & Project Management** … leading teams of up to 50 employees, exclusive of skilled labor. Experienced in all aspects of competitive bid, negotiated, conceptual bidding, and design-build on general building & engineering projects to $500 million.
- **Managed Projects, Field, Shop and QC Teams** … Working for, and being a part of self-performing building companies, leading and mentoring project teams, craft lead superintendents, carpenter leads in structural concrete, rough and finish carpentry, and myriad of subcontractors. Managing and supervising & overseeing estimating, procurement, negotiating Prime and Subcontracts, scheduling, project administration, quality control, building permit/licensing, and liaison between owner, architect, city officials and sub-contractors. Responsible for collective bargaining agreements.

PROJECT DIRECTOR

Webcor Builders March 2018 to December 2020

Oversees Management of Multiple Project Teams and Clients from initial pursuit to design-build, through occupancy / Business Development / Vendor Relations / Subcontractor Relationship Development – My key strengths and overall role for many years throughout my career, including Webcor is to work with Business Development in pursuits, cultivate potential clients, develop teams, which progresses to selection (typically best value design-build) and moves into award, team leadership, and clients through project execution and delivery.

My tenure at Webcor has given me the opportunity to be a team lead on the Menlo Gateway P2 project, an 18 month, ground up office buildings and parking structures for Bohannon Development consisting of two 7 story parking structures (480k sf) and two 8-story office buildings (500k sf) with a GMP of $324MM. Additionally, and more recently I led the pursuit on a best value project for a new design-build Civic Center in Newark, CA consisting of a new City Hall, Library, Police facility, and overall redevelopment on an occupied site, including demolition of the existing Civic Center scheduled for completion in 2021. I am also overseeing a new Sports Athletic Center for San Jose State University, currently in the programing and budgeting phase as well as other pursuits in the San Francisco Bay Area.

Return to Agenda

EXHIBIT 5

Beth Antzaklis

904.704.2250 | bethantzaklis@gmail.com | linkedin.com/in/bethantzaklis

---

Professional Summary

Licensed Real Estate Broker with over 30 years of experience in residential community development, luxury custom homebuilding, and operational leadership. Skilled at division start-ups, managing large-scale projects, and leading cross-functional teams. Proficient in contract negotiations, vendor management, estimating, and client communication.

Core Competencies

- Division Startups & Custom Homebuilding
- Budgeting, Estimating & Cost Management
- Contract & Vendor Negotiations
- Office & Project Operations
- Client Relations & Sales Leadership
- Microsoft Word, Excel, CoConstruct, Goldmine

Professional Experience

Cam Bradford Homes, LLC – Operations Director
Amelia Island, FL | July 2018 – Present

- Launched and managed Amelia Island division for a luxury custom home builder.
- Directed administrative and operational functions, including permitting and workflow coordination.
- Developed construction contracts, RFPs, historical estimates, and bid analysis.
- Oversaw vendor and client communications and ensured timely financial reconciliations.

Lendry Homes, LLC – Office Manager / Project Coordinator
Jacksonville, FL | January 2009 – June 2018

- Handled daily administrative construction tasks, including draw schedules and budget reports.
- Prepared job specs and change orders for remodels and new builds.
- Maintained subcontractor agreements, insurance documents, lien releases, and notice to owners.

Brylen Homes, LTD – Vice President of Sales & Marketing
Jacksonville, FL | December 1994 – December 2008

- Managed sales and marketing for over 100 homes annually across Nassau, Duval, and St. Johns Counties.

- Led sales associates and marketing campaigns; coordinated PR and model merchandising.
- Evaluated all contractual documents and participated in community planning and design.

Charter Realty, LLC – Broker / Owner
Florida Counties | 1994 – Present

- Brokered real estate and vacant land transactions in Nassau, Duval, St. Johns, and Orange counties.
- Oversaw on-site builder sales and led successful client engagement strategies.
- Consistently exceeded sales and profitability goals.

Notable Developments

Deerwood Point • Ocean Oaks • Villages of Marsh Lakes • Amelia Park • Sea Grove • Sea Walk • Azalea Point • The Reserve at Old Bluff • Amelia Terrace • Bartram Plantation • Port St. John • Sandpiper • Royal Terrace • Providence Island

---

Licenses & Education

Licensed Florida Real Estate Broker
Florida Community College at Jacksonville

Awards

• 1997 – Silver Million Dollar Circle Award for professional leadership of sales staff producing over $12.8 million in new home sales.

• 1998 – Gold Million Dollar Circle Award for professional leadership of sales staff producing over $15.7 million in new home sales.

• 1999 – Platinum Million Dollar Circle Award for professional leadership of sales staff producing over $30 million in new home sales.

• 2001 – Platinum Million Dollar Circle Award for professional leadership of sales staff producing over $26.8 million in new home sales.

• 2003 – Platinum Million Dollar Circle Award for professional leadership of sales staff producing over $28.1 million in new home sales.

• 2004 – Platinum Million Dollar Circle Award for professional leadership of sales staff producing over $33.1 million in new home sales

Return to Agenda

EXHIBIT 6

From: wrepak@yahoo.com
To: Jackie Leger
Subject: Application to fill the open Seat Two of the District's Board of Supervisors For Tamaya.
Date: Friday, September 5, 2025 12:07:04 AM

September 4, 2025

To: Jackie Leger:

Walter Repak

2580 Caprera Circle, Resident since April 1, 2025

352-397-5138

To: Board of Supervisors, Beach CDD

From: Walter Repak

I am applying to join the Beach CDD Board of Supervisors. I am familiar with Board responsibilities from years of attending Committee and Workshop meetings, and occasionally helping out, such as when researching for trash collection vendors. Also, I have spoken in reference to Tamaya issues, and, where necessary, by sending letters to the Board to explain my rationale.

Most recently, At the last Workshop, a brief discussion centered on the “Report Card” which the Chairperson prepared as a sample. Although meant as a tool for improvement, discussion centered on items on the first page only, criticizing the series of 5s given for the District Manager, while ignoring most other items, including everything on the second page.

I believe the RC can be made more effecctive by reorganiation to highlight the most importantitems first. For a report to be most useful, it needs a summary, giving an overall evaluation on the first page. Very few people read more than the first few lines, of anything, and even fewer go to the next page. Only after the Writer has gotten the message across, will they sometimes read farther.

Every winning coach acknowledges good performance, usually concentrating on how to do better They often use film to analyze how better results could have been obtained, both by themselves and with their teams. Whether an office manager or military general, winners know that, while recognizing accomplishment and improvement, there is always something more to do, and a need to motivate people to strive harder.

I believe I can contribute to Tamaya in this manner.

Return to Agenda

EXHIBIT 7

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

_____

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence

Or ___ online notarization this ____ day of _____, 20____.

_____

Signature of Officer Administering Oath or of Notary Public

_____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____ _____

Street or Post Office Box **Print Name**

_____ _____

City, State, Zip Code **Signature**

BEACH
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BEACH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ___ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of _____ Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Return to Agenda

EXHIBIT 8

Beach
A Community Development District

NEW SUPERVISOR INFORMATION SHEET
Please return completed forms to
Vesta District Services
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-193
District Manager: David McInnes

1) Name: _____

2) Address: _____

_____

_____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed $200 per Meeting _____. If you have elected to receive compensation then please forward the attached payroll forms along with the New Supervisor Information Sheet.

Payroll Information

1) Date of Birth: _____
2) Drivers License Number: _____

Return to Agenda

EXHIBIT 9

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2025

State of Florida

COMMISSION ON ETHICS

Luis M. Fusté, *Chair*
Coral Gables

Tina Descovich, *Vice Chair*
Indialantic

Paul D. Bain
Tampa

Dr. James Bush, III
Miami

Freddie Figgers
Fort Lauderdale

Laird A. Lile
Naples

Ashley Lukis
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

TABLE OF CONTENTS

I. HISTORY OF FLORIDA'S ETHICS LAWS 1
II. ROLE OF THE COMMISSION ON ETHICS 2
III. THE ETHICS LAWS 2
A. PROHIBITED ACTIONS OR CONDUCT 3
1. Solicitation or Acceptance of Gifts 3
2. Unauthorized Compensation 4
3. Misuse of Public Position 4
4. Abuse of Public Position 4
5. Disclosure or Use of Certain Information 4
6. Solicitation or Acceptance of Honoraria 5
B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS 5
1. Doing Business With One's Agency 5
2. Conflicting Employment or Contractual Relationship 6
3. Exemptions 6
4. Additional Exemption 8
5. Lobbying State Agencies by Legislators 8
6. Additional Lobbying Restrictions for Certain Public Officers and Employees 8
7. Employees Holding Office 8
8. Professional & Occupational Licensing Board Members 9
9. Contractual Services: Prohibited Employment 9
10. Local Government Attorneys 9
11. Dual Public Employment 9
C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES 10
1. Anti-Nepotism Law 10
2. Additional Restrictions 10
D. POST OFFICEHOLDING & EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS 10
1. Lobbying By Former Legislators, Statewide Elected Officers, and Appointed State Officers 10
2. Lobbying By Former State Employees 11
3. 6-Year Lobbying Ban 12
4. Additional Restrictions on Former State Employees 12
5. Lobbying By Former Local Government Officers and Employees 13

E. VOTING CONFLICTS OF INTEREST 13
F. DISCLOSURES 14
1. Form 1 - Limited Financial Disclosure 15
2. Form 1F - Final Form 1 19
3. Form 2 - Quarterly Client Disclosure 19
4. Form 6 - Full and Public Disclosure 20
5. Form 6F - Final Form 6 21
6. Form 9 - Quarterly Gift Disclosure 21
7. Form 10 - Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event-Related Expenses 22
8. Form 30 - Donor's Quarterly Gift Disclosure 23
9. Forms 1X and 6X – Amendments 24
IV. AVAILABILITY OF FORMS 24
V. PENALTIES 25
A. For Violations of the Code of Ethics 25
B. For Violations by Candidates 25
C. For Violations by Former Officers and Employees 25
D. For Lobbyists and Others 26
E. Felony Convictions: Forfeiture of Retirement Benefits 26
F. Automatic Penalties for Failure to File Annual Disclosure 26
VI. ADVISORY OPINIONS 27
A. Who Can Request an Opinion 27
B. How to Request an Opinion 27
C. How to Obtain Published Opinions 27
VII. COMPLAINTS 28
A. Citizen Involvement 28
B. Referrals 28
C. Confidentiality 29
D. How the Complaint Process Works 29
E. Dismissal of Complaint at Any Stage of Disposition 30
F. Statute of Limitations 30
VIII. EXECUTIVE BRANCH LOBBYING 31
IX. WHISTLE-BLOWER'S ACT 32
X. ADDITIONAL INFORMATION 32
XI.TRAINING 33

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission

on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than $100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than $100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of

the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to $5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

a) When the business is rotated among all qualified suppliers in a city or county.

b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

d) When an emergency purchase must be made to protect the public health, safety, or welfare.

e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

f) When the aggregate of any such transactions does not exceed $500 in a calendar year.

g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.[1]

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. FORM 1F - Final Form 1 Limited Financial Disclosure

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices[2]; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

[2] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over $1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more

than $100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than $100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than $100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between $25 and $100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors[3], must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

[3] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed $20,000[4], and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed $20,000*, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed $20,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

[4] Conduct occurring prior to May 11, 2023, is subject to a recommended civil penalty of up to $10,000. [Ch. 2023-49, Laws of Florida]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to $5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between $25 and $100, may be penalized by a fine of not more than $5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined $50 per day per report for each day the report is late, up to a maximum fine of $5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of $25 for each day late the form is filed after September 1, up to a maximum penalty of $1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the $1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal from office.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website: www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

As of June 21, 2024, the Commission on Ethics may only investigate complaints that are "based upon personal knowledge or information other than hearsay."[5] In compliance with the new law, ethics complaints that are not "based upon personal knowledge or information other than hearsay" cannot be investigated and will be dismissed.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

[5] Ch. 24-253, § 6, Laws of Fla. (codified at § 112.324(1)(a), Fla. Stat. (2024)).

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that

there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a

complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and elected local officers of independent special districts are required to receive a total of four hours training, per calendar year, in the areas of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

Return to Agenda

EXHIBIT 10

KUTAKROCK

ATTORNEYS AT LAW

Discussion of Board Member Responsibilities

Florida Statutes, Chapter 190

- Charter for all CDDs.
- 190.006(5) A majority of the members of the board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the district shall be upon a vote of a majority of the members present unless general law or a rule of the district requires a greater number.
- 190.011(5) The district shall have the power to adopt rules and orders pursuant to the provisions of chapter 120 prescribing the powers, duties, and functions of the officers of the district. The board may also adopt resolutions which may be necessary for the conduct of district business.
- 190.007(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board.

I. ROLE OF INDIVIDUAL SUPERVISORS AND STAFF

The primary role of an individual board supervisor is to participate at the board level in 1) the creation of District policy and goals, and 2) the approval of major contracts affecting the District.

A primary role of the District staff is to 1) implement the board's policy, and 2) administer the District's contracts.

KUTAKROCK
ATTORNEYS AT LAW

II. NOT THE ROLE OF INDIVIDUAL SUPERVISORS

It is NOT the role of an individual supervisor to engage in the day-to-day operations of the District by individually directing staff or contractors. Directing staff is different than providing input to staff.

It is NOT the role of an individual supervisor to perform day-to-day operational tasks.

It is NOT the role of an individual supervisor to make decisions, or give the appearance of making decisions, on behalf of the District- unless expressly authorized by prior Board Motion or Resolution.

KUTAKROCK
ATTORNEYS AT LAW

III. WHY DOES IT MATTER?

- To avoid liability for the District and for the individual supervisor.
- To preserve insurance coverage for acts and omissions.
- To preserve the contractual protections built into all CDD contracts with independent contractors.
- To preserve defense and indemnification of the individual board member under the District's existing Defense and Indemnification Resolution.
- To preserve statutory immunity for the District and individual supervisors.
- To maintain an efficient management structure.
- To ensure staff and contractors have clear direction from one entity, not five.
- To prevent conflict between board members who do not feel exactly the same way on one or more issues.
- To preserve the integrity the board as a collegial entity.

Example

- A board supervisor sees a truck belonging to the District's landscape maintenance contractor parked on the grassy area next to the road, which is a practice known to potentially damage the District's irrigation system. The board supervisor instructs the landscape contractor employee to move the truck off the grass. The employee moves the truck onto the road while he is working. A vehicle strikes the truck parked in the road and the passenger of the car is killed.
- A wrongful death lawsuit is initiated against the landscape company, the District, and the individual supervisor.

KUTAKROCK
ATTORNEYS AT LAW

Example (cont.)

- Is the District liable for the accident? Maybe
- Is the supervisor liable for the accident? Maybe
- Will the District's negotiated indemnification provisions in the contract with the landscape company protect the District and the supervisor? Maybe
- Will the supervisor have defense and liability coverage under the District's policy? Maybe
- Will the supervisor be protected by the District's Defense and Indemnification Resolution? Maybe
- Will the supervisor be immune from suit under 768.28? Maybe
- Will the supervisor be protected by statutory limits of liability? Maybe

KUTAKROCK
ATTORNEYS AT LAW

IV. WHY DO INDIVIDUAL SUPERVISORS GET INVOLVED IN DAY-TO-DAY OPERATIONS?

- The supervisor may feel compelled to do so as an elected representative of the community.
- The supervisor may think having it done immediately without waiting for the board or staff to act is in the best interests of the District.
- The supervisor has prior experience with similar matters and has had success with a certain approach.
- The supervisor's leadership skills, although beneficial in many ways, may color their ability to see the need to collaborate on all decisions.
- The supervisor may not agree with the remainder of the board.
- ALTERNATIVE APPROACH: REFRAIN FROM GETTING INVOLVED IN DAY-TO-DAY OPERATIONS AND DISCUSS THE CONCERNS AT A PUBLIC BOARD MEETING WHERE THE BOARD CAN MAKE A COLLECTIVE DECISION ON THE SOLUTION.

IV. WHY ELSE DO INDIVIDUAL SUPERVISORS GET INVOLVED IN DAY-TO-DAY OPERATIONS?

- The supervisor is aware that staff is not implementing policy.
- The supervisor is aware that staff is not administering contracts.

- SOLUTION: STAFF SHOULD BE MADE AWARE BY THE BOARD OF THE SHORTCOMING(S). IF STAFF DOES NOT REMEDY THE SHORTCOMING(S) IDENTIFIED BY THE ENTIRE BOARD, THE BOARD SHOULD RETAIN DIFFERENT STAFF.

TAKEAWAYS

- Individual supervisors have very limited powers outside of a public board meeting.
- Unless authorized by the board, an individual supervisor has no more power than any other board member.
- Unless authorized by the board, an individual supervisor has no power to contract on behalf of a District.
- Unless authorized by the board, an individual supervisor has no authority to direct staff or contractors.
- The protections afforded to individual board members by Florida law can quickly erode when the supervisor engages in the day-to-day operations of the District, regardless of intention.

What happens if a Supervisor acts outside the scope of his or her office?

- There is a loss of sovereign immunity under 768.28 for the supervisor, which can result in personal liability for the supervisor.
- The supervisor may be required to repay the District any attorney's fees incurred by the District in defense of the Board member.
- There may be a loss of insurance coverage under the District's applicable insurance policies.
- The District's defense and indemnification policy will not provide defense and indemnification of the Board Member.

KUTAKROCK
ATTORNEYS AT LAW

What happens if a Supervisor acts within the scope of his or her office, but acts in bad faith?

- There is a loss of sovereign immunity under 768.28 for the supervisor, which can result in personal liability for the supervisor.
- The supervisor may be required to repay the District any attorney's fees incurred by the District in defense of the Board member.
- There may be a loss of insurance coverage under the District's applicable insurance policies.
- The District's defense and indemnification policy will not provide defense and indemnification of the Board Member.

KUTAKROCK
ATTORNEYS AT LAW

What happens if a Supervisor acts within the scope of his or her office, but acts with malicious purpose?

- There is a loss of sovereign immunity under 768.28 for the supervisor, which can result in personal liability for the supervisor.
- The supervisor may be required to repay the District any attorney's fees incurred by the District in defense of the Board member.
- There may be a loss of insurance coverage under the District's applicable insurance policies.
- The District's defense and indemnification policy will not provide defense and indemnification of the Board Member.

KUTAKROCK
ATTORNEYS AT LAW

What happens if a Supervisor acts within the scope of his or her office, but acts in a manner exhibiting wanton and willful disregard of human rights, safety or property?

- There is a loss of sovereign immunity under 768.28 for the supervisor, which can result in personal liability for the supervisor.
- The supervisor may be required to repay the District any attorney's fees incurred by the District in defense of the Board member.
- There may be a loss of insurance coverage under the District's applicable insurance policies.
- The District's defense and indemnification policy will not provide defense and indemnification of the Board Member.

Return to Agenda

KUTAKROCK
ATTORNEYS AT LAW

EXHIBIT 11

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Beach Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. **David McInnes** is appointed Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Johanna Lee is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of September, 2025.

ATTEST**:** **BEACH COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson, Board of Supervisors

Return to Agenda

EXHIBIT 12

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Beach Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Volusia County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of JULY, 2021.

ATTEST:

Secretary

BEACH COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A:

RULES OF PROCEDURE

RULES OF PROCEDURE
_____ COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

Page

1.0 General 2

1.1 Board of Supervisors; Officers and Voting 3

1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements 7

1.3 Public Meetings, Hearings, and Workshops 10

2.0 Rulemaking Proceedings 15

3.0 Competitive Purchase 21

3.1 Procedure Under The Consultants' Competitive Negotiation Act 26

3.2 Procedure Regarding Auditor Selection 30

3.3 Purchase of Insurance 34

3.4 Pre-qualification 36

3.5 Construction Contracts, Not Design-Build 39

3.6 Construction Contracts, Design-Build 43

3.7 Payment and Performance Bonds. 48

3.8 Goods, Supplies, and Materials 49

3.9 Maintenance Services 53

3.10 Contractual Services 56

3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 57

4.0 Effective Date 60

EFFECTIVE AS OF _____, 20____

TABLE OF CONTENTS

Rule 1.0 General. 3

Rule 1.1 Board of Supervisors; Officers and Voting. 4

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 8

Rule 1.3 Public Meetings, Hearings, and Workshops. 11

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse 16

Rule 2.0 Rulemaking Proceedings. 17

Rule 3.0 Competitive Purchase. 23

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act. 28

Rule 3.2 Procedure Regarding Auditor Selection. 32

Rule 3.3 Purchase of Insurance. 37

Rule 3.4 Pre-qualification 39

Rule 3.5 Construction Contracts, Not Design-Build. 44

Rule 3.6 Construction Contracts, Design-Build. 48

Rule 3.7 Payment and Performance Bonds. 53

Rule 3.8 Goods, Supplies, and Materials. 54

Rule 3.9 Maintenance Services. 58

Rule 3.10 Contractual Services. 62

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 64

Rule 4.0 Effective Date. 67

Rule 1.0 General.

(1) The_____ Community Development District (the "District") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by ~~resident electors~~the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District~~,~~ and registered to vote with the Supervisor of Elections of the county in which the District is located~~, and~~ and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference –shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and

conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed

as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in ~~the~~ this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce

the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, ~~119.07,~~ Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language:– "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (___) _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

(f) The following or substantially similar language:- "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare ~~a notice and~~ an agenda of the meeting/hearing/workshop. The ~~notice and~~ agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least ~~seventy-two (72) hours~~seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
    (a) District Counsel
    (b) District Engineer
    (c) District Manager
        1. Financial Report
        2. Approval of Expenditures
Supervisor's requests and comments
Public comment
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and

published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, ~~A~~approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's ~~attorneys~~attorney must request such session at a public meeting.~~–~~ Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. ~~–~~The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy

related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "fraud," "waste" and "abuse" as those terms are defined in section 11.45(1), Florida Statutes; and
(b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A "rule" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ("Rule"). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing

by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. ~~Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.~~

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District~~,~~ or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.

(9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.

(c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the

existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(12) Variances and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver~~,~~ and shall announce such disposition at a publicly held meeting of the Board, within ~~sixty (60~~ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "Competitive Solicitation" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "Continuing Contract" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed ~~one~~two million dollars ($~~1~~2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed ~~fifty~~two hundred thousand dollars ($~~50~~200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "Contractual Service" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "Design-Build Contract" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "Design-Build Firm" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "Design Criteria Package" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "Design Criteria Professional" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "Emergency Purchase" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds

that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "Invitation to Bid" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "Invitation to Negotiate" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "Purchase" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "Request for Proposals" or "RFP" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "Responsive and Responsible Bidder" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "Responsive Bid," "Responsive Proposal," "Responsive Reply," and "Responsive Response" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under ~~The~~the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable ~~federal licenses in good standing, if any;~~

~~(b) Hold all required applicable~~ state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. ~~Consultants who provide their name and address to the District Manager for inclusion on the list shall receive~~

~~notices by mail.~~The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications.

Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the ~~audit~~auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of ~~Audit~~Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an ~~audit~~auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee ~~should~~shall include at least three individuals, ~~some or all~~at least one of ~~whom may~~which must also ~~serve as members~~be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable ~~federal~~state professional licenses in good standing~~, if any~~;

(ii) Hold all required applicable ~~state professional~~federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) ~~Understanding of scope of work;~~

~~(iv)~~ Ability to furnish the required services; and

(~~v~~iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

(6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm~~.~~ or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than ~~July 1~~June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule~~,~~ but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule

shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. ~~Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.~~The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and

offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or

responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold ~~the~~all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

i. One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

xii. The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

i. Impacts on project schedule, cost, or quality of work;

ii. Unsafe conditions allowed to exist;

iii. Complaints from the public;

iv. Delay or interference with the bidding process;

v. The potential for repetition;

vi. Integrity of the public contracting process;

vii. Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold ~~the~~all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects ~~such as~~including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting~~,~~ and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in

accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may ~~take whatever steps reasonably necessary in order to~~ proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which ~~steps~~ may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the ~~contractor~~contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications--based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed,

competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

    Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects ~~such as~~including but not limited to reemployment assistance, safety, tax withholding, worker's compensation,

unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting~~,~~ and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) ~~proposals~~Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no ~~proposals~~Responsive Proposals are received, the District may ~~take whatever steps reasonably necessary in order to~~ proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which ~~steps~~ may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand

delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. ~~Failing accord~~Should the Board be unable to negotiate a satisfactory contract with the~~–~~ firm considered to be the second most qualified ~~firm, the Board~~ at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must ~~terminate negotiations.~~ be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package~~,~~ and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work~~,~~ and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "goods, supplies, and materials" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold ~~the~~all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the

lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) ~~bids, proposals, replies~~Responsive Bids, Proposals, Replies, or ~~responses~~Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may ~~take whatever steps reasonably necessary in order to~~ proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best

interests of the District, which ~~steps~~ may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for ~~a period that may not exceed three (3) years or the term of the original contract, whichever period is longer~~a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold ~~the~~all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may ~~take whatever steps reasonably necessary in order to~~ proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which ~~steps~~ may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for ~~a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.~~ a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

~~Rule 3.11 Protests~~ **~~With Respect To Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.~~**

Rule 3.11 Protests
with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

~~(c) If~~ (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, ~~the Board may require~~

any person who files a notice of protest ~~to~~must post ~~a~~the protest bond ~~in the~~. The amount ~~equal to 1% of the anticipated contract amount that is the subject~~ of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, ~~2018,~~20__, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Return to Agenda

EXHIBIT 13

BEACH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Beach Community Development District (the "**District**") will be held on Monday, September 15, 2025, at 6:00 p.m. at 12788 Meritage Blvd. Jacksonville, FL 32246. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Beach Community
Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
Sep. 4 00 (25-05144D)

Return to Agenda

EXHIBIT 14

TAMAYA
BETWEEN THE CITY AND THE SEA

Amenity Manager's Report



Prepared For

BEACH CDD

for the month of

September **2025**

Submitted by Oliver Ingram

SOCIAL CLUBS & PROGRAMMING

Social Clubs

- Lunch Bunch
- Bunco
- Chapter Chatters
- Tamaya Travel Social club

Programming

- Emma Bolyard's Water Aerobics classes have kicked off for the summer season, taking place on Wednesdays and Saturdays at 9 AM for $6 per class—please sign up by emailing Emma directly at bolyardpmp@gmail.com.
- Zumba with Tangie B- every Thursday 6:30-7:30 PM in the group fitness room
- Basima Salameh's Basic Yoga and Chair Yoga classes will resume upon her return from vacation, with the date to be announced.

COMMUNITY CLUBS AND SOCIAL GROUPS

Residents may form clubs and social groups around similar interests and will get access to the amenities for no charge according to a schedule that is agreed upon with management.

For more information on all the active clubs and social groups in Tamaya, please contact Oliver at oingram@vesatapropertyservices.com and visit TamayaAmenities.com for the application form.

Please note: Clubs are created and operated by residents of Tamaya and NOT by the Beach CDD, which does not endorse or express an opinion on any Club or Social Group or on any of their activities or publications.
No Tamaya Club or Social Group is considered a program of the Beach CDD in anyway whatsoever.





Social Group: Lunch Bunch
Sandbar
No Lunch Bunch In May
Will Resume On June 10th

SIGN UP HERE

Please contact June McGrath
for more information at:
junemcgrath_94@hotmail.com

Social Group: Travel Social
Club of Tamaya

Please contact Karen
Young for more information
and schedule at:
youngk1001@att.net



Social Group: Chapter
Chatters
Last Tuesday of every month
Tamaya Hall
6:30 PM

Please contact Becky Farinella
for more info and schedule at:
fourfarinellas@comcast.net



Social Group: Bunco
Last Monday of every month
Tamaya Hall
7:00 PM

Please contact Karen Young for
more information
and schedule at:
youngk1001@att.net

EVENTS & PROGRAMS



Come join the party!

Thursday's

6:30 PM - 7:30 PM

Group Fitness room

$8 per class per participant.

Zumba is a total body workout, combining all elements of fitness to include cardio, muscle conditioning, balance, flexibility, and boosted energy to the rhythmic tunes of Latin and international rhythms. It is uniquely designed to suit all fitness levels, but participants are encouraged to modify to fit their own personal needs.
Get ready for an EXHILARATING EXPERIENCE!

A minimum of 5 people must sign up to hold the class.

Text (352) 215-1801 to sign up for each class held on Thursdays

COMING SOON

October Events:

- 10/5/25 Tamaya Happy Hour
- 10/11/25 Fall Garage Sale
- 10/14/25 Storytime & Craft Hour
- 10/19/25 Halloween Event

November Events:

- 11/3/25 Tamaya Happy Hour
- 11/12/25 Storytime & Craft Hour
- 11/21/25 Community Potluck

December Events:

- 12/5/25 White Elephant Gift Exchange
- 12/08/25 Wine Tasting
- 12/14/25 Storytime & Craft Hour

Events subject to change due to weather or other circumstances beyond our control

Manager's Notes:

- Please be advised that the HOA Turnover Meeting will be held on Wednesday, November 12th, from 3:00 p.m. to 8:00 p.m. The meeting will take place at Tamaya Hall, located at 12788 Meritage Blvd. We encourage all residents to attend, as this is an important opportunity to review community matters, discuss upcoming changes, and participate in the transition process.
- The pool slide is closed for the season and will reopen on Memorial Day Weekend 2026.
- As the school season begins, please be mindful and drive carefully, as students will be walking and crossing streets in the early mornings on their way to bus stops and again in the afternoons when they are dropped off after school.
- The YMCA Summer Camp has officially come to an end for the season. The YMCA and the Tamaya staff would like to extend our heartfelt thanks to all the families who participated and supported the program. Your involvement helped make this summer a memorable and enriching experience for the children, filled with fun activities, new friendships, and lasting memories.
- All mailbox concerns need to be reported to the U.S. Postal Service on Beach Blvd., as the mailboxes are their property and they are responsible for changing the locks and providing new keys.
- Please direct all HOA matters—including payments, architectural reviews, neighbor-to-neighbor concerns, and enforcement issues, to Carla Master from Leland Management at 10175 Fortune Parkway, Suite 906, Jacksonville, FL 32256; phone: (904) 420-0175; email: cmasters@lelandmanagement.com; website: www.LelandManagement.com.

YTD Special Events Budget

			BUDGET			ACTUAL					VARIANCE		
FY Month	Event	type	net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
04 - Oct	Tamaya Happy Hour	adults	$ 250	31	$ 8	$ 204	$0	$204	40	$ 5	$ 46	9	$ 3
13 - Oct	Story Time	family	$ 100	24	$ 4	$ 52	$0	$52	30	$ 2	$ 48	6	$ 2
26 - Oct	Tamaya Fall Festival	family	$ 2,500	290	$ 9	$ 1,747	$0	$1,747	250	$ 7	$ 753	-40	$ 2
01 - Nov	Tamaya Happy Hour	adults	$ 250	44	$ 6	$ 201	$0	$201	40	$ 5	$ 49	-4	$ 1
10 - Nov	Thanksgiving Story time	family	$ 100	30	$ 3	$ 109	$0	$109	30	$ 4	$ (9)	0	$ (0)
15 - Nov	Movies on the lawn	family	$ 250	35	$ 7	$ 60	$0	$60	40	$ 2	$ 190	5	$ 6
22 - Nov	Friendsgiving Trivia	family	$ 750	71	$ 11	$ 613	$0	$613	70	$ 9	$ 137	-1	$ 2
06 - Dec	Gourmet Coffee & Cho	family	$ 250	50	$ 5	$ -	$250	-$250	45	$ (6)	$ 500	-5	$ 11
06 - Dec	White Elephant Gift	adults	$ 500	51	$ 10	$ 483	$0	$483	45	$ 11	$ 17	-6	$ (1)
08 - Dec	Story Time	family	$ 100	25	$ 4	$ 112	$0	$112	30	$ 4	$ (12)	5	$ 0
14 - Dec	Tamaya Christmas	family	$ 1,500	397	$ 4	$ 1,120	$500	$620	300	$ 2	$ 880	-97	$ 2
03 - Jan	Tamaya Happy Hour	adults	$ 250	53	$ 5	$ 133	$0	$133	45	$ 3	$ 117	-8	$ 2
04 - Jan	Polar Plunge	family	$ 150	20	$ 8	$ 51	$0	$51	24	$ 2	$ 99	4	$ 5
12 - Jan	Story Time	family	$ 100	25	$ 4	$ 28	$0	$28	27	$ 1	$ 72	2	$ 3
27 - Jan	Movies at Tamaya Hall	family	$ 250	26	$ 10	$ 374	$0	$374	20	$ 19	$ (124)	-6	$ (9)
07 - Feb	Valentines Dinner	adults	$ 3,000	48	$ 63	$ 3,811	$2,400	$1,411	48	$ 29	$ 1,589	0	$ 33
09 - Feb	Story Time	family	$ 100	16	$ 6	$ 62	$0	$62	16	$ 4	$ 38	0	$ 2
18 - Feb	Wine Tasting	adults	$ 500	20	$ 25	$ 256	$420	-$164	14	$ (12)	$ 664	-6	$ 37
21 - Feb	Teen Trivia	family	$ 250	12	$ 21	$ 224	$0	$224	30	$ 7	$ 26	18	$ 13
07 - Mar	St. Pat's Happy Hour	adults	$ 250	39	$ 6	$ 169	$0	$169	39	$ 4	$ 81	0	$ 2
09 - Mar	Story Time	family	$ 100	8	$ 13	$ 22	$0	$22	6	$ 4	$ 78	-2	$ 9
21 - Mar	Trivia Night	family	$ 500	78	$ 6	$ 606	$0	$606	78	$ 8	$ (106)	0	$ (1)
28 - Mar	Movie Night	family	$ 150	7	$ 21	$ 141	$0	$141	11	$ 13	$ 9	4	$ 9
04 - Apr	Tamaya Happy Hour	adults	$ 250	34	$ 7	$ 195	$0	$195	34	$ 6	$ 55	0	$ 2
13 - Apr	Story Time	family	$ 100	2	$ 50	$ 46	$0	$46	13	$ 4	$ 54	11	$ 46
19 - Apr	Easter	family	$ 2,500	353	$ 7	$ 2,303	$0	$2,303	325	$ 7	$ 197	-28	$ (0)
02 - May	Dueling Pianos	adults	$ 2,300	70	$ 33	$ 2,683	$700	$1,983	70	$ 28	$ 317	0	$ 5
06 - May	Taco Tuesday	family	$ 1,000	187	$ 5	$ 932	$0	$932	175	$ 5	$ 68	-12	$ 0
14 - May	Wine Tasting	adults	$ 500	14	$ 36	$ 315	$210	$105	7	$ 15	$ 395	-7	$ 21
24 - May	Memorial Day Pool Party	family	$ 2,000	319	$ 6	$ 1,520	$0	$1,520	250	$ 6	$ 480	-69	$ 0
30 - May	Trivia Night	family	$ 500	80	$ 6	$ 657	$0	$657	70	$ 9	$ (157)	-10	$ (3)
06 - Jun	Tamaya Happy Hour	adults	$ 250	54	$ 5	$ 228	$0	$228	45	$ 5	$ 22	-9	$ (0)
08 - Jun	Story Time	family	$ 100	21	$ 5	$ 54	$0	$54	21	$ 3	$ 46	0	$ 2
21 - Jun	Wild Wonders	family	$ 350	130	$ 3	$ 350	$0	$350	95	$ 4	$ -	-35	$ (1)
27 - Jun	Teen Night Event	family	$ 1,500	69	$ 22	$ 1,560	$0	$1,560	80	$ 19	$ (60)	11	$ 2
05 - Jul	Hawaiian Luau	F/A	$ 4,500	200	$ 23	$ 5,227	$2,250	$2,977	220	$ 14	$ 1,523	20	$ 9
11 - Jul	Tamaya Happy Hour	adults	$ 250	32	$ 8	$ 187	$0	$187	34	$ 6	$ 63	2	$ 2
13 - Jul	Story Time	family	$ 100	50	$ 2	$ 125	$0	$125	50	$ 3	$ (25)	0	$ (1)
01 - Aug	Tamaya Happy Hour	adults	$ 250	46	$ 5	$ 225	$0	$225	40	$ 6	$ 25	-6	$ (0)
08 - Aug	Trivia Night	family	$ 1,000	110	$ 9	$ 964	$0	$964	90	$ 11	$ 36	-20	$ (2)
10 - Aug	Story Time	family	$ 100	36	$ 3	$ 95	$0	$95	32	$ 3	$ 5	-4	$ (0)
16 - Aug	Potluck	family	$ 100	45	$ 2	$ 41	$0	$41	40	$ 1	$ 59	-5	$ 1
			$ 29,800	**3,252**	$ 9	**$ 28,285**	**$ 6,730**	$21,555	**2,969**	$ 7	$ 8,245	-283	$ 2

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per perso	net cost	atten d	per person
family	$ 16,500	2,516	$ 7	$ 13,966	$ 750	$13,216	2,248	$ 6	$ 2,534	-268	$ 1
adults	$ 8,800	536	$ 16	$ 9,092	$ 3,730	$5,362	501	$ 11	$ (292)	-35	$ 6
TOTAL	**$ 25,300**	**3,052**	**$ 8**	**$ 23,058**	**$ 4,480**	**$18,578**	**2,749**	**$ 7**	**$ 2,242**	**-303**	**$ 2**

If you have questions concerning this report please email oingram@vestapropertyservices.com.



YMCA Summer Camp Sign-Up Update

For the month of July to August:

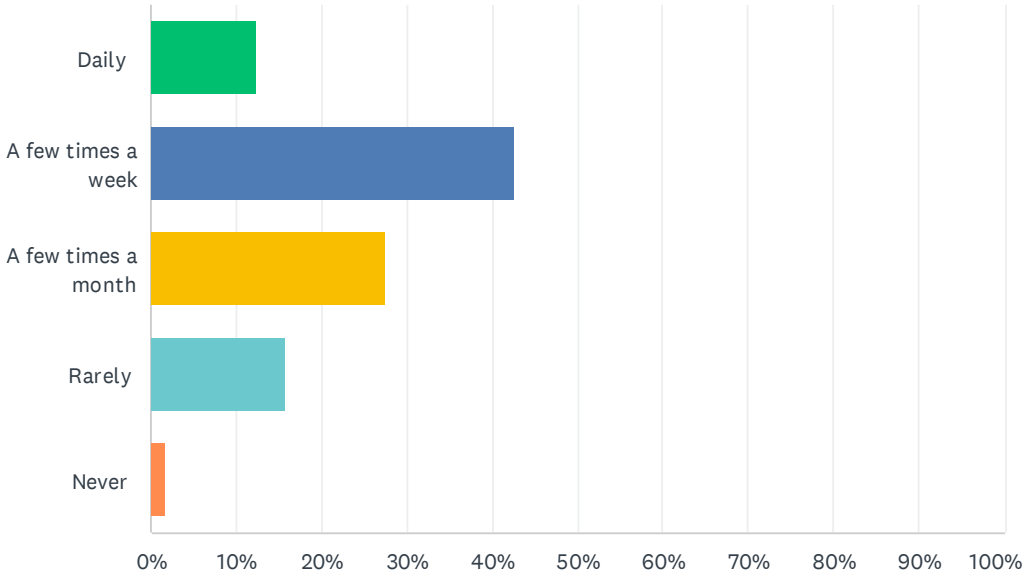
Date Range	Max	Count
06/02/2025 - 06/06/2025 - 06/02/2025-06/06/2025	1	21
06/09/2025 - 06/13/2025 - 06/09/2025-06/13/2025	1	28
06/16/2025 - 06/20/2025 - 06/16/2025-06/20/2025	1	9
06/23/2025 - 06/27/2025 - 06/23/2025-06/27/2025	1	20
06/30/2025 - 07/03/2025 - 06/30/2025-07/03/2025	1	0
07/07/2025 - 07/11/2025 - 07/07/2025-07/11/2025	1	11
07/14/2025 - 07/18/2025 - 07/14/2025-07/18/2025	1	18
07/21/2025 - 07/25/2025 - 07/21/2025-07/25/2025	1	10
07/28/2025 - 08/01/2025 - 07/28/2025-08/01/2025	1	13

British Swim School Sign-Up Update

Class Loc	Class	# Days Classes Met	# Attended	% Attended
JAXTAMA	Tadpole -	5	3	60
JAXTAMA	Tadpole -	4	3	75
JAXTAMA	Tadpole -	4	2	50
JAXTAMA	Tadpole JAXTAMA	4	1	25
JAXTAMA	Starfish -	3	2	66.67
JAXTAMA	Starfish -	4	2	50
JAXTAMA	Shark 1 -	4	0	0
JAXTAMA	Starfish -	4	0	0
JAXTAMA	Starfish -	4	0	0
JAXTAMA	Starfish -	4	3	75
JAXTAMA	Tadpole-	4	2	50
JAXTAMA	Tadpole-	4	2	50
JAXTAMA	Tadpole-	4	1	25
JAXTAMA	Minnow -	4	2	50
JAXTAMA	Turtle 2 JAXTAMA	4	3	75
JAXTAMA	Swimboree JAXTAMA	5	3	60
		65	**29**	**44.62**

Q1 How often do you use the community amenities (gym, pool, clubhouse, etc.)?

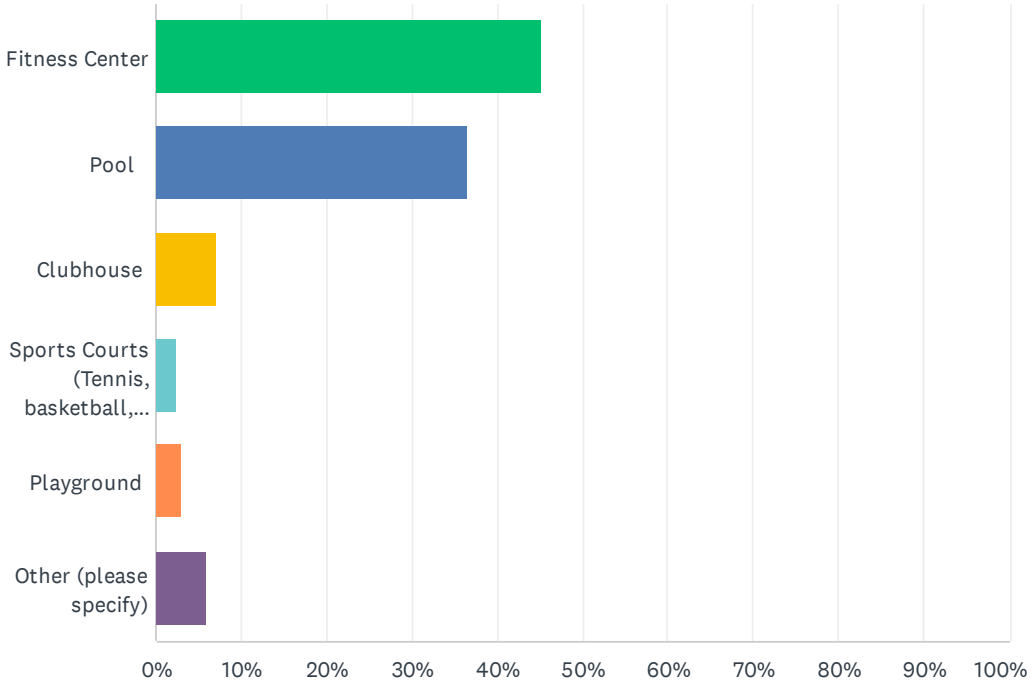
Answered: 171 Skipped: 1



ANSWER CHOICES	RESPONSES	
Daily	12.28%	21
A few times a week	42.69%	73
A few times a month	27.49%	47
Rarely	15.79%	27
Never	1.75%	3
TOTAL		171

Q2 Which amenity do you use the most? (Select one)

Answered: 170 Skipped: 2

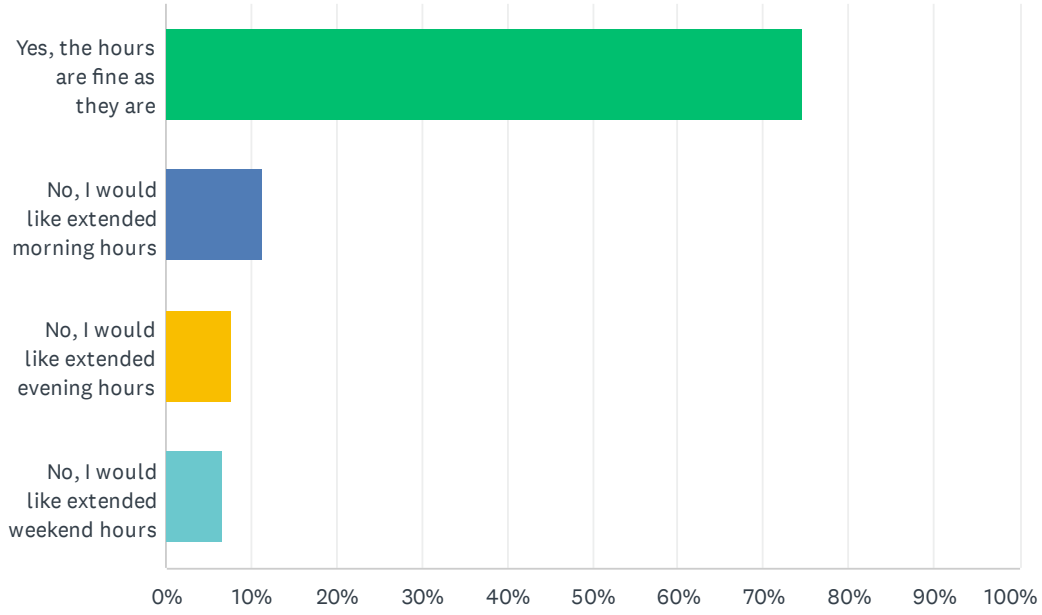


ANSWER CHOICES	RESPONSES	
Fitness Center	45.29%	77
Pool	36.47%	62
Clubhouse	7.06%	12
Sports Courts (Tennis, basketball, etc.)	2.35%	4
Playground	2.94%	5
Other (please specify)	5.88%	10
TOTAL		170

#	OTHER (PLEASE SPECIFY)	DATE
1	Use pool and fitness center equally. Would use playground a lot more if it was better for kids and had some shade. The new ping pong table is a hazard because all kids are doing is climbing on it. Should have put in a tetherball or zip line.	9/5/2025 8:55 PM
2	Events	9/5/2025 3:09 PM
3	none	9/5/2025 10:11 AM
4	Community Events	9/1/2025 8:28 AM
5	Park area , Fitness Center	8/30/2025 5:22 PM
6	Also the pool	8/30/2025 4:08 AM
7	Room for zumba workouts	8/28/2025 11:09 PM
8	All the above	8/28/2025 10:23 PM
9	Amenity center	8/28/2025 9:00 PM
10	Green space	8/28/2025 7:49 PM

Q3 Do the current amenity hours for staff meet your needs?

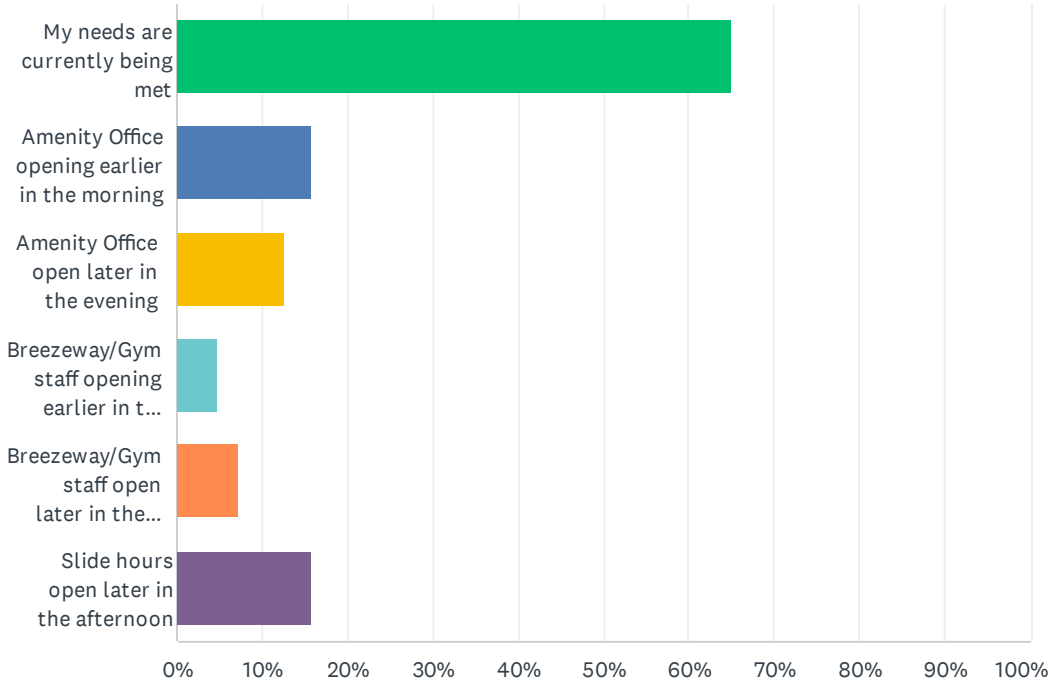
Answered: 169 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes, the hours are fine as they are	74.56%	126
No, I would like extended morning hours	11.24%	19
No, I would like extended evening hours	7.69%	13
No, I would like extended weekend hours	6.51%	11
TOTAL		169

Q4 If you would like extended hours, which option would you prefer? (Select all that apply)

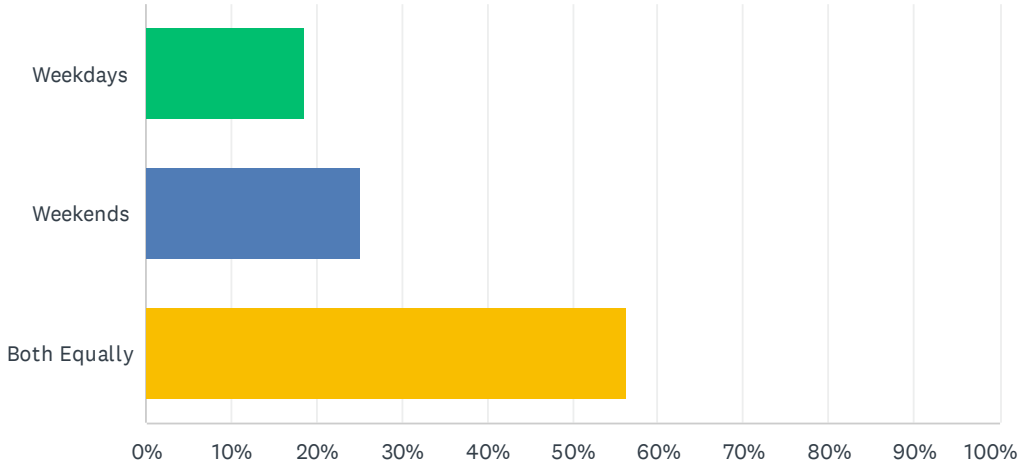
Answered: 152 Skipped: 20



ANSWER CHOICES	RESPONSES	
My needs are currently being met	65.13%	99
Amenity Office opening earlier in the morning	15.79%	24
Amenity Office open later in the evening	12.50%	19
Breezeway/Gym staff opening earlier in the morning	4.61%	7
Breezeway/Gym staff open later in the evening	7.24%	11
Slide hours open later in the afternoon	15.79%	24
Total Respondents: 152		

Q5 Which days are most important for extended hours (if any)?

Answered: 119 Skipped: 53



ANSWER CHOICES	RESPONSES	
Weekdays	18.49%	22
Weekends	25.21%	30
Both Equally	56.30%	67
TOTAL		119

Q6 Please share any additional comments or suggestions regarding amenity hours:

Answered: 43 Skipped: 129

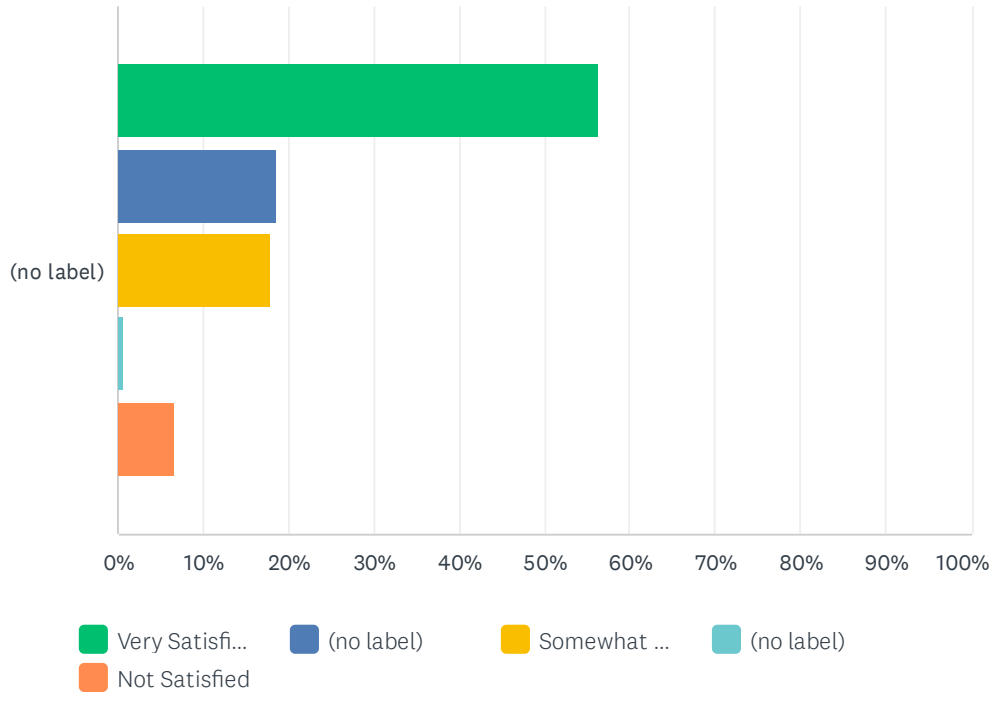
#	RESPONSES	DATE
1	do more classes or events for community like mixology, or pilates	9/6/2025 3:10 PM
2	Hours are fine for me, maybe have hours and coffee open on a Saturday morning.	9/6/2025 1:00 PM
3	We go to most of the amenity events, but don't typically use the facility to meet friends during the day. I can see why some would like more open hours to meet for cards, pizza etc. without being a "community sponsored"event.	9/6/2025 7:53 AM
4	Could extend pool hours a little later in evenings especially during summer.	9/5/2025 8:55 PM
5	Be nice if the slide was open a little more consistently. Also why does the pool close so early a night swim is great	9/5/2025 3:42 PM
6	Recently moved in…. So I'm not in the best position to answer these questions	9/5/2025 2:06 PM
7	Amenity Hours and Staffing Hours are independent considerations. Fitness center (gym) should be open 24 hours. Tamaya Hall should be open to residents until 10pm. Enforcement of pool hours should be limited to *informing* residents only.	9/5/2025 12:08 PM
8	Open on monday Monday is a WORK DAY!	9/5/2025 11:19 AM
9	Hours are good as is!	9/5/2025 10:26 AM
10	Most people are working and extending the hours would benefit the working residents related to the needs off work.	9/5/2025 10:25 AM
11	No problem with current hours	9/5/2025 10:17 AM

12	You need to come up with a better system for vetting who is using the pool. Having to provide 75 forms of ID after badging yourself in is annoying.	9/5/2025 10:09 AM
13	Amenity hours are good as they are	9/2/2025 9:31 PM
14	I think it would be advantageous for the community to have the Amenity office open and available on Mondays.	9/2/2025 8:10 PM
15	During the summer, extended hours make sense for working parents, who would love to bring their kids to the pool and actually get to use the slide. When you don't get home from work until after 5 pm and the slide closes "promptly" at 6 pm, it is impossible to enjoy that part of the amenities. I also don't understand why it doesn't open until noon, and also it is never "promptly opened" - more at the leisure of whoever is working that morning and when they want to get it going. Why not open the slide earlier? The few times we visited the amenity center when we were considering buying here, the pool and its amenities was a huge selling point - families were welcomed in to the amenity center, not told to stand outside. We were told Tamaya offered resort-like amenities and a lifestyle that you could stay "home" and enjoy, not wait to be on a vacation to find that relaxed feeling. Over the years, it has become a place that we dread going, the rules are over the top, the locked gates that prevent our kids from going out to enjoy the field or playground, are ridiculous, and the slide rules are also over the top. With a neighborhood this size, we should be able to hire lifeguards that can staff the slide during the summer hours.	9/2/2025 10:44 AM
16	we need more trash cans on the dog walking trails	9/2/2025 10:19 AM
17	Need some sort of snack bar at the pool in the summer time. Beautiful amenities center with no food! At least someone grilling hot dogs for a couple bucks on a Saturday would be nice. Also- rental fee is outrageous for home owners who want to have a party at the club house.	9/1/2025 2:42 PM
18	We need a place to park electric scooters/bike out of the weather while using the amenities Staff should not be taking upon themselves to just move scooters and bikes without informing the residence	9/1/2025 8:28 AM
19	Lap pool should be open at sunrise.	8/31/2025 8:34 AM
20	Current hours are fine	8/30/2025 7:08 PM
21	Horrible	8/30/2025 8:08 AM
22	There is no rules enforcement in the gym. It really needs to be addressed.	8/29/2025 5:43 PM
23	Amenity breezeway staff are not needed as we have key cards for access. They don’t seem to clean the gym or pay attention to what is dirty and needs attention. Example, there was no soap in the gym bathroom for over a week in mid August and the lid was off, so they should have seen it. Nobody filled it.	8/29/2025 3:01 PM
24	This CAM is fantastic. Super helpful and nice. I hope we intend to keep them for a long time, assuming we keep their fees the same or close.	8/29/2025 12:38 PM
25	(	8/29/2025 11:54 AM
26	I believe the ID checking at the gate lacks incredibly. Sitting in the booth, and oftentimes talking with others, is quite ineffective!	8/29/2025 10:35 AM
27	Amenity hours vs staff amenity hours are different, so some of these are confusing. I would like the pool to be open later, since we only get to use the pool for 5 months out of the year because of water temps too cold for the other 7 months.	8/29/2025 9:57 AM
28	We pay for 80 hours and there should be no overlap of staff since we are built out with minimum visits to acquire cards, etc. Breezeway staff should be eliminated as the above increase in hours can address checking the gym and pool hours.	8/29/2025 9:45 AM
29	I picked weekdays because for the many who work, if you need things it is hard during business hours. But I also feel terrible mentioning it because the team members also have families.	8/29/2025 7:24 AM
30	Don’t really use amenities	8/29/2025 6:42 AM
31	The room off the gym has been cleaner lately. In the past the floor was very dirty.	8/29/2025 6:12 AM
32	Should be able to bring visitors if from out of town on occasion to pool	8/28/2025 11:09 PM

33	I think the children's area needs to be both updated with new equipment and covered. The slides and swings are too hot in the summer. There should be more then one year for this in every section and area for them to play safely with fence/bushes. I feel that for a community full of kids there are not more options that includes children. Maybe more indoor movie nights for kids and maybe including a soccer team in the neighborhood for all ages would be ideal.	8/28/2025 10:23 PM
34	Overall they do a great job, however I do not think we need to be babysitter to get in the fitness area when we have to have badge access. So that would save money	8/28/2025 10:23 PM
35	The office should be open on mondays	8/28/2025 10:02 PM
36	I think it is completely unnecessary to have a person checking ids at the pool. I was the only one there today and he was checking ids. Need to save money, cut the position.	8/28/2025 9:47 PM
37	The gym and pool closes too early. It would be great if the pool closed at 9 pm and the gym was open 24 hours or at least closed at midnight. The slide should be opened until 7 pm	8/28/2025 9:05 PM
38	Too many treadmills and elliptical machines. Add another stationary bike (upright) and another weight bench for barbell work (one for the entire complex is woefully insufficient).	8/28/2025 8:52 PM
39	I have no further details to offer.	8/28/2025 8:47 PM
40	Pool hours earlier than half hour after sunrise needed. That is too late for people who work and want to swim becorw going to work	8/28/2025 8:02 PM
41	Get rid of the pool/gym person checking IDs. Waste of money. Whatever problem they are supposed to be solving let's solve it differently with less money.	8/28/2025 7:55 PM
42	I know this might be late but I do know some residents who work until late or have young kids and would love if the gym was open until 11pm so that they can get a workout in.	8/28/2025 7:38 PM
43	It is fine as it is	8/28/2025 7:37 PM

Q7 How satisfied are you with the professionalism and courtesy of our onsite staff?

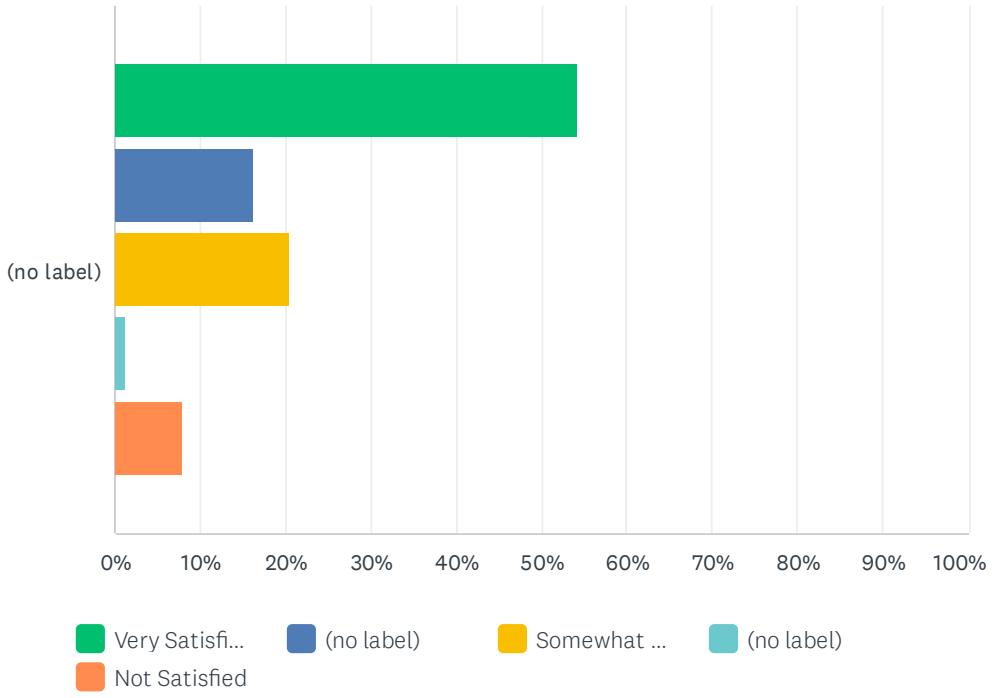
Answered: 167 Skipped: 5



	VERY SATISFIED	(NO LABEL)	SOMEWHAT SATISFIED	(NO LABEL)	NOT SATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	56.29% 94	18.56% 31	17.96% 30	0.60% 1	6.59% 11	167	4.17

Q8 How satisfied are you with the responsiveness of staff when addressing questions or requests?

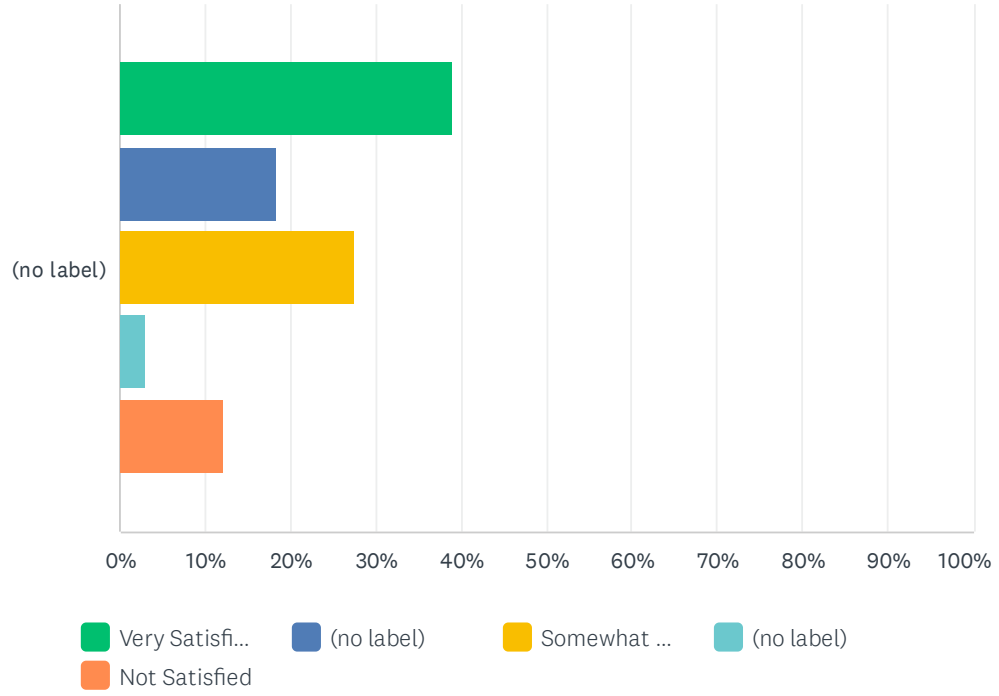
Answered: 166 Skipped: 6



	VERY SATISFIED	(NO LABEL)	SOMEWHAT SATISFIED	(NO LABEL)	NOT SATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	54.22% 90	16.27% 27	20.48% 34	1.20% 2	7.83% 13	166	4.08

Q9 How effective do you feel the staff are in supporting and enforcing community policies in a fair manner?

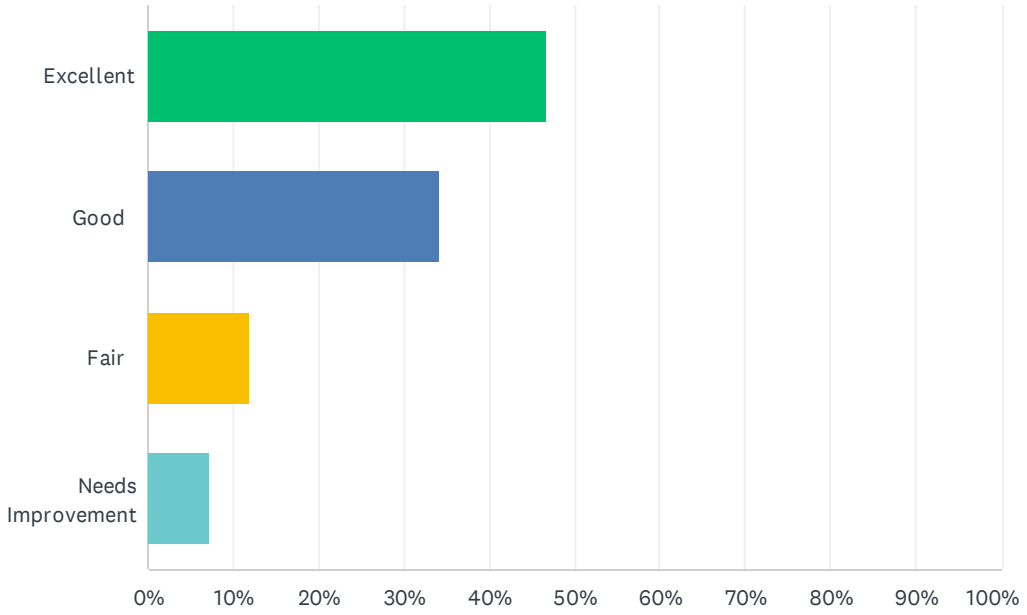
Answered: 164 Skipped: 8



	VERY SATISFIED	(NO LABEL)	SOMEWHAT SATISFIED	(NO LABEL)	NOT SATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	39.02% 64	18.29% 30	27.44% 45	3.05% 5	12.20% 20	164	3.69

Q10 Overall, how would you rate your experience with the staff at our amenities?

Answered: 167 Skipped: 5



ANSWER CHOICES	RESPONSES	
Excellent	46.71%	78
Good	34.13%	57
Fair	11.98%	20
Needs Improvement	7.19%	12
TOTAL		167

Q11 Is there a staff member you would like to recognize for providing excellent service?

Answered: 59 Skipped: 113

#	RESPONSES	DATE
1	Experienced visible discrimination and racism from the staff , showing blatant disrespect . They were very disrespectful towards our guests which was a source on embarrassment for our family.	9/7/2025 2:55 PM
2	Ron does an outstanding job. Very personable and professional.	9/7/2025 10:05 AM
3	Oliver has been great in helping me with my needs	9/6/2025 3:10 PM
4	Person (male) helping me with vehicle gate sticker was very helpful.	9/6/2025 1:00 PM
5	Oliver	9/5/2025 5:40 PM
6	Pool staff	9/5/2025 3:27 PM
7	Oliver. He works hard.	9/5/2025 1:06 PM
8	Oliver Ingram and Kaylie Fitzhugh are friendly, professional, and responsive. We appreciate their hard work and dedication to making every event pleasant. Ron Zastrocky and Tammy work hard to keep Beach CDD well-maintained. Thank you to all the Vesta staff.	9/5/2025 12:08 PM
9	Oliver is amazing! He often goes above and beyond!	9/5/2025 11:50 AM
10	No	9/5/2025 11:19 AM
11	the lady	9/5/2025 11:04 AM
12	Oliver is very professional and friendly, and is a pleasure to interact with.	9/5/2025 10:48 AM
13	Oliver	9/5/2025 10:25 AM
14	Oliver is great to work with	9/5/2025 10:17 AM
15	Tammy- she works hard and you can just tell she takes pride in her work, and so kind	9/3/2025 12:44 PM
16	I think Ron and Tammy do a very good job around the vast perimeter of the neighborhood!	9/2/2025 8:10 PM
17	Oliver	9/1/2025 7:33 PM
18	#1. Oliver #2. Callie	9/1/2025 4:49 PM
19	Oliver Ingram always does a great job! He goes above and beyond to do the best job possible in everything he does.	9/1/2025 12:35 PM
20	Tammy	8/31/2025 11:31 AM
21	Oliver consistently goes above and beyond expectations to provide outstanding service; he is truly professional interacting with a diverse community with myriad expectations.	8/30/2025 7:08 PM
22	The amenity center staff continues to do an excellent job. Oliver does a great job organizing	8/30/2025 5:22 PM

	the team, all community events and keeping everything running smoothly. Ron consistently goes above and beyond to ensure community needs are met, which residents really appreciate. While Keighlee is new, she is always friendly and welcoming with a smile, making a positive impression right away.	
23	Oliver	8/30/2025 1:30 PM
24	Oliver	8/30/2025 11:25 AM
25	Gosh no	8/30/2025 8:08 AM
26	Oliver	8/30/2025 8:03 AM
27	Ron and Tammy	8/29/2025 5:43 PM
28	Oliver. Always super helpful.	8/29/2025 12:38 PM
29	Oscar and Ron provide excellent service and respond to our inquiries in a timely manner.	8/29/2025 11:54 AM
30	Breezeway staff are always excellent. They always try to help out when asked.	8/29/2025 10:07 AM
31	Oliver and Caile have been awesome. They have always taken the time to answer my questions and needs.	8/29/2025 9:39 AM
32	Ron Oliver	8/29/2025 8:32 AM
33	Tammy!	8/29/2025 8:24 AM
34	Oliver is wonderful!	8/29/2025 7:24 AM
35	Oliver was very rude and needs to be professional when dealing with people	8/29/2025 7:00 AM
36	No	8/29/2025 6:42 AM
37	The two outdoor maintenance personnel are fantastic, always ready to turn off the pool vacuum when I’m trying to swim early on weekdays	8/29/2025 5:25 AM
38	Tammy and Ron are particularly helpful, hardworking and responsive.	8/29/2025 3:03 AM
39	Oliver & Kaylie	8/28/2025 10:46 PM
40	They all do a great job	8/28/2025 10:23 PM
41	Ron	8/28/2025 9:55 PM
42	Oliver	8/28/2025 9:51 PM
43	Oliver, the Manager, he goes above and beyond to serve the community. He doesn’t just sit behind a desk, he cooks during events, helps his team set up and clean, he’s very professional and helpful to everyone, and provides the community the opportunity & best possible events for all to experience and enjoy. Thank you!	8/28/2025 9:35 PM
44	Ron	8/28/2025 9:12 PM
45	No	8/28/2025 9:05 PM
46	Oliver	8/28/2025 9:01 PM
47	No.	8/28/2025 8:47 PM
48	Tammy and Ron go above and beyond to make Tamaya a nice place to live	8/28/2025 8:40 PM
49	Ron Z	8/28/2025 8:23 PM
50	Oliver is awesome!	8/28/2025 8:23 PM
51	Oliver	8/28/2025 8:17 PM
52	Persons who care for the pool are very good. Why can’t we turn one of the tennis courts to a pickleball court? That is more popular and it seems we are out of touch with most popular interests.	8/28/2025 8:02 PM
53	Oliver	8/28/2025 7:58 PM

54	Mr, Oliver is a hard worker, kind and professional	8/28/2025 7:57 PM
55	Oliver However one comment - I am not a big fan of all the happy hours and casino nights, unhealthy and dated and don't vibe well with those who are targeting positive healthy lifestyle	8/28/2025 7:49 PM
56	Oliver has always been so accomodating in answering all my questions.	8/28/2025 7:38 PM
57	Oliver is best	8/28/2025 7:37 PM
58	Ron	8/28/2025 7:34 PM
59	Oliver is really good at getting answers to questions and seems knowledgeable.	8/28/2025 7:34 PM

Q12 Please share any positive experiences or suggestions that can help staff continue to provide excellent service:

Answered: 45 Skipped: 127

#	RESPONSES	DATE
1	don't understand why the pool party was canceled 2 days beforehand, as the weather changes frequently from day to day. as it turns out it was a beautiful day.	9/7/2025 3:41 PM
2	They need to make resident feel welcome instead of intimidating them .	9/7/2025 2:55 PM
3	Children playgrounds needs shade canopy and jungle gym type equipment	9/6/2025 1:00 PM
4	I have never had a disagreeable moment with any staff.	9/6/2025 7:53 AM
5	The family events have improved both from a quality and organization perspective, would love to see the events continue on this path. The Vesta team is always warm, responsive and professional. I reallllt enjoy Oliver and Tammy especially, they were so helpful in Planning and helping coordinate our cabana rental for a birthday. Thank you!! I would like to see more proactive pool cleaning and maintenance and decluttering the amenity center office and storage spaces.	9/5/2025 5:25 PM
6	The Breezeway staff does not add value to the community but instead serves to harass and inconvenience residents. Vesta should propose technology solutions to amenity access issues.	9/5/2025 12:08 PM
7	I think the staff needs more support at times. I get the feeling that they are overworked and under appreciated. Some of our community members can be harsh and not understanding how hard the staff works to make our community great. As far as improvement, I think our community needs to do better about groundskeeping and cleanliness around the amenity. We can't afford for our community to look run down!	9/5/2025 11:50 AM
8	Staff doesnt enforce the community rules at ALL.	9/5/2025 11:19 AM
9	Be polite and not rude. Stop making resident feel they work for her.	9/5/2025 11:04 AM
10	The staff helped me find an item (wedding ring) that I lost in the work out room. Two staff members came searching all over the space until I found the item. I am thankful for their help.	9/5/2025 11:00 AM
11	The staff members repeatedly tell I CDD board member and his young son no swimming when it is lightning out but, his reply is I am a CDD Board Member and I don't have to listen to you - It is unfair that they have to put up with his hillier than though attitude!!!	9/5/2025 10:26 AM
12	Additional staff	9/5/2025 10:25 AM
13	Good listening and great services to address our needs	9/5/2025 10:17 AM
14	Breezeway staff are often rude. Do all communities similar to Tamaya have people accosting you for ID to get in to area you pay for? I intensely dislike this procedure. I've seen all the complaints about people using the facilities who are not residents but as someone who brought their kids to the pool almost every day in the summer for two years and often throughout the year I've really never seen anyone I haven't recognized. I can't imagine this "problem" of non-	9/5/2025 10:14 AM

	residents using these places is actually a big enough problem to warrant employment of staff. Having to go through this nonsense of showing ID to “check in” makes me never want to use the pool or anything else.	
15	Staff is great!	9/3/2025 12:44 PM
16	I think it is important to ensure those that are in the pool area are actually residents and approved guests!	9/2/2025 8:10 PM
17	Oliver and his team have always provided exceptional service at the Club House events that we have attended.	9/1/2025 12:35 PM
18	Don’t cancel Pool party 2 days in advance. There are always thunderstorms possible. There was no major storm yet the Pool party was cancelled supposedly due to weather. Saturday, August 30 had some clouds, NO rain, and would have been a perfect day to have this event.	8/30/2025 7:08 PM
19	Better maintenance of the tennis courts. When purchasing a home the tennis courts were a selling feature. I expected a better level of maintenance i.e. brushed at least twice a day. We need to keep up our courts to a reasonable standard.	8/30/2025 5:46 PM
20	No suggestions at this time. Overall, Vesta’s staff is doing an excellent job, and the professionalism they demonstrate in managing difficult situations and handling occasional borderline harassment from some residents is truly commendable.	8/30/2025 5:22 PM
21	Feedback regarding timing of the story time and Art & Craft was taking into consideration as well as providing healthier snack options for the kids.	8/30/2025 1:30 PM
22	There’s nothing positive to say about the staff. Unfortunately, they are pathetic. Though we would love to use the amenities which WE pay an obscene amount of money to use, we absolutely hate getting near that place. The lack of respect the entire staff have towards us and their rudeness towards us is not only hurtful, but unacceptable. They are rude, righteous, and could care less about the members that are paying to be there. They all need to be canned and new staff need to be brought in and taught true customer service with passion, grace courtesy, and professionalism. Please let me know if you need help hiring and also training these people so members feel like they are members and respected at least like human beings instead of being treated like you are a piece of crap. Shame on these people.	8/30/2025 8:08 AM
23	More policy enforcement.	8/29/2025 5:43 PM
24	I don’t feel like breezeway staff is needed. Checking ID’s at the pool and gym entrance is a bit much. None of the other gated neighborhoods have you show Id’s. A key card is fine. Even Julington creek plantation uses a key card with no one harassing you for an ID and name. It would be nice to have foot and beverage options at the pool like other big neighborhoods have.	8/29/2025 3:12 PM
25	Please be proactive and don’t wait until residents complain. Maintenance staff should oversee the landscaping company. There are lots of dead bushes in front of the clubhouse that need replacement. In addition, there are several areas where there are missing plants such as near the entry to amenity center where roses were cut back. Maintenance should see this and have the plants fixed it looks terrible.	8/29/2025 3:01 PM
26	They always help me get my cars registered and show me how to reserve the outside areas. Really friendly people.	8/29/2025 12:38 PM
27	The office for the Breezeway staff is more like a cluttered storage room (not the Breezway staffs fault). This room should be organized and cleaned up. People generally do a better job in an organized setting. Neatness = Organization, Organization=Discipline	8/29/2025 10:07 AM
28	The pool shut down at night policy is too strict. Let the residents enjoy the pool for 5 months out of the year they get to.. even if it's near closing time. Or extend the closing time policy out a bit.	8/29/2025 9:57 AM
29	Add additional banquet food display type tables in the amenity center for more successful events. PLEASE ADD PICKLEBALL COURTS.	8/29/2025 9:39 AM
30	Will the board consider a separate survey to address homeowners concerns in regards to safety and property upkeep? We see safety concerns around speeding or careless driving and property that isn’t being maintained (overgrown front and backyards, inappropriate parking). Thank you.	8/29/2025 8:35 AM
31	Staff on site on Mondays would be appreciated. Should be an age limit for Trivia Night. Last	8/29/2025 8:32 AM

	one, there were a lot of toddlers adding to the din. Thank you.	
32	Don’t run out of food and drinks	8/29/2025 6:42 AM
33	The pool rules (no food or alcohol in the pool, children are supervised, etc) are not adequately enforced by any on site personnel. I don’t know what security adds. We pay a lot of people on a given weekend and not sure we get our money’s worth. Come up with a better way (technology enhanced ?) to make sure only residents and guests are using the pool and facilities. Not asked in the survey, but furniture, handrails, gates all look tattered and worn, some are dangerous and need upkeep and repair or replacement. When replacing items like furniture or fixtures, look for quality that fits the original decor of the community and not the cheapest thing you can find.	8/29/2025 3:03 AM
34	All good!	8/28/2025 10:46 PM
35	Great newsletter. Ease of signing up for events. And quick response for any inquiries.	8/28/2025 9:35 PM
36	If I have a card to get into the gym/pool i should not need to keep showing my id.	8/28/2025 9:05 PM
37	Every time I’ve encountered Tamaya’s Staff, everyone has always been respectful and supportive!	8/28/2025 8:47 PM
38	I have tried reaching out via email on three separate occasions and all emails went unresponded to. Because it is tough to reach someone during regular business hours, easier for me to shoot an email but leaving them unanswered and not addressing is extremely disappointing.	8/28/2025 8:41 PM
39	Be firm and professional and enforce the policies. Don’t let residents who say they will sue or whatever scare you from enforcing the policies. I think adults, not young kids, should handle the check ins and policies enforcement.	8/28/2025 8:23 PM
40	I have seen inconsistency re: who gets asked to show ID or how many persons are allowed as guests or companions to the pool. Once someone came in with about 8 people. Was annoyed because I had made a point to tell some relatives they could not all come because they would have exceeded my allowed number (and two of these would have been little children).	8/28/2025 8:02 PM
41	The activities lead by Mr. Oliver and his staff members are very well organized	8/28/2025 7:57 PM
42	Get rid of the pool/gym person checking IDs. Waste of money. Whatever problem they are supposed to be solving let’s solve it differently with less money.	8/28/2025 7:55 PM
43	Oliver has been always great to deal with. Very friendly and keen on creating a sense of community	8/28/2025 7:49 PM
44	I asked Oliver about using the yoga room to conduct dance practices for a charity and he was very kind and accomodating for it.	8/28/2025 7:38 PM
45	My grandson was graduating and he and his assistant at the time were very good. His graduation party was in May 2025.	8/28/2025 7:34 PM

Return to Agenda

EXHIBIT 15

TAMAYA
BETWEEN THE CITY AND THE SEA

2025

FIELD OPERATIONS REPORT

AUGUST



Prepared By :

Ron Zastrocky

Presented To :

Beach CDD Supervisors

904.577.3075

rzastrocky@vestapropertyservices.com

Vesta

RUPPERT LANDSCAPE

Monthly Report: August 2025

Pests/Fertilizer/Herbicide:

· landscape beds have been sprayed with herbicide and pre-emergent

· Annual flower beds are maintained weekly (new annual flowers coming this month sep.)

· Granular fertilizer and herbicide applied throughout Tamaya

· Turf sprayed for sedges and broadleaf weeds

Maintenance:

· Weekly mowing service through Beach CDD

· Podocarpus and perimeter bushes have been trimmed at guard shack.

· Landscape beds behind podo hedge has been cleaned and weeded.

· Hedges trimmed around the amenities center including large hollys

· We have begun cut backs(grasses) in the buffer zone (ostia)

· We have begun cleaning and getting tamaya blvd back in shape (the side of the apartments)

· Large weeds pulled in the ornamental grasses on tamaya blvd.

· Warranty sod coming in September for ph3 event lawn

.

Irrigation:

· Irrigation is scheduled to run 5 days a week at amenities center and 4 days in the pocket parks

· Irrigation head coverage is correct

Event Name: Water Management - Zone 2 Thank you for Work Order Number: 2055574 your business! Service Date: 8/25/2025 Target Pests (if applicable): Service Notes & Observations Treated ponds 1, 3 & 5 for algae and shoreline weeds Treated pond 2 & 4 for minimal algae Spot treated ponds 9 & 11 for shoreline weeds Ponds 6, 7 & 8 looked good Water level was very high on pond 10 Please allow 1-2 weeks for results Environmental Conditions Weather: Sunny Temperature: 79.45 Wind Direction: West Wind Speed: 3.91 Humidity: 90.0000 Treated for Algae, Inspected Pond(s), Treated Shoreline Weeds

Event Name: Water Management - Zone 1 Thank you for Work Order Number: 2056432 your business! Service Date: 8/25/2025 Target Pests (if applicable): Service Notes & Observations Inspected ponds 12 - 22 and outfalls, Treated ponds 12, 13, 15 - 17, & 21 for algae Treated ponds 13, 15 - 17, 21, & 22 for invasive aquatic weeds Treated ponds 16 & 21 for shoreline weeds. Ponds 14 & 18 - 20 looks good. Water level on most ponds is above high water mark. Please allow 7-14 days for results, please contact me with any comments or concerns, Kindest regards, Shea Fenske Environmental Conditions Weather: Sunny Temperature: 86.11 Wind Direction: West Wind Speed: 4.61 Humidity: 77.0000 Treated for Algae & Invasive Aquatic Weeds, Inspected OutFall Area, Inspected Pond(s), Treated Shoreline Weeds

Facility Maintenance Report - June 2025

High Priority:

- Karatas drainage – Repair approved by board. Agreement signed. In progress
- CRF FY25 - three quotes - WIP (goal July) will have by July workshop
- Speed radar sign - ordered

Medium Priority:

- Pool - Uneven pavers - splash pad - WIP
- Pool - rocks – Getting quote for artificial turf around trees. Have quote will be sent for the workshop
- Stucco repair outside of group fitness room – repaired but needs paint
- Remove electronic playground - Done
- Ping pong table – put together and is set up. Done
- Pressure wash roof at amenity center – Done

Low Priority:

- De cobwebbing common areas - ongoing
- Pressure washing – ongoing
- Rowing machine – ordered
- Smith machine – ordered
- Mulch – in process
- Permanent lighting at club house – Done

Emergency/Random:

-

Routine/Periodic:

- Pool
  - vacuum - 3x per week
  - check controller's readings - daily
  - clean tiles - on as needed basis
  - Blow off pool deck - daily
  - Straighten chairs - daily
  - Take out garbage - daily
  - Clean 6 splash pad filters - weekly
  - Clean 2 pool pump strainer baskets - weekly
  - Inspect pool gutter drain grates – daily
  - Skim gutters - daily
- Tennis and basketball courts
  - brushing - daily
  - roll courts - weekly
  - check and adjust irrigation - weekly
  - spray bleach around edges for algae control - weekly
  - add clay - as needed
  - maintain wind screens and replace and adjust nets - as needed
  - rake clay back into playing area - as needed
  - Check and change garbage bags - daily
- Fountain and fence at Beach Blvd. - check – daily
- Playground

Rake mulch – when needed

INVESTMENT PAINTING
OF NORTH FLORIDA

BEFORE



AFTER



COMMERCIAL ROOF WASH



Should you have any questions regarding this report or if you have a maintenance related request please contact me at the information below.

904.577.3075

rzastrocky@vestapropertyservices.com

Return to Agenda

EXHIBIT 16

MINUTES OF MEETING

BEACH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Beach Community Development District was held on Monday, August 18, 2025 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

FIRST ORDER OF BUSINESS – Roll Call

Mr. McInnes called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Elena Korsakova	Board Supervisor, Chairwoman
James Kendig *(joined in progress)*	Board Supervisor, Vice Chairman
Karen Young	Board Supervisor, Assistant Secretary
Pawel Szeszko	Board Supervisor, Assistant Secretary

Also, present were:

David McInnes	District Manager, Vesta District Services
Wes Haber *(via phone)*	District Counsel, Kutak Rock
Dana Harden	Regional General Manager, Vesta Property Services
Ron Zastrocky	Field Operations Manager, Vesta Property Services
Oliver Ingram	Amenity Manager, Vesta Property Services
Kylie Kitzhugh	Assistant Amenity Manager, Vesta Property Services
Roger Claxton	Area Manager, Ruppert Landscape LLC/Tree Amigos Outdoor Services
Jake Card	Advanced Security Specialist
Greig Young	Resident
Irmannette Torress	Resident

The following is a summary of the discussions and actions taken at the August 18, 2025 Beach CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Supervisor Korsakova led all present in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual for agenda items)*

Greig Young noted that he believed that some things on the board have been unethical.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Vendor Reports

A. Advanced Security Specialist

Supervisor Szeszko asked Advanced Security to remove charges on the invoice that he felt were overbilled. Advanced Security agreed to remove the additional charges

The discussion with the landscaper occurred before Advanced Security Specialist.

B. Ruppert Landscape LLC/Tree Amigos Outdoor Services

Mr. Claxton addressed Supervisor Korsakova's concerns regarding the landscaping along Tamaya Blvd and noted that the Board had previously requested that the landscapers perform only minimal maintenance with a 6-week timeframe for completion. Discussion ensued.

Supervisor Korsakova addressed Mr. Young's earlier comment and provided a handout to the Board to read.

The meeting moved back to Advanced Security Specialist.

C. Vesta Property Services

1. Exhibit 2: Lifestyle Management Report

Discussion ensued regarding the request to include a one-page summary to the reports from Mr. Ingram with a list of projects and their statuses, as well as other parts of the report. A request was made to have Mr. Ingram put together a list of possible events for FY 2026 and to find a swimming school that would last longer during the swimming season, such as May through September.

2. Exhibit 3: Field Management Report

Mr. Zastrocky provided an update on the progress with the drainage work.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on July 21, 2025

B. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on August 7, 2025

C. Exhibit 6: Consideration for Acceptance – The June 2025 Unaudited Financial Statements

D. Exhibit 7: Ratification of Buehler Air & Plumbing Invoice - $1,343.00 (Emergency Repair)

E. Exhibit 8: Integrated Access Solutions MAG Lock Proposal - $2,529.89 (CRF Contingency; Line 9)—From the 8/7/2025 Workshop

F. Exhibit 9: Big Jerry's Fencing Main Gate Proposal - $3,300.00 (CRF Contingency; Line 9)—From the 8/7/2025 Workshop

Supervisor Kendig joined the meeting at approximately 6:24 p.m.

Supervisor Szeszko requested that Items E and F be removed from the Consent Agenda.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the Consent agenda as amended, for the Beach Community Development District.

Supervisor Szeszko referenced breezeway staff and fencing and does not believe the board should be spending district funds and requested proposals for amenity access. Discussion ensued.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH Ms. Young voting 'yay' and Mr. Szeszko voting 'nay', the Board approved the Integrated Access Solutions MAG Lock Proposal, in the amount of $2,529.89, for the Beach Community Development District.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH Ms. Young voting 'yay' and Mr. Szeszko voting 'nay', the Board approved the Big Jerry's Fencing Main Gate Proposal, in the amount of $3,300.00, for the Beach Community Development District.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Consideration of Updates to the Vesta Property Services Contract for Amenity Management and Field Operations Services Made at the 8/7/2025 Workshop – *To Be Distributed*

Ms. Harden provided a brief explanation for the updates as recommended by Vesta's general counsel and noted the change in amenity hours to 10 a.m. – 6 p.m. on Tuesday, Wednesday, and Thursday. Mr. Haber provided further explanation on the requested legal terms to the contract.

Supervisor Szeszko stepped out of the meeting at approximately 6:40 p.m. and returned at approximately 6:42 p.m.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Szeszko, WITH Ms. Young and Mr. Kendig voting 'nay', the Board did not approve the Updates to the Vesta Property Services Contract for Amenity Management and Field Operations Services as explained, for the Beach Community Development District.

Mr. McInnes provided a brief explanation on possible next steps based on the motion that had been made at the previous Board meeting approving the contract and the current motion that did not approve the updates to said contract. Discussion ensued.

B. Exhibit 11: Consideration of LLS Tax Solutions Engagement Letter for Arbitrage Services – 2015 Bond Series

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the LLS Tax Solutions Engagement Letter for Arbitrage Services – 2015 Bond Series, for the Beach Community Development District.

C. Exhibit 12: Acceptance of Supervisor Chance Wedderburn's Resignation & Declaring Seat #2 Vacant

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH Ms. Korsakova voting 'yay' and Mr. Szeszko voting 'nay', the Board accepted Supervisor Chance Wedderburn's Resignation and Declared Seat #2 Vacant, for the Beach Community Development District.

Discussion ensued regarding frequent Board vacancies and fillings.

D. Pool Slide Path Resurface; Exterior Paint & Spiral Staircase Refinish Proposal Options (CRF Capital Improvement Plan; Line 8)—From the 8/7/2025 Workshop

Discussion ensued.

Supervisor Korsakova made a motion to approve Sliderenu for the interior and exterior slide, in the amount of $30,000.00, but the motion was amended.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board approved the Sliderenu proposal to be completed as late as possible but before March, in the amount of $30,258.00, for the Beach Community Development District.

1. Exhibit 13: Splash Tacular
2. Exhibit 14: Sliderenu
3. Exhibit 15: SafeSlide

EIGHTH ORDER OF BUSINESS – Discussion Topics

A. Fact Finding Group Process/Procedure

Mr. McInnes provided background information on this topic. Discussion ensued.

B. Inclusion of Vendor Proposals in Agenda Packages

Supervisor Korsakova provided a brief explanation.

C. Flooding of CDD Parcel Behind Costas Way

Supervisor Korsakova provided a brief explanation. Discussion ensued, and Ms. Torress noted her and other residents' experiences with flooding in their backyards over the last 18 months. The Board requested that Mr. McInnes seek a proposal from an alternative engineer to review the area of concern.

NINTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

1. Reminder of Ethics Training

Mr. Haber provided a brief reminder.

B. District Engineer

C. District Manager

1. Resident(s) Subject to Disciplinary Action

There being none, the next item followed.

2. Complaint & Incident Management Tracker

There being none, the next item followed.

3. Exhibit 16: Action Item Report
4. Exhibit 17: Meeting Matrix
5. Exhibit 18: Insurance Coverage Update

Mr. McInnes provided a brief explanation of the two proposals as well as the updates on the PGIT proposal. He noted that the PGIT proposal approved at the last meeting was $64,721.00 for the year, which did not include worker's compensation. He also noted that the FIA proposal was $56,424.00 with worker's compensation for the year, a decrease from $74,740.00 the previous Fiscal Year, and that PGIT came back with a new bid of $53,522.00 with worker's compensation for the year.

a. Exhibit 18A: Florida Insurance Alliance
b. Exhibit 18B: PGIT – Revised Quote

6. Worker's Compensation for FY 2026

Supervisor Korsakova noted that she was not impressed with the reserve study proposals as provided and requested new proposals.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH Ms. Young and Mr. Szeszko voting 'nay', the Board did not approve hiring Community Advisors to update the reserve study, at a not-to-exceed of $3,000.00, for the Beach Community Development District.

7. Exhibit 19: Security Services Quotes – Memo

Mr. McInnes provided a brief explanation of each option. Discussion ensued. Supervisor Korsakova noted the following possible savings with the individual vendors. With Advanced Security the savings would be 4% less than they had originally quoted, RAMCO the savings would be $13,000.00 a year, Giddens Security the savings would be $14,000.00 a year, and with Highline Security the savings would be $24,000.00 a year.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Szeszko, WITH Ms. Young and Mr. Kendig voting 'nay', the Board did not approve reaching out to Highline and RAMCO to request the lowest and best pricing available, for the Beach Community Development District.

a. Exhibit 20: Advanced Security
b. Exhibit 21: Giddens Security
c. Exhibit 22: RAMCO
d. Exhibit 23: Highline Security

This item was not originally on the agenda.

Mr. McInnes provided a brief update on the waste removal contract renewal.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved a 3-year term on garbage with a larger bin, for the Beach Community Development District.

TENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Young requested that names of Board members and positions be omitted from official District communications. Discussion ensued.

Supervisor Young requested that the water cooler be removed from the amenity center. Discussion ensued.

Supervisor Korsakova provided a brief description of the tree plan she put together. Discussion ensued.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Szeszko, WITH Ms. Young voting 'yay' and Mr. Kendig voting 'nay', the Board approved having a tree plan on the September agenda, for the Beach Community Development District.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda *(limited to 3 minutes per individual)*

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Action Items Summary

District Manager

- Seek alternative an engineer for recommendation behind Costas Way.

Regional General Manager

- Create a survey to send to the community regarding office hours.

Field Operations Manager

- Get contract for garbage services for 3-year service.
- Notify Sliderenu that the proposal was accepted.
- Remove water cooler from amenity office area of Tamaya Hall.

Amenity Manager

- Add one-page summary in the monthly report, similar to the report that the Field Operations report has.
- Send out an e-blast notifying the community of the office hours changing to 10AM-6PM on Tuesdays, Wednesdays, and Thursdays.
- Provide event ideas for FY 2026.
- Find swimming schools that go longer into the swimming year.
- Send out e-blast notifying the community of the vacant seat on the Board.

District Counsel

- Contact Vesta general counsel

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

September Board meeting: Add Tree Plan

FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: Thursday, September 4, 6:00PM

FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Monday, September 15, 6:00 PM

All four Board members stated that they would be attending the next Board meeting on Monday, September 15 at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS – Adjournment

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Kendig made a motion to adjourn the meeting.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:14 p.m. for the Beach Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 15, 2025.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

Return to Agenda

EXHIBIT 17

Notes from Beach CDD Workshop Thursday, September 4, 2025 @ 6PM

Those attending:

Kendig

Young

Szeszko

Workshop called to order at 6:04 pm

- Supv Young introduced MAY Management Services, Inc. regarding management of the Beach CDD.
- Update from Anchors Away Aquatics LLC
    - Mid – May 23 students
    - June 35 students
    - July 16 students
    - End of July 3 families
    - Total net revenue to Beach CDD $712.63 -100% resident participation
    - ACTION: Request to have proposal for 2026 for next workshop
    - Concerns from residents conflict of lane swimmers, water aerobics and swim school – Vesta to manage times of the three groups in 2026.
- Recent survey.
    - Not approved by board.
    - The survey was slanted to only positive comments and did not allow selection of more than one response.
    - ACTION: Vesta to obtain board approval prior to sending out any surveys.
- Score Cards.
    - ACTION: Vesta Management to provide at the next meeting the aggregate summary of all supervisor score cards into one and provide copies of each of the supervisors score card in the meeting packet.
    - Discussion ensued regarding the purpose of the score card by Dr Renn – score card to be used as a developmental tool not to disgrace or dishonor vendors.
    - Walt noted that in this banking experience a ‘score card’ or other such tool is meant to find out a vendor’s adherence to directives, however as noted above the author of the score card meant it for other purposes.
- Suvp Young
    - 5. Hours of Amenity Operations from 6/16 meeting

- ACTION: move to consent agenda for approval of new hours and position and location of staff. Young to provide to Vesta and Supervisors.
- 7. Amenity and Field Operations RFP
- ACTION: Move RFP to consent agenda for next meeting. See attachment from Supv Szeszko

- Supv Szeszko
  - Pending contract
  - ACTION: Move to consent agenda for approval at next board meeting as both parities were in 'substantial agreement' with the current contract.
  - 5. "punch list' and response from developer
    - Met with ICI representatives and Sun State representatives on Thursday morning August 28, 2025.
    - ACTION: Move to consent agenda to approve acquiring Phase 4 on October 1, 2025.
    - Discussion ensued regarding the construction gate although a new lock and chain have been supplied the fence is in disrepair and vehicles can drive right through the gate due large sections of fencing missing. ACTION: Vesta to follow with ICI regarding condition of fence.
    - Discussion ensued regarding future of construction entrance and Mike V from ICI noted still under consideration by planner and ICI.

- Vice Chair Kendig
  - Discussion ensued regarding culling of access cards for individuals who have left the community – to be continued at next workshop
  - Discussion ensued regarding alternatives to access cards. Discussion to be continued at next workshop.
  - Letter written by Kendig distributed to supervisors and those attending regarding using FHP for traffic enforcement in the community. Continue follow up at next workshop.
  - Discussion ensued regarding trees and disposition of trees not planted per the alleged 'guidelines' of the city of JAX. To be discussed at next workshop.

ALL - ACTION – after the Pledge of Allegiance – place an agenda item for re-seating of board members and roles of Chair and Vice Chair. All Supervisors in attendance have approved this action.

Workshop ended at 7:45 PM

Return to Agenda

EXHIBIT 18

Beach
Community Development District

Financial Statements
(Unaudited)

July 31, 2025



Beach CDD
Balance Sheet
July 31, 2025

		General Fund	Reserve Fund	Debt Service 2024	Debt Service 2015A	Total
1	**ASSETS**					
2	BU Operating Account	$ 222,313	$ -	$ -	$ -	$ 222,313
3	BU Money Market Account	-	-	-	-	-
4	BU Clover Account	11,759	-	-	-	11,759
5	BU Sweep	1,293,643	-	-	-	1,293,643
6	SS Checking Account	62,694	-	-	-	62,694
7	BU CRF Money Market Account	-	366,181	-	-	366,181
8	Debt Service Accounts:					
9	Debt Service	-	-	1	-	1
10	Sinking Fund	-	-	29	19	49
11	Interest Fund	-	-	22	23	45
12	Redemption Fund	-	-	1	1	2
13	Prepayment Fund	-	-	14,499	2	14,501
14	Revenue Fund	-	-	190,274	210,656	400,930
15	Reserve Fund	-	-	165,209	-	165,209
16	Op Redemption Fund	-	-	1	1	2
17	Acq & Cons	-	-	1	1	2
18	Cost Of Issuance	-	-	-	-	-
19	Rebate	-	-	1	1	2
20	Accounts Receivable	-	-	-	-	-
21	Assessments Receivable On-Roll	-	-	-	-	-
22	Assessments Receivable Off-Roll	-	-	-	-	-
23	Due From Other Funds	6,861	-	30,645	26,782	64,288
24	Undeposited Funds	-	-	-	-	-
25	Prepaid	3,962	-	-	-	3,962
26	**TOTAL ASSETS**	**1,601,231**	**$ 366,181**	**$ 400,684**	**$ 237,485**	**$ 2,605,582**
27	**LIABILITIES**					
28	Accounts Payable	141,926	$ -	$ -	$ -	$ 141,926
29	Accrued Expense	-	-	-	-	-
30	Deferred Revenue On-Roll	-	-	-	-	-
31	Deferred Revenue Off-Roll	-	-	-	-	-
32	Due To Other Funds	57,427	6,861	-	-	64,288
34	**TOTAL LIABILITIES**	**199,352**	**6,861**	**-**	**-**	**206,213**
35	**FUND BALANCE**					
36	Nonspendable	-				
37	Prepaid & Deposits	3,962	-	-	-	3,962
38	Capital Reserves	-	-	-	-	-
39	Operating Capital	392,821	-	-	-	392,821
40	Unassigned	1,005,096	359,320	400,684	237,485	2,002,586
41	**TOTAL FUND BALANCE**	**1,401,879**	**359,320**	**400,684**	**237,485**	**2,399,368**
42	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,601,231**	**$ 366,181**	**$ 400,684**	**$ 237,485**	**$ 2,605,581.83**

Beach CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

		FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Assessments On-Roll	$ 2,356,924	$ -	$ 2,365,803	$ 8,879	100%
3	Assessments Off-Roll	-	-	-	-	
4	Interest Revenue	-	4,869	32,773	32,773	
5	Other Financing Sources	-	11,493	60,691	60,691	
6	**TOTAL REVENUES**	**$ 2,356,924**	**$ 16,362**	**2,459,267**	**$ 102,343**	**104%**
7	**EXPENDITURES**					
8	**GENERAL & ADMINISTRATIVE EXPENSES**					
9	Trustee Fees	$ 8,800	$ 1,100	5,133	$ (3,667)	58%
10	Supervisor Fees-Regular Meetings	12,000	600	5,400	(6,600)	45%
11	Supervisor Fees-Workshops	12,000	400	4,200	(7,800)	35%
12	District Management	45,427	3,786	37,856	(7,571)	83%
13	Engineering	5,250	1,755	13,983	8,733	266%
14	Dissemination Agent	2,704	-	2,704	-	100%
15	District Counsel	27,000	-	12,398	(14,602)	46%
16	Assessment Administration	5,949	496	4,958	(991)	83%
17	Arbitrage Rebate Calculation	650	-	-	(650)	0%
18	Audit	3,650	-	-	(3,650)	0%
19	Website	2,258	90	2,415	158	107%
20	Legal Advertising	7,000	351	2,352	(4,648)	34%
21	Dues, Licenses & Fees	175	-	325	150	186%
22	General Liability Insurance	97,648	-	75,341	(22,307)	77%
23	Office Miscellaneous	3,675	164	2,524	(1,151)	69%
24	District Contingency	229,805	-	-	(229,805)	0%
25	**TOTAL GENERAL & ADMINISTRATIVE EXPENSES**	**463,991**	**8,741**	**169,589**	**(294,402)**	**37%**
26	**FIELD EXPENSES**					
27	Field Management	171,452	14,268	143,540	(27,912)	84%
28	Lake Maintenance	29,800	2,300	25,250	(4,550)	85%
29	Landscaping (Including Materials)	466,135	32,420	322,933	(143,203)	69%
30	Mulch and Pine Straw	33,600	-	15,421	(18,179)	46%
31	Irrigation (Repairs)	4,200	490	1,457	(2,743)	35%
32	Utilities/Sewers/Propane Gas	305,550	20,742	166,963	(138,587)	55%
33	Community and Amenity Repairs	110,000	8,429	119,784	9,784	109%
34	**TOTAL FIELD EXPENSES**	**1,120,737**	**78,649**	**795,348**	**(325,389)**	**71%**
35	**AMENITY EXPENSES**					
36	Amenity Management	150,630	13,180	122,371	(28,259)	81%
37	Lifeguard	25,480	9,595	20,561	(4,919)	81%
38	Amenity/Fitness Center Staffing	85,687	7,645	62,822	(22,865)	73%
39	Swimming Pool Chemicals	20,000	2,037	18,654	(1,346)	93%
40	Pool/Entry Water Feature Maintenance	26,805	650	9,523	(17,282)	36%
41	Swimming Pool Inspection	893	-	850	(42)	95%
42	Holiday Decorations	10,000	-	9,615	(385)	96%
43	Amenity Cleaning	30,000	4,368	20,450	(9,550)	68%
44	Amenity Gates/Control Access	12,600	914	3,580	(9,020)	28%
45	Amenity Gate Repairs	14,200	-	1,325	(12,875)	9%
46	Amenity Website/Computer Equipment	10,000	545	5,483	(4,517)	55%
47	Amenity Internet/Cable	14,000	1,024	10,375	(3,625)	74%
48	Fitness Equipment Lease	21,000	1,540	18,479	(2,521)	88%
49	Lifestyles Programming	34,650	5,514	31,983	(2,667)	92%
50	Tennis Court Maintenance - 4 Clay Courts	3,625	-	2,381	(1,244)	66%
51	Landscape Improvement	20,000	-	10,387	(9,613)	52%
52	Pest Control	1,680	122	1,212	(468)	72%

		FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53	Amenity Fire System Monitoring	1,496	-	1,350	(146)	90%
54	AED Lease	1,740	154	1,486	(254)	85%
55	Trash Collection	2,415	478	2,634	219	109%
56	**TOTAL AMENITY EXPENSES**	**486,901**	**47,766**	**355,521**	**(131,380)**	**73%**
57	**ACCESS CONTROL /GATE HOUSE**					
58	Guard Service (Gate Only)	243,600	20,130	181,170	(62,430)	74%
59	Roving Guard Service	35,695	6,111	32,280	(3,416)	90%
60	Bar Code Expense	6,000	-		(6,000)	0%
61	**TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES**	**285,295**	**26,241**	**213,450**	**(71,846)**	**75%**
62	**TOTAL EXPENDITURES**	**2,356,924**	**161,396**	**1,533,908**	**(823,016)**	**65%**
63	**REVENUE OVER (UNDER) EXPENDITURES**	**-**	**(145,034)**	**925,359**	**925,359**	
64	**OTHER FINANCING SOURCES & USES**					
65	Transfers In	-	-	-	-	
66	Transfers Out	(109,319)	(109,319)	(109,319)	(0)	
67	**TOTAL OTHER FINANCING SOURCES & USES**	**(109,319)**	**(109,319)**	**(109,319)**	**(0)**	
68	**NET CHANGE IN FUND BALANCE**	**(109,319)**	**(254,354)**	**816,040**	**925,359**	
69	Fund Balance - Beginning	229,755		585,839	356,084	
70	**FUND BALANCE - ENDING - PROJECTED**	**$ 120,436**		**$ 1,401,879**	**$ 1,281,443**	
71	**ANALYSIS OF FUND BALANCE**					
72	NONSPENDABLE					
73	PREPAID & DEPOSITS	886		3,962		
74	CAPITAL RESERVES	-		-		
75	OPERATING CAPITAL	392,821		392,821		
76	UNASSIGNED	(273,271)		1,005,096		
77	**TOTAL FUND BALANCE**	**$ 120,436**		**$ 1,401,879**		

Beach CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

		FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Assessments On-Roll	$ 221,016	$ 221,849	$ 833
3	Assessments Off-Roll	-	-	-
4	Interest & Miscellaneous	-	3,938	3,938
5	Reserve Balance	109,319		(109,319)
6	**TOTAL REVENUES**	**330,335**	**225,787**	**(104,548)**
7	**EXPENDITURES**			
8	Capital Improvement Plan (CIP)	112,779	680	(112,099)
9	Contingency	108,237	23,680	(84,557)
10	**TOTAL EXPENDITURES**	**221,016**	**24,360**	**(196,656)**
11	**REVENUE OVER (UNDER) EXPENDITURES**	**109,319**	**201,427**	**92,108**
12	**OTHER FINANCING SOURCES & USES**			
13	Transfers In	-	109,319	109,319
14	Transfers Out	-	-	-
15	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**109,319**	**109,319**
16	**NET CHANGE IN FUND BALANCE**	**109,319**	**310,747**	**201,428**
17	Fund Balance - Beginning	100,000	48,573	**(51,427)**
18	**FUND BALANCE - ENDING - PROJECTED**	**$ 209,319**	**$ 359,320**	**$ 150,001**

Beach CDD
Debt Service 2024
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

		FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Assessments On-Roll	$ 659,084	$ 661,567	$ 2,483
3	Assessments Off-Roll	-	-	-
4	Interest Revenue	-	10,502	10,502
5	Misc. Revenue	-	14,493	14,493
6	**TOTAL REVENUES**	**659,084**	**686,563**	**27,478**
7	**EXPENDITURES**			
8	Interest Expense			
9	**November 1, 2024*	-	*115,173*	*115,173*
10	May 1, 2025	199,338	199,338	0
11	November 1, 2025	194,534	-	(194,534)
12	Principal Retirement			
13	May 1, 2025	265,000	265,000	-
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**658,872**	**579,510**	**79,362**
16	**REVENUE OVER (UNDER) EXPENDITURES**	**213**	**107,052**	**106,840**
17	**OTHER FINANCING SOURCES & USES**			
18	Transfers In	-	2,980	2,980
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**2,980**	**2,980**
21	**NET CHANGE IN FUND BALANCE**	**213**	**110,032**	**109,819**
22	Fund Balance - Beginning	-	290,651	290,651
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 213**	**$ 400,684**	**$ 400,472**

** Financed with prior year's revenue*

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 31, 2025

		FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Assessments On-Roll	$ 575,993	$ 578,162	$ 2,170
3	Assessments Off-Roll	-	93,573	93,573
4	Interest Revenue	-	5,361	5,361
5	Misc. Revenue	-		-
6	**TOTAL REVENUES**	**575,993**	**677,096**	**101,104**
7	**EXPENDITURES**			
8	Interest Expense			
9	**November 1, 2024*	*212,253*	*203,698*	*(8,555)*
10	May 1, 2025	203,698	201,780	(1,918)
11	November 1, 2025	198,683	-	(198,683)
12	Principal Retirement			
13	May 1, 2025	170,000	170,000	-
14	Principal Prepayment	-	70,000	70,000
15	**TOTAL EXPENDITURES**	**572,380**	**645,478**	**(73,098)**
		-		
16	**REVENUE OVER (UNDER) EXPENDITURES**	**3,613**	**31,619**	**28,006**
17	**OTHER FINANCING SOURCES & USES**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**3,613**	**31,619**	**28,006**
22	Fund Balance - Beginning	-	205,865	205,865
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,613**	**$ 237,485**	**$ 233,873**

** Financed with prior year's revenue*

Beach CDD
Check Register - FY2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		**Beginning of Year**				**48,937.56**
10/01/2024	100124ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	47,397.61
10/02/2024			Funds Transfer	150,000.00		197,397.61
10/02/2024	100588	Jacksonville Daily Record	Invoice: 24-06296D (Reference: Legal Advertising.)		93.13	197,304.48
10/02/2024	100589	The Tree Amigos Outdoor Services, Inc.	Invoice: 211284 (Reference: July Monthly Landscape Maintenance.) Invoice: 664320 (Reference: ...		63,569.38	133,735.10
10/02/2024	100590	Integrated Access Solutions	Invoice: 2683 (Reference: Toubleshooting Gate.)		314.00	133,421.10
10/02/2024	100591	Vesta District Services	Invoice: 421892 (Reference: Billable Expenses - Aug 2024.)		49.71	133,371.39
10/02/2024	100592	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 166052 (Reference: Tennis Court Supplies.)		889.04	132,482.35
10/02/2024	100593	Kutak Rock LLP	Invoice: 3453864 (Reference: General Counsel.)		1,629.13	130,853.22
10/02/2024	100594	Bob's Backflow & Plumbing Services	Invoice: 16296 (Reference: Backflow Testing & Repair.)		390.63	130,462.59
10/02/2024	100595	TEKWave Solutions LLC	Invoice: 6744 (Reference: VMS - OCT 24.)		295.00	130,167.59
10/02/2024	100596	Lucas Tree Service, Inc.	Invoice: 9768 (Reference: Pine Tree Removal.)		500.00	129,667.59
10/02/2024	100597	Jani-King of Jacksonville	Invoice: JAK10240451 (Reference: MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER.)		1,670.72	127,996.87
10/09/2024	100598	The Lake Doctors, Inc.	Invoice: 217379B (Reference: Water Management.)		2,300.00	125,696.87
10/09/2024	100599	VGlobal Tech	Invoice: 6611 (Reference: Email hosting.)		90.00	125,606.87
10/09/2024	100600	Advanced Security Specialist & Consulting	Invoice: BCDD100124 (Reference: Guard House Security Management.)		9,000.00	116,606.87
10/09/2024	100924ACH1	GFL Environmental	Trash Service		239.65	116,367.22
10/14/2024	1319	Elena Korsakova	BOS Workshop 10/7/24		200.00	116,167.22
10/15/2024	101524ACH1	JEA	Service for the month of Sept 2024		17,831.16	98,336.06
10/16/2024			Deposit	4,910.00		103,246.06
10/16/2024	100601	Wind River Environmental LLC	Invoice: 6554095 (Reference: Jetted Storm Line.)		1,200.00	102,046.06
10/16/2024	100602	Sterling Specialties, Inc.	Invoice: 16474 (Reference: 12 Pickets for Aluminum Fence.) Invoice: 16475 (Reference: Fence P...		494.00	101,552.06
10/16/2024	100603	E.T.M.	Invoice: 215974 (Reference: Professional Services thru 9/28/24.)		1,812.50	99,739.56
10/16/2024	100604	Vesta Property Services	Invoice: 422405 (Reference: Amenity Management.)		32,915.22	66,824.34
10/16/2024	100605	Vesta District Services	Invoice: 422530 (Reference: District Management Services - Oct 24.)		4,281.33	62,543.01
10/16/2024	100606	Custom Pump & Controls, Inc.	Invoice: 24-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION.)		300.00	62,243.01
10/16/2024	100607	Jacksonville Daily Record	Invoice: 101024- (Reference: Legal Advertising.)		96.50	62,146.51
10/16/2024	100608	Southeastern Paper Group	Invoice: 06261068 (Reference: Janitorial Supplies.)		347.85	61,798.66
10/18/2024	101824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Sep 28, 2024 to Oct 27, 2024		674.81	61,123.85
10/18/2024	101824ACH2	TECO	12545 Beach Blvd - Aug 20, 2024 - Sep 19, 2024		51.55	61,072.30
10/21/2024	1320	Morayma Roldan	Room Rental Deposit Reimbursement		200.00	60,872.30
10/21/2024	100609	Peter Built Fence, LLC	Invoice: 1436 (Reference: Add Bottom Rails and ties to existing fence.)		3,950.00	56,922.30
10/21/2024	100610	The Tree Amigos Outdoor Services, Inc.	Invoice: 670808 (Reference: Landscape Management Installment For September.)		31,784.69	25,137.61
10/21/2024	100611	TEKWave Solutions LLC	Invoice: 6810 (Reference: VMS - Nov.)		295.00	24,842.61
10/21/2024	102124ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Sep 30, 2024 to Oct 29, 2024		271.55	24,571.06
10/22/2024			Funds Transfer	200,000.00		224,571.06
10/22/2024	1321	Egis Insurance and Risk Advisors	FY Insurance Policy # 100124192 10/01/24-10/01/25		74,740.00	149,831.06
10/22/2024	102224ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/24 - 9/19/24		10.64	149,820.42
10/23/2024	ACH102324	BANKUNITED VISA CC			4,767.40	145,053.02
10/28/2024	1322	Elena Korsakova	BOS Meeting 10/21/24		200.00	144,853.02
10/30/2024	100612	Integrated Access Solutions	Invoice: 2895 (Reference: BAI Barcode Stickers.) Invoice: 2896 (Reference: Service Call.)		1,124.72	143,728.30
10/30/2024	100613	Advanced Security Specialist & Consulting	Invoice: BCDD101624 (Reference: October 1, 2024 -October 15, 2024 Guard Gate Management.)		11,055.00	132,673.30
10/30/2024	103024ACH1	Turner Pest Control	Pest Control		118.67	132,554.63
10/31/2024	103124ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2024 to Nov 09, 2024		207.57	132,347.06
10/31/2024		**End of Month**		**354,910.00**	**271,500.50**	**132,347.06**
11/01/2024	100614	Jani-King of Jacksonville	Invoice: JAK11240445 (Reference: MONTHLY CONTRACT FOR NOVEMBER.)		1,670.72	130,676.34
11/01/2024	110124ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	129,136.39
11/06/2024			Deposit	43,030.21		172,166.60
11/07/2024	100615	The Lake Doctors, Inc.	Invoice: 2255048 (Reference: Water Management Nov 24.)		2,300.00	169,866.60
11/07/2024	100616	VGlobal Tech	Invoice: 6692 (Reference: Email Hosting Nov 24.)		90.00	169,776.60
11/07/2024	100617	Beaches Electrical Service, Inc.	Invoice: 13786 (Reference: troubleshoot tennis court lights.)		349.35	169,427.25
11/07/2024	100618	Jacksonville Daily Record	Invoice: 24-06958D (Reference: Legal Advertising.)		93.13	169,334.12
11/07/2024	100619	Cintas Corporation	Invoice: 9294491622 (Reference: ZOLL 3 AED - AUTOMATIC AGREEMENT.)		145.00	169,189.12

Date	Number	Name	Memo	Deposits	Payments	Balance
11/07/2024	100620	Advanced Security Specialist & Consulting	Invoice: BCDD110124 (Reference: Guard House Security Management.)		12,369.50	156,819.62
11/07/2024	100621	Ruppert Landscape, LLC	Invoice: 678104 (Reference: Landscape Management Installment.)		31,784.69	125,034.93
11/08/2024	110824ACH1	GFL Environmental	Trash Service		239.65	124,795.28
11/11/2024	1323	Chance Wedderburn	BOS Workshop 11/7/24		200.00	124,595.28
11/11/2024	1324	Elena Korsakova	BOS Workshop 11/7/24		200.00	124,395.28
11/12/2024	1325	TEKWave Solutions LLC	VMS - August		295.00	124,100.28
11/12/2024	100622	360 Painting of SE Jacksonville	Invoice: 26763617 (Reference: Painting Labor.)		1,910.00	122,190.28
11/13/2024	1326	Elena Korsakova	BOS Meeting 9/16/24		200.00	121,990.28
11/14/2024	111424ACH1	JEA	Service for the month of Oct 2024		8,897.87	113,092.41
11/15/2024			Deposit	264,526.72		377,619.13
11/18/2024	100623	Jacksonville Daily Record	Invoice: 24-07080D (Reference: Legal Advertising.)		96.50	377,522.63
11/18/2024	100624	Kutak Rock LLP	Invoice: 3480167 (Reference: General Counsel.)		1,203.00	376,319.63
11/18/2024	100625	SchoolNow	Invoice: INV-SN-430 (Reference: Website Hosting.)		1,515.00	374,804.63
11/18/2024	100626	E.T.M.	Invoice: 216451 (Reference: Engineering Services.)		362.00	374,442.63
11/18/2024	100627	Vesta Property Services	Invoice: 423206 (Reference: Billable Expenses.)		1,072.40	373,370.23
11/18/2024	100628	Vesta District Services	Invoice: 423011 (Reference: Management Fees Nov 24.) Invoice: 423155 (Reference: Disseminatio...		7,007.50	366,362.73
11/18/2024	111824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Oct 28, 2024 to Nov 27, 2024		675.49	365,687.24
11/18/2024	111824ACH2	TECO	12545 Beach Blvd - Sep 20, 2024 - Oct 21, 2024		51.50	365,635.74
11/18/2024			Deposit	112.34		365,748.08
11/20/2024	1327	Elena Korsakova	BOS Meeting 11/18/24		200.00	365,548.08
11/20/2024	112024ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Oct 30, 2024 to Nov 29, 2024		286.95	365,261.13
11/21/2024	100629	Vesta Property Services	Invoice: 423008 (Reference: Amenity Management - October 24.) Invoice: 422360 (Reference: Bil...		38,927.63	326,333.50
11/21/2024	100630	Bob's Backflow & Plumbing Services	Invoice: 17567 (Reference: Backflow Test - 11/17/2024.)		405.00	325,928.50
11/21/2024	100631	TEKWave Solutions LLC	Invoice: 6886 (Reference: VMS - DEC.)		295.00	325,633.50
11/21/2024	112124ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 9/19/24 - 10/21/24		10.94	325,622.56
11/21/2024	112124ACH2	Turner Pest Control	Pest Control		118.67	325,503.89
11/21/2024			Deposit	185,189.32		510,693.21
11/23/2024	ACH112324	BANKUNITED VISA CC			4,507.78	506,185.43
11/25/2024	1328	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	506,010.43
11/27/2024	100632	Precision Sidewalk Safety Corp	Invoice: b-2629 (Reference: Repair 496 Trip Hazards.)		44,823.00	461,187.43
11/27/2024	100633	Jacksonville Daily Record	Invoice: 24-07322D (Reference: Legal Advertising.)		93.13	461,094.30
11/27/2024	100634	E.T.M.	Invoice: 0021141 (Reference: Professional Services rendered through April 2. 2022.) Invoice: ...		7,535.00	453,559.30
11/27/2024	100635	Blingle of Jacksonville	Invoice: 8254787 (Reference: Decorate Tamaya community for holidays. Structures include clubhous...		9,615.00	443,944.30
11/27/2024	100636	Advanced Security Specialist & Consulting	Invoice: BCDD111624 (Reference: Guard House Security Management - Nov 2024.)		11,365.75	432,578.55
11/27/2024	100637	Pinch A Penny	Invoice: 111924- (Reference: Maytronics Wave 140 Robot Pool Cleaner.)		6,999.00	425,579.55
11/29/2024			Deposit	254,126.82		679,706.37
11/30/2024		**End of Month**		**746,985.41**	**199,626.10**	**679,706.37**
12/02/2024	120224ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Nov 10, 2024 to Dec 09, 2024		207.57	679,498.80
12/02/2024	120224ACH2	KS State Bank	Fitness Equipment Financing		1,539.95	677,958.85
12/05/2024			Deposit	273,930.19		951,889.04
12/09/2024	100638	Vesta District Services	Invoice: 423462 (Reference: Management Services Dec 24.)		4,281.33	947,607.71
12/09/2024	100639	Cintas Corporation	Invoice: 9298514033 (Reference: AED - AUTOMATIC AGREEMENT.)		145.00	947,462.71
12/09/2024	100640	Advanced Security Specialist & Consulting	Invoice: BCDD120124 (Reference: Guard Services.)		13,329.25	934,133.46
12/09/2024	100641	Bob's Backflow & Plumbing Services	Invoice: 17799 (Reference: Backflow Testing.)		135.00	933,998.46
12/09/2024	100642	All Weather Contractors, Inc.	Invoice: 188116 (Reference: Final Billing Water Pump.)		4,145.00	929,853.46
12/09/2024	100643	Jani-King of Jacksonville	Invoice: JAK12240445 (Reference: MONTHLY CONTRACT BILLING Dec 24.)		1,670.72	928,182.74
12/09/2024	100644	Jacksonville Daily Record	Invoice: 24-07477D (Reference: Legal Advertising.)		96.50	928,086.24
12/09/2024	100645	Southeastern Paper Group	Invoice: 06299252 (Reference: Janitorial Supplies.)		310.23	927,776.01
12/09/2024	100646	The Lake Doctors, Inc.	Invoice: 2328508 (Reference: Water Management Zones 1 & 2.)		2,300.00	925,476.01
12/09/2024	100647	VGlobal Tech	Invoice: 6769 (Reference: Email Hosting Dec 24.)		90.00	925,386.01
12/10/2024	100648	Ruppert Landscape, LLC	Invoice: 684707 (Reference: Landscape Management For November.)		31,784.69	893,601.32
12/10/2024	100649	E.T.M.	Invoice: 217038 (Reference: Engineering Services thru 11/23/24.)		244.00	893,357.32
12/10/2024	121024ACH1	GFL Environmental	Trash Service		239.65	893,117.67
12/10/2024			Deposit	2,222,673.37		3,115,791.04
12/11/2024	1329	Chance Wedderburn	BOS Meeting 12/5/24		200.00	3,115,591.04
12/11/2024	1330	Elena Korsakova	BOS Meeting 12/5/24		200.00	3,115,391.04

Date	Number	Name	Memo	Deposits	Payments	Balance
12/11/2024	1331	Pawel Szeszko	BOS Meeting 12/5/24		200.00	3,115,191.04
12/12/2024	1332	Sundancer Sign Graphics			780.00	3,114,411.04
12/13/2024	121324ACH1	JEA	Service for the month of Nov 2024		16,075.49	3,098,335.55
12/16/2024			Deposit	3,825.00		3,102,160.55
12/16/2024	100650	Big Z Pool Service, LLC	Invoice: 6179-1 (Reference: Service Call Family Pool.)		195.00	3,101,965.55
12/16/2024	100651	Kutak Rock LLP	Invoice: 3496101 (Reference: General Counsel thru 9/30/24.)		1,905.04	3,100,060.51
12/16/2024	100652	Vesta Property Services	Invoice: 423551 (Reference: Billable Expenses - Nov 2024.)		1,659.32	3,098,401.19
12/16/2024	100653	Vesta District Services	Invoice: 423558 (Reference: Billable Expenses - Nov 2024.)		49.43	3,098,351.76
12/17/2024	1333	BNY Mellon Payment/Trustee Fees	Trustee Fees 2015A: November 01, 2024 to October 31, 2025		4,400.00	3,093,951.76
12/17/2024	121724ACH2	TECO	12545 Beach Blvd - Oct 22, 2024 - Nov 19, 2024		50.83	3,093,900.93
12/17/2024	121724ACH1	Turner Pest Control	Pest Control		118.67	3,093,782.26
12/18/2024	121824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Nov 28, 2024 to Dec 27, 2024		725.83	3,093,056.43
12/19/2024	1334	Egis Insurance and Risk Advisors	FY Insurance Policy # 100124192 10/01/24-10/01/25 Add IM - Unit 3		70.00	3,092,986.43
12/19/2024	100654	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1142979 (Reference: NFPA 25 Quarterly Sprinkler Inspection.) Invoice: 1164535 (Refer...		375.00	3,092,611.43
12/19/2024	100655	Integrated Access Solutions	Invoice: 3233 (Reference: BAI Barcode Stickers.)		447.36	3,092,164.07
12/19/2024	100656	Shannon Brooke Thomas	Invoice: TamayaBeachCDD121424 (Reference: Christmas Ornaments 12/14/24.)		650.00	3,091,514.07
12/19/2024			Deposit	245,940.05		3,337,454.12
12/20/2024	122024ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Nov 30, 2024 to Dec 29, 2024		286.95	3,337,167.17
12/23/2024	ACH122324	BANKUNITED VISA CC			4,294.87	3,332,872.30
12/23/2024	1335	Chance Wedderburn	BOS Meeting 12/16/24		200.00	3,332,672.30
12/23/2024	1336	Elena Korsakova	BOS Meeting 12/16/24		200.00	3,332,472.30
12/23/2024	1337	Pawel Szeszko	BOS Meeting 12/16/24		200.00	3,332,272.30
12/26/2024	100657	Beaches Electrical Service, Inc.	Invoice: 14221 (Reference: Service Call.) Invoice: 13919 (Reference: Service Call.)		647.40	3,331,624.90
12/26/2024	122624ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 10/21/24 - 11/19/24		10.46	3,331,614.44
12/27/2024	122724ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Dec 10, 2024 to Jan 09, 2025		207.57	3,331,406.87
12/31/2024			Deposit	895.00		3,332,301.87
12/31/2024	132		2025 Budget transfer - GF to CRF		109,319.00	3,222,982.87
12/31/2024		**End of Month**		**2,747,263.61**	**203,987.11**	**3,222,982.87**
01/02/2025	100658	Advanced Security Specialist & Consulting	Invoice: TamayaEvent121524 (Reference: Guard House Management 12/1/24 - 12/15/24.)		10,939.50	3,212,043.37
01/02/2025	100659	Jacksonville Daily Record	Invoice: 24-07864D (Reference: Legal Advertising.)		93.13	3,211,950.24
01/02/2025	100660	Integrated Access Solutions	Invoice: 3247 (Reference: Service Call.) Invoice: 3248 (Reference: Service Call.)		1,010.00	3,210,940.24
01/02/2025	010225ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,209,400.29
01/07/2025			Deposit	101,743.19		3,311,143.48
01/08/2025	100661	Integrated Access Solutions	Invoice: 3274 (Reference: Battery Backup Power Supply.) Invoice: 3299 (Reference: Service Cal...		1,359.98	3,309,783.50
01/08/2025	100662	Vesta Property Services	Invoice: 424016 (Reference: Amenity Management - Dec 2024.) Invoice: 423612 (Reference: Ameni...		67,222.76	3,242,560.74
01/08/2025	100663	Cintas Corporation	Invoice: 9302655532 (Reference: Zoll 3 AED - Automatic Agreement.)		145.00	3,242,415.74
01/08/2025	100664	Custom Pump & Controls, Inc.	Invoice: 25-314-01 (Reference: Quarterly Lift Station.)		300.00	3,242,115.74
01/08/2025	100665	The Lake Doctors, Inc.	Invoice: 240098B (Reference: Water Management Zone 1 & 2 - Jan 2025.)		2,300.00	3,239,815.74
01/08/2025	100666	VGlobal Tech	Invoice: 6898 (Reference: Email Hosting Jan 2025.)		90.00	3,239,725.74
01/08/2025	100667	Advanced Security Specialist & Consulting	Invoice: BCDD10125 (Reference: Guard House 11.16-24.2024, 11.26-31.2024 12.25.24 & Roving Guard ...		12,969.00	3,226,756.74
01/08/2025	100668	TEKWave Solutions LLC	Invoice: 6958 (Reference: Tamaya Community VMS - Jan 2025.)		350.00	3,226,406.74
01/08/2025	100669	Jani-King of Jacksonville	Invoice: JAK01250444 (Reference: Monthly Billing - January 2025.)		1,670.72	3,224,736.02
01/08/2025	100670	Ruppert Landscape, LLC	Invoice: 690519 (Reference: Landscape Management December 2024.)		32,420.39	3,192,315.63
01/08/2025	010825ACH1	GFL Environmental	Trash Service		239.65	3,192,075.98
01/09/2025	1338	Elena Korsakova	BOS Meeting 1/2/25		200.00	3,191,875.98
01/09/2025	1339	Pawel Szeszko	BOS Meeting 1/2/25		200.00	3,191,675.98
01/10/2025	100671	Southeastern Paper Group	Invoice: 06320563 (Reference: Janitorial Supplies.)		254.39	3,191,421.59
01/10/2025	100672	ConservH2O LLC	Invoice: I153411203 (Reference: Irrigation Inspection.)		1,200.00	3,190,221.59
01/10/2025	100673	E.T.M.	Invoice: 217494 (Reference: Engineering Services Dec 24.)		781.50	3,189,440.09
01/10/2025	100674	Vesta District Services	Invoice: 424075 (Reference: Management Fees Jan 25.)		4,281.33	3,185,158.76
01/14/2025	100675	Jacksonville Daily Record	Invoice: 25-00123D (Reference: Legal Advertising.)		117.50	3,185,041.26
01/14/2025	100676	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1188439 (Reference: Fire Alarm Monitoring.)		750.00	3,184,291.26
01/14/2025	100677	Vesta Property Services	Invoice: 424148 (Reference: Billable Expenses - Dec 24.)		1,492.98	3,182,798.28
01/14/2025	011425ACH1	JEA	Service for the month of Dec 2024		15,607.14	3,167,191.14
01/15/2025			Deposit	1,047.84		3,168,238.98
01/15/2025			Deposit	56.17		3,168,295.15

Date	Number	Name	Memo	Deposits	Payments	Balance
01/16/2025	EFT011625	US BANK VISA CC			99.00	3,168,196.15
01/21/2025	012125ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Dec 30, 2024 to Jan 29, 2025		291.01	3,167,905.14
01/21/2025	012125ACH2	Comcast	12788 Meritace Blvd MINI MDTA Dec 28, 2024 to Jan 27, 2025		733.17	3,167,171.97
01/21/2025			Deposit	56.17		3,167,228.14
01/21/2025	012125ACH3	TECO	12545 Beach Blvd - Nov 20, 2024 - Dec 19, 2024		55.21	3,167,172.93
01/21/2025			Deposit	20,205.27		3,187,378.20
01/22/2025	012225ACH1	Turner Pest Control	Pest Control		122.23	3,187,255.97
01/23/2025	ACH012325	BANKUNITED VISA CC			3,318.26	3,183,937.71
01/28/2025	1341	Chance Wedderburn	BOS Meeting 1/20/25		200.00	3,183,737.71
01/28/2025	1342	Elena Korsakova	BOS Meeting 1/20/25		200.00	3,183,537.71
01/28/2025	1343	Pawel Szeszko	BOS Meeting 1/20/25		200.00	3,183,337.71
01/28/2025	100678	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 167567 (Reference: Windscreen.)		885.95	3,182,451.76
01/28/2025	100679	Kutak Rock LLP	Invoice: 3512073 (Reference: Legal Services Oct 24.)		3,580.00	3,178,871.76
01/28/2025	100680	Advanced Security Specialist & Consulting	Invoice: BCDD011625 (Reference: Guard House Mgmt 1/1/25 - 1/15/25.)		11,385.00	3,167,486.76
01/28/2025	100681	Buehler Air Conditioning	Invoice: 226118 (Reference: Service Call.) Invoice: 226579 (Reference: Service Call.) Invo...		3,368.00	3,164,118.76
01/28/2025	100682	Integrated Access Solutions	Invoice: 3399 (Reference: Camera Installation.) Invoice: 3411 (Reference: Barcode Stickers.)		872.36	3,163,246.40
01/28/2025	012825ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 11/19/24 - 12/19/24		16.07	3,163,230.33
01/30/2025	013025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2025 to Feb 09, 2025		214.72	3,163,015.61
01/30/2025		**End of Month**		**123,108.64**	**183,075.90**	**3,163,015.61**
02/03/2025	100683	Vesta District Services	Invoice: 424062 (Reference: Billable Expenses - Dec 2024.)		41.23	3,162,974.38
02/03/2025	100684	TEKWave Solutions LLC	Invoice: 7051 (Reference: Hosting Services.)		350.00	3,162,624.38
02/03/2025	100685	Lucas Tree Service, Inc.	Invoice: 9893 (Reference: Tree Removal.)		1,000.00	3,161,624.38
02/03/2025	100686	Jani-King of Jacksonville	Invoice: JAK02250437 (Reference: Cleaning Service Feb 25.)		1,670.72	3,159,953.66
02/03/2025	100687	360 Painting of SE Jacksonville	Invoice: 29419220 (Reference: Painting Labor.)		755.87	3,159,197.79
02/03/2025	100688	Beaches Electrical Service, Inc.	Invoice: 14379 (Reference: Bulb Installation at Tennis Courts.) Invoice: 14380 (Reference: Se...		675.00	3,158,522.79
02/03/2025	100689	Jacksonville Daily Record	Invoice: 25-00486D (Reference: Legal Advertising.)		103.50	3,158,419.29
02/03/2025	020325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,156,879.34
02/04/2025	1344	The Good Souls	Entertainment - Feb 7, 2025		700.00	3,156,179.34
02/05/2025	100690	Ruppert Landscape, LLC	Invoice: 701372 (Reference: Landscape Maintenance Jan 25.)		32,420.39	3,123,758.95
02/06/2025			Deposit	30,070.73		3,153,829.68
02/10/2025	100691	Southeastern Paper Group	Invoice: 06338694 (Reference: Janitorial Supplies.)		147.50	3,153,682.18
02/10/2025	100692	The Lake Doctors, Inc.	Invoice: 2473398 (Reference: Water Management Feb 25.)		2,300.00	3,151,382.18
02/10/2025	100693	VGlobal Tech	Invoice: 06974 (Reference: Email Hosting Feb 25.)		90.00	3,151,292.18
02/10/2025	100694	Buehler Air Conditioning	Invoice: 228152 (Reference: Service Call.)		1,422.00	3,149,870.18
02/10/2025	100695	E.T.M.	Invoice: 217967 (Reference: Professional Services rendered through January 25, 2025.)		488.00	3,149,382.18
02/10/2025	100696	Integrated Access Solutions	Invoice: 3516 (Reference: Exit right gate not running.)		282.00	3,149,100.18
02/10/2025	100697	Vesta District Services	Invoice: 424703 (Reference: Management Fees Feb 25.)		4,281.33	3,144,818.85
02/10/2025	100698	Cintas Corporation	Invoice: 9306926112 (Reference: AED - AUTOMATIC AGREEMENT.)		145.00	3,144,673.85
02/10/2025	100699	Advanced Security Specialist & Consulting	Invoice: BCDD020125 (Reference: Security Monitoring 1/16/25 - 1/31/25.)		12,177.00	3,132,496.85
02/10/2025	100700	Bob's Backflow & Plumbing Services	Invoice: 19508 (Reference: Backflow Testing & Repair.)		317.00	3,132,179.85
02/10/2025	021025ACH1	GFL Environmental	Trash Service		239.65	3,131,940.20
02/11/2025	1345	Chance Wedderburn	BOS Meeting 2/06/25		200.00	3,131,740.20
02/11/2025	1346	Elena Korsakova	BOS Meeting 2/06/25		200.00	3,131,540.20
02/11/2025	1347	Pawel Szeszko	BOS Meeting 2/06/25		200.00	3,131,340.20
02/12/2025	1349	Egis Insurance and Risk Advisors	FY Insurance Policy # WC100124192 02/15/25-10/01/25		531.00	3,130,809.20
02/12/2025	021225ACH1	Turner Pest Control	Pest Control		122.23	3,130,686.97
02/14/2025	100701	Vesta Property Services	Invoice: 424575 (Reference: Amenity Management.)		28,686.79	3,102,000.18
02/14/2025	021425EFT1	Bank United	Ordering checks		321.56	3,101,678.62
02/18/2025	1348	Elena Korsakova	BOS Meeting 2/10/25		200.00	3,101,478.62
02/18/2025	1350	Chance Wedderburn	BOS Meeting 2/10/25		200.00	3,101,278.62
02/18/2025	1351	Pawel Szeszko	BOS Meeting 2/10/25		200.00	3,101,078.62
02/18/2025			Deposit	56.17		3,101,134.79
02/18/2025	021825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Jan 28, 2025 to Feb 27, 2025		733.49	3,100,401.30
02/19/2025	021925ACH1	TECO	12545 Beach Blvd - Dec 20, 2024 - Jan 22, 2025		54.28	3,100,347.02
02/20/2025	022025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Jan 30, 2025 to Feb 28, 2025		291.12	3,100,055.90
02/20/2025	EFT022025	US BANK VISA CC			2,893.37	3,097,162.53

Date	Number	Name	Memo	Deposits	Payments	Balance
02/20/2025	022025ACH2	JEA	Service for the month of Jan 2024		15,574.70	3,081,587.83
02/21/2025			Deposit	8,653.61		3,090,241.44
02/24/2025	ACH022425	BANKUNITED VISA CC			93.72	3,090,147.72
02/24/2025	022425ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/19/24 - 1/22/25		14.06	3,090,133.66
02/28/2025		**End of Month**		**38,780.51**	**111,662.46**	**3,090,133.66**
03/03/2025	030325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,088,593.71
03/03/2025	030325ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Feb 10, 2025 to Mar 09, 2025		214.72	3,088,378.99
03/06/2025	030625ACH1	GFL Environmental	Trash Service		239.65	3,088,139.34
03/06/2025			Deposit	21,942.28		3,110,081.62
03/10/2025			Deposit	12,380.00		3,122,461.62
03/10/2025	100702	Jacksonville Daily Record	Invoice: 25-00863D () Invoice: 25-01077D (Reference: Legal Advertising.)		273.50	3,122,188.12
03/10/2025	100703	The Lake Doctors, Inc.	Invoice: 254562B (Reference: Water Management Mar 25.)		2,300.00	3,119,888.12
03/10/2025	100704	VGlobal Tech	Invoice: 7051 (Reference: Email hosting Mar 25.)		90.00	3,119,798.12
03/10/2025	100705	Advanced Security Specialist & Consulting	Invoice: BCDD021624 (Reference: Guard Service 2/1/25 - 2/15/25.) Invoice: BCDD030125 (Referen...		21,252.00	3,098,546.12
03/10/2025	100706	TEKWave Solutions LLC	Invoice: 7114 (Reference: Website Hosting Mar 25.)		350.00	3,098,196.12
03/10/2025	100707	Ruppert Landscape, LLC	Invoice: 709976 (Reference: Landscape Management.) Invoice: 710968 (Reference: Installation o...		37,360.39	3,060,835.73
03/10/2025	100708	E.T.M.	Invoice: 218434 (Reference: General Consulting thru 2/22/25.)		382.50	3,060,453.23
03/10/2025	100709	Integrated Access Solutions	Invoice: 3590 (Reference: Service Call on Gate.) Invoice: 3620 (Reference: Camera Replacement...		3,008.00	3,057,445.23
03/10/2025	100710	Vesta District Services	Invoice: 424842 (Reference: Billable Expenses - Jan 2025.) Invoice: 424935 (Reference: Manage...		4,294.66	3,053,150.57
03/10/2025	100711	Cintas Corporation	Invoice: 9310847470 (Reference: AED - AUTOMATIC AGREEMENT.)		145.00	3,053,005.57
03/10/2025			Funds Transfer		2,850,000.00	203,005.57
03/11/2025	1352	Wild Wonders	The Reptile Show 6/21/25		350.00	202,655.57
03/12/2025	142		Returned Check Due To Uncollected Funds Hold		950.00	201,705.57
03/17/2025	100712	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1204682 (Reference: Annual Fire Extinguisher Certification Inspection.)		153.00	201,552.57
03/17/2025	100713	Smarter Investments of Jacksonville	Invoice: 534934 (Reference: Repair Electric Panel Cover.)		200.00	201,352.57
03/17/2025	100714	Buehler Air Conditioning	Invoice: 230550 (Reference: Service Call.) Invoice: 230658 (Reference: Service Call.) Invo...		723.65	200,628.92
03/17/2025	100715	Vesta Property Services	Invoice: 425202 (Reference: Amenity Management.)		29,092.06	171,536.86
03/17/2025	100716	Vesta District Services	Invoice: 425346 (Reference: Billable Expenses - Feb 2025.)		106.02	171,430.84
03/17/2025	100717	Jacksonville Daily Record	Invoice: 25-01217D (Reference: Legal Advertising.) Invoice: 25-00485D (Reference: Notice of B...		214.00	171,216.84
03/17/2025	100718	Kutak Rock LLP	Invoice: 3535700 (Reference: Legal Services Dec 24.)		4,352.86	166,863.98
03/18/2025	1353	Tax Collector			152.22	166,711.76
03/18/2025	031825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Feb 28, 2025 to Mar 27, 2025		733.49	165,978.27
03/19/2025	031925ACH1	JEA	Service for the month of Feb 2025		13,081.66	152,896.61
03/19/2025			Deposit	32,696.69		185,593.30
03/20/2025	032025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 01, 2025 to Mar 29, 2025		291.12	185,302.18
03/20/2025	032025ACH2	TECO	12545 Beach Blvd - Jan 23, 2025 - Feb 19, 2025		54.29	185,247.89
03/24/2025			Deposit	200.00		185,447.89
03/24/2025	100719	Southeast Fitness	Invoice: 105991 (Reference: Semi-Annual maintenance on Fitness Equipment.)		756.00	184,691.89
03/24/2025	100720	Vesta Property Services	Invoice: 425255 (Reference: Billable Expenses - Feb 2025.)		7,460.99	177,230.90
03/24/2025	100721	Ruppert Landscape, LLC	Invoice: 683548 (Reference: Landscape Enhancement.)		746.00	176,484.90
03/24/2025	100722	Beaches Electrical Service, Inc.	Invoice: 14541 (Reference: Repair to parking lot lights.) Invoice: 14540 (Reference: Replace ...		600.00	175,884.90
03/25/2025	1354	Chance Wedderburn	BOS Meeting 3/17/25		200.00	175,684.90
03/25/2025	1355	Elena Korsakova	BOS Meeting 3/17/25		200.00	175,484.90
03/25/2025	1356	Pawel Szeszko	BOS Meeting 3/17/25		200.00	175,284.90
03/25/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	1,180,073.91		1,355,358.81
03/25/2025	032525ACH1	Turner Pest Control	Pest Control		122.23	1,355,236.58
03/25/2025	032525ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 1/22/25- 2/19/25		14.21	1,355,222.37
03/26/2025	1358	BNY Mellon Tax Distributions			1,182,302.99	172,919.38
03/28/2025	1359	Heart2Heart HHC, Inc.	Refund Rental Reservation Andrea & Michael Wilkes		1,500.00	171,419.38
03/28/2025	032825CC1	US BANK VISA CC	February Statement 1/24/25 - 2/24/25		9,248.33	162,171.05
03/31/2025	033125ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Mar 10, 2025 to Apr 09, 2025		214.72	161,956.33
03/31/2025		**End of Month**		**1,247,292.88**	**4,175,470.21**	**161,956.33**
04/01/2025	040125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	160,416.38
04/03/2025	100723	The Lake Doctors, Inc.	Invoice: 2033298 (Reference: Stocking of Pond.) Invoice: 262597B (Reference: Water Management...		4,550.00	155,866.38
04/03/2025	100724	VGlobal Tech	Invoice: 7178 (Reference: Email Hosting Apr 25.)		90.00	155,776.38
04/03/2025	100725	Beaches Electrical Service, Inc.	Invoice: 14542 (Reference: Replace bulb & ballast on tennis court.)		400.00	155,376.38

Date	Number	Name	Memo	Deposits	Payments	Balance
04/03/2025	100726	Jacksonville Daily Record	Invoice: 25-01639D (Reference: Legal Advertising.)		96.50	155,279.88
04/03/2025	100727	Southeastern Paper Group	Invoice: 06372539 (Reference: Janitorial Supplies.)		341.00	154,938.88
04/03/2025	100728	Advanced Security Specialist & Consulting	Invoice: BCDD031625 (Reference: Guard Services March 1-15, 2025.) Invoice: BCDD040125 (Refere...		22,847.00	132,091.88
04/03/2025	100729	TEKWave Solutions LLC	Invoice: 7165 (Reference: VMS - April.)		350.00	131,741.88
04/03/2025	100730	Ruppert Landscape, LLC	Invoice: 713004 (Reference: Install wire for new clocks 18 & 25.) Invoice: 714958 (Reference:...		32,907.39	98,834.49
04/03/2025	100731	Smarter Investments of Jacksonville	Invoice: 534937 (Reference: Install hitch on Golf Cart.)		500.00	98,334.49
04/03/2025	100732	Integrated Access Solutions	Invoice: 3719 (Reference: Service Call.)		420.00	97,914.49
04/03/2025	100733	Vesta District Services	Invoice: 425412 (Reference: Management Fees April 25.)		4,281.33	93,633.16
04/03/2025	100734	Cintas Corporation	Invoice: 9314832361 (Reference: AED - AUTOMATIC AGREEMENT.)		145.00	93,488.16
04/03/2025			Deposit	36,794.21		130,282.37
04/07/2025	040725ACH1	GFL Environmental	Trash Service		239.65	130,042.72
04/15/2025			Funds Transfer	50,000.00		180,042.72
04/15/2025			Deposit	9,945.00		189,987.72
04/15/2025	1360	Elena Korsakova	BOS Workshop 3/6/25		200.00	189,787.72
04/15/2025	1361	Pawel Szeszko	BOS Workshop 3/6/25		200.00	189,587.72
04/15/2025	1362	J.C. Pappas Ent Inc.	Live music show 5/2/25		1,800.00	187,787.72
04/15/2025	100735	Custom Pump & Controls, Inc.	Invoice: 25-314-02 (Reference: Lift Station Inspection.)		300.00	187,487.72
04/15/2025	100737	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1187809 (Reference: Sprinkler Inspection.)		75.00	187,412.72
04/15/2025	100738	Ruppert Landscape, LLC	Invoice: 715632 (Reference: 71 bales of pine straw.)		500.00	186,912.72
04/15/2025	100739	E.T.M.	Invoice: 218908 (Reference: Engineer Services thru 3/29/25.)		255.00	186,657.72
04/15/2025	100740	Integrated Access Solutions	Invoice: 3611 (Reference: BAI Barcode Stickers.) Invoice: 3812 (Reference: Service call for I...		1,102.36	185,555.36
04/15/2025			Deposit	112.34		185,667.70
04/17/2025	041725ACH1	JEA	Service for the month of March 2025		15,139.11	170,528.59
04/18/2025	100741	Vesta Property Services	Invoice: 425931 (Reference: Billable Expenses - Mar 2025.) Invoice: 425921 (Reference: Amenit...		30,393.28	140,135.31
04/18/2025	100742	Vesta District Services	Invoice: 425900 (Reference: Billable Expenses - Mar 2025.)		42.45	140,092.86
04/18/2025	100743	Jacksonville Daily Record	Invoice: 25-01933D (Reference: Legal Advertising.)		100.00	139,992.86
04/18/2025	100744	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 168880 (Reference: Parts.)		296.99	139,695.87
04/18/2025	041825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Mar 28, 2025 to Apr 27, 2025		733.49	138,962.38
04/21/2025	042125ACH4	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 30, 2025 to Apr 29, 2025		291.12	138,671.26
04/21/2025	042125ACH3	TECO	12545 Beach Blvd - Feb 20, 2025 - Mar 20, 2025		57.39	138,613.87
04/21/2025	042125ACH2	Turner Pest Control	Pest Control		122.23	138,491.64
04/21/2025	042125CC1	US BANK VISA CC	March Statement 2/25/25 - 3/25/25		5,939.57	132,552.07
04/22/2025	042225ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 2/19/25 - 3/20/25		17.54	132,534.53
04/24/2025	1363	Quality Cleaning by Viktoriia LLC			3,360.00	129,174.53
04/25/2025	1364	FL Hurricane Pros	Bartending Services		300.00	128,874.53
04/25/2025			Funds Transfer	1,918,414.12		2,047,288.65
04/25/2025			Funds Transfer	30,000.00		2,077,288.65
04/25/2025			Funds Transfer		1,835,688.65	241,600.00
04/28/2025	100746	Advanced Security Specialist & Consulting	Invoice: BCDD041525 (Reference: 4/1-15/25 Guard services.)		10,978.00	230,622.00
04/28/2025	100747	All Weather Contractors, Inc.	Invoice: 193834 (Reference: excavation and investigation - final.)		3,990.00	226,632.00
04/28/2025	100748	Integrated Access Solutions	Invoice: 3913 (Reference: Service call.) Invoice: 3932 (Reference: LED barrier arm.)		1,042.72	225,589.28
04/29/2025	1365	Elena Korsakova	BOS Meeting 4/21/25		200.00	225,389.28
04/29/2025	1366	Pawel Szeszko	BOS Meeting 4/21/25		200.00	225,189.28
04/29/2025	1367	Hajjar Medical PA	Cancellation of Rental Hall Fee - Reimbursement		700.00	224,489.28
04/30/2025	043025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Apr 10, 2025 to May 09, 2025		214.72	224,274.56
04/30/2025			Funds Transfer	5,032.72		229,307.28
04/30/2025			Funds Transfer	214.72		229,522.00
04/30/2025		**End of Month**		**2,050,513.11**	**1,982,947.44**	**229,522.00**
05/01/2025			Funds Transfer	1,539.95		231,061.95
05/01/2025	050125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	229,522.00
05/02/2025	100749	Vesta District Services	Invoice: 425988 (Reference: Management Fees May 25.)		4,281.33	225,240.67
05/05/2025			Funds Transfer	4,850.00		230,090.67
05/06/2025	050625ACH1	GFL Environmental	Trash Service		239.65	229,851.02
05/06/2025			Funds Transfer		20,272.16	209,578.86
05/06/2025			Deposit	28,502.56		238,081.42
05/06/2025			Funds Transfer	4,787.25		242,868.67

Date	Number	Name	Memo	Deposits	Payments	Balance
05/07/2025			Funds Transfer	492.55		243,361.22
05/07/2025			Deposit	2.45		243,363.67
05/07/2025	150		Voided Check #100550 Cashed in Error		295.00	243,068.67
05/13/2025			Funds Transfer	600.00		243,668.67
05/14/2025			Deposit	56.17		243,724.84
05/14/2025			Funds Transfer		56.17	243,668.67
05/15/2025	051525ACH1	Turner Pest Control	Pest Control		122.23	243,546.44
05/15/2025	051525ACH2	Florida Department of Health			850.35	242,696.09
05/15/2025	100750	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 169076 (Reference: Har-Tru.)		1,006.20	241,689.89
05/15/2025	100751	Kutak Rock LLP	Invoice: 3555026 (Reference: Professional Services Feb 25.)		1,408.50	240,281.39
05/15/2025	100752	The Lake Doctors, Inc.	Invoice: 270881B (Reference: Water Management May 25.)		2,300.00	237,981.39
05/15/2025	100753	VGlobal Tech	Invoice: 7253 (Reference: Email Hosting.)		90.00	237,891.39
05/15/2025	100754	Integrated Access Solutions	Invoice: 3933 (Reference: Guard Gate Installation.) Invoice: 4042 (Reference: Installation of...		2,269.84	235,621.55
05/15/2025	100755	Cintas Corporation	Invoice: 9319167906 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	235,467.55
05/15/2025	100756	Advanced Security Specialist & Consulting	Invoice: BCDD050125 (Reference: Guard Services 4/16/25 - 4/30/25.)		11,594.00	223,873.55
05/15/2025	100757	TEKWave Solutions LLC	Invoice: 7235 (Reference: VMS May 25.)		350.00	223,523.55
05/15/2025	100758	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1209543 (Reference: Sprinkler Inspection.)		75.00	223,448.55
05/15/2025	100759	Ruppert Landscape, LLC	Invoice: 721741 (Reference: Landscape Management Apr 25.)		32,420.39	191,028.16
05/15/2025	100760	Jacksonville Daily Record	Invoice: 25-02312D (Reference: Legal Advertising.)		100.00	190,928.16
05/15/2025			Funds Transfer	5,253.91		196,182.07
05/16/2025	051625ACH1	JEA	Service for the month of April 2025		18,090.16	178,091.91
05/16/2025			Funds Transfer	23,995.20		202,087.11
05/19/2025	051925ACH1	Comcast	12788 Meritace Blvd MINI MDTA Apr 28, 2025 to May 27, 2025		732.85	201,354.26
05/19/2025			Funds Transfer	732.85		202,087.11
05/20/2025	1368	Chance Wedderburn	BOS Workshop 5/12/25		200.00	201,887.11
05/20/2025	1369	Elena Korsakova	BOS Workshop 5/12/25		200.00	201,687.11
05/20/2025	1370	Pawel Szeszko	BOS Workshop 5/12/25		200.00	201,487.11
05/20/2025	052025ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Apr 30, 2025 to May 29, 2025		290.88	201,196.23
05/20/2025	052025ACH3	TECO	12545 Beach Blvd - Mar 21, 2025 - Apr 21, 2025		52.02	201,144.21
05/20/2025			Deposit	2,947.40		204,091.61
05/20/2025			Funds Transfer	6,170.36		210,261.97
05/20/2025	052025ACH1	US BANK VISA CC	March Statement 3/26/25 - 4/23/25		6,052.46	204,209.51
05/21/2025	100761	Smarter Investments of Jacksonville	Invoice: 534939 (Reference: Door & Jamb Repair.)		500.00	203,709.51
05/21/2025	100762	Integrated Access Solutions	Invoice: 4013 (Reference: BAI Barcode Stickers.)		517.00	203,192.51
05/21/2025	100763	Vesta Property Services	Invoice: 426680 (Reference: Amenity Management.) Invoice: 426677 (Reference: Billable Expense...		33,369.53	169,822.98
05/21/2025	100764	Vesta District Services	Invoice: 426650 (Reference: Billable Expenses - Apr 2025.)		13.39	169,809.59
05/21/2025	100765	Jacksonville Daily Record	Invoice: 25-02484D (Reference: Legal Advertising.)		131.50	169,678.09
05/21/2025	100766	Southeastern Paper Group	Invoice: 06405319 (Reference: Janitorial Supplies.) Invoice: 06407557 (Reference: Janitorial ...		502.25	169,175.84
05/21/2025	100767	Quality Cleaning by Viktoriia LLC	Invoice: 151 _US (Reference: Cleaning Services.)		1,680.00	167,495.84
05/21/2025			Funds Transfer	4,183.05		171,678.89
05/21/2025			Deposit	6,097.05		177,775.94
05/22/2025			Funds Transfer	1,500.75		179,276.69
05/23/2025	052325ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/20/25 - 4/21/25		12.40	179,264.29
05/23/2025			Funds Transfer	32,432.79		211,697.08
05/27/2025	1371	Chance Wedderburn	BOS Meeting 5/19/25		200.00	211,497.08
05/27/2025	1372	Elena Korsakova	BOS Meeting 5/19/25		200.00	211,297.08
05/27/2025	1373	Pawel Szeszko	BOS Meeting 5/19/25		200.00	211,097.08
05/27/2025			Funds Transfer	200.00		211,297.08
05/30/2025	053025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2025 to Jun 09, 2025		214.72	211,082.36
05/30/2025			Funds Transfer	33,597.64		244,680.00
05/31/2025		**End of Month**		**157,941.93**	**142,783.93**	**244,680.00**
06/02/2025	060225ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	243,140.05
06/02/2025			Funds Transfer	1,539.95		244,680.00
06/03/2025			Funds Transfer	290.00		244,970.00
06/05/2025	1378	Elena Korsakova	BOS Workshop 6/5/25		200.00	244,770.00
06/05/2025	1379	Pawel Szeszko	BOS Workshop 6/5/25		200.00	244,570.00

Date	Number	Name	Memo	Deposits	Payments	Balance
06/05/2025			Funds Transfer	1,500.00		246,070.00
06/06/2025	1374	Chance Wedderburn	BOS Workshop 4/3/25		200.00	245,870.00
06/06/2025	1375	Elena Korsakova	BOS Workshop 4/3/25		200.00	245,670.00
06/06/2025	1376	Pawel Szeszko	BOS Workshop 4/3/25		200.00	245,470.00
06/06/2025	1377	Quality Cleaning by Viktoriia LLC	Cleaning Services.		504.00	244,966.00
06/06/2025	060625ACH1	GFL Environmental	Trash Service		239.65	244,726.35
06/06/2025			Funds Transfer		7,216.30	237,510.05
06/06/2025			Deposit	9,135.95		246,646.00
06/09/2025	100768	The Lake Doctors, Inc.	Invoice: 279048B (Reference: Water Management June 25.)		2,300.00	244,346.00
06/09/2025	100769	VGlobal Tech	Invoice: 7329 (Reference: Email Hosting June 25.)		90.00	244,256.00
06/09/2025	100770	Jacksonville Daily Record	Invoice: 25-02894D (Reference: Legal Advertising.)		100.00	244,156.00
06/09/2025	100771	TEKWave Solutions LLC	Invoice: 7289 (Reference: VMS - June 25.)		350.00	243,806.00
06/09/2025	100772	Ruppert Landscape, LLC	Invoice: 730317 (Reference: Landscape Maintenance May 25.) Invoice: 732000 (Reference: Mulch ...		42,401.39	201,404.61
06/09/2025	100773	360 Painting of SE Jacksonville	Invoice: 30319830 (Reference: Painting.)		5,267.00	196,137.61
06/09/2025	100774	Integrated Access Solutions	Invoice: 4128 (Reference: Service Call BAI Reader.)		1,110.00	195,027.61
06/09/2025	100775	Vesta District Services	Invoice: 426736 (Reference: Management Fees June 25.)		4,281.33	190,746.28
06/09/2025	100776	Cintas Corporation	Invoice: 9323439819 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	190,592.28
06/10/2025			Funds Transfer	3,864.00		194,456.28
06/11/2025	1380	K. Rose Productions, LLC	Special Event 7/5/25		3,050.00	191,406.28
06/12/2025			Funds Transfer		56.17	191,350.11
06/12/2025			Deposit	56.17		191,406.28
06/13/2025	061325ACH1	Turner Pest Control	Pest Control		122.23	191,284.05
06/13/2025	100777	E.T.M.	Invoice: 219934 (Reference: Services rendered through May 24, 2025.)		715.00	190,569.05
06/13/2025	100778	Vesta Property Services	Invoice: 426847 (Reference: Pool coffin covers.) Invoice: 427148 (Reference: Amenity Manageme...		38,400.74	152,168.31
06/13/2025	100779	Vesta District Services	Invoice: 427132 (Reference: Billable Expenses - May 2025.)		13.39	152,154.92
06/13/2025	100780	Jacksonville Daily Record	Invoice: 25-03053D (Reference: Legal Advertising.)		100.00	152,054.92
06/13/2025	100781	Advanced Security Specialist & Consulting	Invoice: BCDD060125 (Reference: Security 5/16/25 - 5/31/25.)		13,546.50	138,508.42
06/13/2025	100782	Kimley Horn and Associates, Inc.	Invoice: 31632461 (Reference: Services through Apr 30, 2025.)		9,000.00	129,508.42
06/13/2025			Funds Transfer	122.23		129,630.65
06/16/2025			Funds Transfer	300.00		129,930.65
06/17/2025			Funds Transfer	9,548.33		139,478.98
06/18/2025	061825ACH1	JEA	Service for the month of May 2025		20,966.01	118,512.97
06/18/2025	061825ACH2	Comcast	12788 Meritace Blvd MINI MDTA May 28, 2025 to Jun 27, 2025		732.85	117,780.12
06/18/2025			Funds Transfer	64,450.25		182,230.37
06/20/2025	062025ACH1	TECO	12545 Beach Blvd - April 22, 2025 - May 21, 2025		51.21	182,179.16
06/20/2025	062025ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE May 30, 2025 to Jun 29, 2025		290.88	181,888.28
06/20/2025	062025ACH3	US BANK VISA CC	May Statement 4/24/25 - 5/23/25		4,638.63	177,249.65
06/20/2025			Funds Transfer	5,484.72		182,734.37
06/23/2025			Funds Transfer	715.00		183,449.37
06/24/2025	1381	Chance Wedderburn	BOS Meeting 6/16/25		200.00	183,249.37
06/24/2025	1382	Elena Korsakova	BOS Meeting 6/16/25		200.00	183,049.37
06/24/2025	1383	Pawel Szeszko	BOS Meeting 6/16/25		200.00	182,849.37
06/24/2025	062425ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 4/21/25 - 5/21/25		11.14	182,838.23
06/24/2025			Funds Transfer	361.14		183,199.37
06/25/2025			Funds Transfer	200.00		183,399.37
06/26/2025			Funds Transfer		33,123.47	150,275.90
06/26/2025			Deposit	42,123.47		192,399.37
06/27/2025			Funds Transfer	3,050.00		195,449.37
06/30/2025	063025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE June 10, 2025 to July 09, 2025		214.72	195,234.65
06/30/2025	100783	Integrated Access Solutions	Invoice: 4238 (Reference: Service for visitor tag camera offline.)		250.00	194,984.65
06/30/2025	100784	Southeast Fitness	Invoice: 1616 (Reference: Fitness Equipment Service.)		430.00	194,554.65
06/30/2025	100785	Hawkins Inc.	Invoice: 7095386 (Reference: Pool Chemicals.)		1,578.00	192,976.65
06/30/2025	100786	TEKWave Solutions LLC	Invoice: 7367 (Reference: VMS - July 25.)		350.00	192,626.65
06/30/2025	100787	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1231291 (Reference: Sprinkler Inspection.)		75.00	192,551.65
06/30/2025	100788	Ruppert Landscape, LLC	Invoice: 737831 (Reference: Landscape Management 6.25.)		32,420.39	160,131.26
06/30/2025	100789	Jacksonville Daily Record	Invoice: 25-03538D ()		96.50	160,034.76

Date	Number	Name	Memo	Deposits	Payments	Balance
06/30/2025	100790	Life Fitness	Invoice: 061925- (Reference: Fitness Equipment.)		8,153.28	151,881.48
06/30/2025	100791	Southeastern Paper Group	Invoice: 06436056 (Reference: Janitorial Supplies.)		250.84	151,630.64
06/30/2025	100792	Investment Painting of North FL, LLC	Invoice: 4308 (Reference: Exterior soft Wash of All Spanish Tile Roofs.)		500.00	151,130.64
06/30/2025			Funds Transfer	39,428.85		190,559.49
06/30/2025		**End of Month**		**182,170.06**	**236,290.57**	**190,559.49**
07/01/2025	070125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	189,019.54
07/01/2025			Funds Transfer	3,242.29		192,261.83
07/02/2025			Funds Transfer	13,546.50		205,808.33
07/07/2025	070725ACH1	GFL Environmental	Trash Service		239.65	205,568.68
07/07/2025	100793	Ruppert Landscape, LLC	Invoice: 740698 (Reference: Sod Installation.) Invoice: 740699 (Reference: Sod Installation.)		641.00	204,927.68
07/07/2025	100794	Buehler Air Conditioning	Invoice: 239706 (Reference: Service Call.)		197.65	204,730.03
07/07/2025	100795	Vesta District Services	Invoice: 427201 (Reference: Management Fees July 25.)		4,003.89	200,726.14
07/07/2025	100796	Cintas Corporation	Invoice: 9327367199 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	200,572.14
07/07/2025	100797	Kutak Rock LLP	Invoice: 3584558 (Reference: General Counsel March 25.)		3,057.00	197,515.14
07/07/2025	100798	The Lake Doctors, Inc.	Invoice: 287245B (Reference: Water Management July 25.)		2,300.00	195,215.14
07/07/2025	100799	VGlobal Tech	Invoice: 7465 (Reference: Email Hosting July 25.)		90.00	195,125.14
07/07/2025			Funds Transfer	439.65		195,564.79
07/08/2025	1384	Elena Korsakova	BOS Workshop 7/07/25		200.00	195,364.79
07/08/2025	1385	Pawel Szeszko	BOS Workshop 7/07/25		200.00	195,164.79
07/08/2025			Funds Transfer	35,162.04		230,326.83
07/09/2025			Funds Transfer	350.00		230,676.83
07/10/2025			Funds Transfer	9,731.28		240,408.11
07/14/2025			Deposit	56.17		240,464.28
07/14/2025			Funds Transfer	143.83		240,608.11
07/15/2025			Deposit	5,217.00		245,825.11
07/15/2025			Funds Transfer	7,408.12		253,233.23
07/15/2025	071525ACH1	Turner Pest Control	Pest Control		122.23	253,111.00
07/16/2025	100800	Jacksonville Daily Record	Invoice: 25-03676D (Reference: Legal Advertising.)		254.00	252,857.00
07/16/2025	100801	E.T.M.	Invoice: 220429 (Reference: Professional Services rendered through June 28, 2025.)		1,147.50	251,709.50
07/16/2025	100802	Integrated Access Solutions	Invoice: 4314 (Reference: Service Call on Gate.)		250.00	251,459.50
07/16/2025	100803	Vesta Property Services	Invoice: 427621 (Reference: Amenity Management.)		47,294.77	204,164.73
07/16/2025	100804	Quality Cleaning by Viktoriia LLC	Invoice: 388 _US (Reference: Cleaning Services June25.)		2,184.00	201,980.73
07/16/2025	100805	Advanced Security Specialist & Consulting	Invoice: BCDD070125 (Reference: Guard Services June 15 -30, 2025.) Invoice: BCDD061525 (Refer...		25,256.00	176,724.73
07/16/2025			Deposit	500.00		177,224.73
07/16/2025			Funds Transfer		5,217.00	172,007.73
07/17/2025			Funds Transfer	250.00		172,257.73
07/18/2025			Funds Transfer	21,482.48		193,740.21
07/18/2025	071825ACH1	Comcast	12788 Meritace Blvd MINI MDTA June 28, 2025 to July 27, 2025		732.88	193,007.33
07/18/2025	071825ACH2	JEA	Service for the month of June 2025		20,282.39	172,724.94
07/18/2025	071825ACH3	TECO	12545 Beach Blvd - May 22, 2025 - Jun 19, 2025		51.21	172,673.73
07/21/2025	100806	Buehler Air Conditioning	Invoice: 240598 (Reference: AC Service call.)		1,343.00	171,330.73
07/21/2025	100807	Vesta District Services	Invoice: 427595 (Reference: Billable Expenses - Jun 2025.)		26.94	171,303.79
07/21/2025			Funds Transfer	4,491.87		175,795.66
07/21/2025	072125ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE June 30, 2025 to July 29, 2025		290.88	175,504.78
07/21/2025	072125ACH2	US BANK VISA CC	June Statement 5/24/25 - 6/25/25		4,200.98	171,303.79
07/22/2025			Funds Transfer	50,296.50		221,600.29
07/22/2025	072225ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 5/21/25 - 6/19/25		11.23	221,589.06
07/23/2025	1386	Chance Wedderburn	BOS Meeting 7/21/25		200.00	221,389.06
07/23/2025	1387	Elena Korsakova	BOS Meeting 7/21/25		200.00	221,189.06
07/23/2025	1388	Pawel Szeszko	BOS Meeting 7/21/25		200.00	220,989.06
07/24/2025	100808	Southeastern Paper Group	Invoice: 06454751 (Reference: Janitorial Supplies.)		426.58	220,562.48
07/24/2025	100809	Leisure Creations	Invoice: 00063855 (Reference: Replacement Seat Sling.)		500.00	220,062.48
07/24/2025	100810	Advanced Security Specialist & Consulting	Invoice: BCDD071525 (Reference: Guard Services 7/1/25 - 7/15/25.)		12,386.00	207,676.48
07/24/2025	100811	ConservH2O LLC	Invoice: I153413867 (Reference: Irrigation Repairs.)		490.00	207,186.48
07/24/2025			Funds Transfer	27,694.00		234,880.48
07/25/2025	100812	Integrated Access Solutions	Invoice: 4382 (Reference: Service call on Call Box.)		250.00	234,630.48

Date	Number	Name	Memo	Deposits	Payments	Balance
07/25/2025	100813	Life Fitness	Invoice: 072325- (Reference: Fitness Equipment.)		2,495.52	232,134.96
07/25/2025	100814	Quality Cleaning by Viktoriia LLC	Invoice: 063025-4_US (Reference: Cleaning Services.) Invoice: 387 _US (Reference: Cleaning Se...		4,368.00	227,766.96
07/25/2025			Funds Transfer	426.58		228,193.54
07/28/2025			Funds Transfer	250.00		228,443.54
07/29/2025			Funds Transfer	26.94		228,470.48
07/30/2025	073025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jul 10, 2025 to Aug 09, 2025		214.72	228,255.76
07/30/2025			Funds Transfer	414.72		228,670.48
07/31/2025	1389	Bouncers, Slides, and More Inc.	Foam Party, Dunk Tank & Slides		1,500.00	227,170.48
07/31/2025	100815	TEKWave Solutions LLC	Invoice: 7431 (Reference: VMS - AUG.)		350.00	226,820.48
07/31/2025	100816	Ruppert Landscape, LLC	Invoice: 744848 (Reference: Ditch Cleaning.)		3,900.00	222,920.48
07/31/2025	100817	E.T.M.	Invoice: 220900 (Reference: engineering Services July 25.)		607.50	222,312.98
07/31/2025			Funds Transfer	197,149.71		419,462.69
07/31/2025	159		Clear GF Owed to CRF		197,149.71	222,312.98
07/31/2025		**End of Month**		**378,279.68**	**346,526.19**	**222,312.98**

Ron's Receipts

June 2025

Credit Card Expense Tracker

District: Beach CDD Tamaya
Cardholder: Ron Zastrocky
Month: **Jun-25**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
22-May	Home Depot	1560110	$ 118.37	Bee spray, Tapcons to hang height sign for slide, Saw blade to cut acrylic sheet for life guard chair
23-May	Home Depot	1560110	$ 30.70	Bolts , nuts and washers for lifeguard chair
23-May	Home Depot	1560110	$ 16.88	keys for new front door lock and key rings
28-May	Amazon	1560110	$ 87.99	clock for pool area
29-May	Amazon	1560110	$ 34.95	lock for slide gate
29-May	Amazon	1580015	$ 115.00	PH sensor for pool controller
29-May	Amazon	1580015	$ 158.00	ORP sensor for pool controller
30-May	Amazon	1463013	$ 297.99	keyscan cards
29-May	Home Depot	1560110	$ 159.00	Blower for blowing off sidewalks and pool deck
3-Jun	Amazon	1560110	$ 37.99	SMV signs for golf cart and pressure washer
11-Jun	Amazon	1580015	$ 26.72	reagents to test pools
11-Jun	Amazon	1580015	$ 33.09	steel brush and chlorine tab holder
18-Jun	BJ's	1560110	$ 20.03	gas for pressure washer
18-Jun	Amazon	1580015	$ 47.09	valve for auto fill for family pool
18-Jun	Amazon	1580010	$ 154.99	stabalizer for pools
19-Jun	pool supply depot	1580015	$ 249.99	Flow switch and orp sensor
20-Jun	Home Depot	1560110	$ 13.94	Bee spray
24-Jun	Amazon	1580010	$ 67.95	tile cleaner
24-Jun	Amazon	1580010	$ 67.89	tile cleaner
19-Jun	Amazon	1560110	$ 18.69	light bulbs
		Total on Report	1757.25	

Oliver's Receipts

June 2025

District: Beach CDD Tamaya

Cardholder: Oliver Ingram

Month: **Jun-25**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
23-May	BJ's	1580120	$ 341.35	Memorial Day Weekend Pool Party
23-May	Costco	1580120	$ 501.95	Memorial Day Weekend Pool Party
23-May	Publix	1580120	$ 49.95	Memorial Day Weekend Pool Party
24-May	Publix	1580120	$ 8.38	Memorial Day Weekend Pool Party
27-May	Amazon	1580070	$ 159.35	Office supplies
30-May	Costco	1580120	$ 355.17	Trivia Night
30-May	Publix	1580120	$ 52.31	Trivia Night
3-Jun	Wal-Mart	1580120	$ 10.91	Story Time
4-Jun	Amazon	1580120	$ 16.05	Story Time
5-Jun	Costco	1580120	$ 206.62	Tamaya Happy Hour
6-Jun	Publix	1580120	$ 21.56	Tamaya Happy Hour
8-Jun	Publix	1580120	$ 27.20	Story Time
11-Jun	Servsafe	1510120	$ 30.00	Kaylie's Servsafe Certification
11-Jun	Maximum Entertainment	1580120	$ 300.00	Memorial Day Weekend Pool Party
11-Jun	Maximum Entertainment	1580120	$ 250.00	Trivia Night
16-Jun	Constant Contact	1510120	$ 66.11	Email Blast App
21-Jun	Primo Brands Water	1510120	$ 53.82	Water Cooler
24-Jun	Amazon	1580120	$ 44.90	Amazon
		Total on Report	$ 2,495.63	

Memorial Day Weekend



12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Jeffrey Wellesley

Club:108 Reg:4 Trans:5948
Cashier:484263 05/23/25 02:49pm

****
*** MEMBERSHIP ID. *******6285 ***
*** MEMBERSHIP EXPIRES ON 10/25 ***
****

BEACH CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO, FL 32817-8329
R 0858013855552 FL 05/31/27

88867011462	WF HS B PTTY	171.92 R
8 @ 21.49		
5783662000	BFSTK TMTO	38.94 R
6 @ 6.49		
5040074047	BPHAMROLL	39.83 R
7 @ 5.69		
5200010298	GATORADE 20Z	18.49 R
7800011313	SNKIST 24/12	11.49 T
7800011313	SNKIST 24/12	11.49 R
7357400250	ROMAINEHRT	3.98 R
2 @ 1.99		
5040074046	BPDOGROLL	11.38 R
2 @ 5.69		
3450046009	SLICE CHEESE	32.97 R
3 @ 10.99		
**** SUBTOTAL		340.49
FL 7.5% Tax		0.86
**** TOTAL		341.35

**********1058 ENTRY: H
Purchase 00 APPROVED
AUTH 313215
TERMINAL NUMBER 7807301084
05/23/25 02:51pm 108 4 5948 484263
VISA CREDIT
AID: A0000000031010

Visa	341.35
CHANGE	0.00

TOTAL ITEMS= 31

As a BJ's Member I JUST SAVED: $68.10

BJ's Member Savings	68.10
Coupons Redeemed	0.00
Rewards Redeemed	0.00

Current BJ's Gas Savings
FuelSaver earned thru 05/22/25 0.00/gl
FuelSaver earned in this trx: 0.00/gl
Visit BJs.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 738 DAYS

SAVE TIME ON YOUR NEXT SHOP
Skip the checkout line with ExpressPay
Scan items, clip coupons & pay
with the BJ's app.



MEMBER COPY



052310804594 8

E 1914245 BURGER SAUCE 7.99
E 828285 LANCETOAST 9.89
E 828285 LANCETOAST 9.89
E 1300509 KS NUT BARS 14.49
E 1300509 KS NUT BARS 14.49

G:858013855552C3 EXP:

RESALE TOTAL 501.95
NON RESALE TOTAL 0.00

SUBTOTAL 501.95
TAX 0.00
**** TOTAL [redacted]501.95

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 4424 App#: 903252
Visa Resp: APPROVED
Tran ID#: 514300004424....

APPROVED - Purchase
AMOUNT: $501.95
05/23/2025 10:25 1294 4 36 17

Visa 501.95
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 35
INSTANT SAVINGS $ 4.00
05/23/2025 10:25 1294 4 36 17



OP#: 17 Name: Raymond C
Thank You!
Please Come Again
Whse:1294 Trm:4 Trn:36 OP:17

Total BOB Item Count = 27

Items Sold: 35

1X 05/23/2025 10:25

Memorial Day Weekend

COSTCO WHOLESALE

W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244

1X Member 111982179290
RESALE ON

**********Bottom of Basket**********

E	1758990	VICKIES VTY	17.99
E	1481558	SUNCHIPS VTY	18.49
E	1481558	SUNCHIPS VTY	18.49
E	1481558	SUNCHIPS VTY	18.49
E	1758990	VICKIES VTY	17.99
E	1758990	VICKIES VTY	17.99
E	1627770	CLASSIC BLUE	19.99
E	1627770	CLASSIC BLUE	19.99
E	1627770	CLASSIC BLUE	19.99
E	1627770	CLASSIC BLUE	19.99
	1111161	DIXIE 10"PLT	19.99
	0000354115	/1111161	4.00-
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	904	DIET DR PEPP	16.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	1594596	GATORADE TUR	16.29
E	1498286	GATORADECORE	15.99
E	854330	CLS COKE 35	16.99

**********BOB Count 27**********

E	447180	KS HOT DOGS	17.99
E	1305092	BEEF PATTIES	27.69

Memorial Weekend

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580

0644 5NQ 090 212

ICE 16 LB		
4 @	5.99	23.96 T F
PROPN CYL EXCHANGE		21.99 L
Order Total		45.95
Sales Tax		1.80
Local Tax		2.20
Grand Total		49.95
Credit	Payment	49.95
Change		0.00

Receipt ID: 0644 5NQ 090 212

PRESTO!
Trace #: 096820
Reference #: 0909741519
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $49.95
Auth #: 413243

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Zack G.

05/23/2025 15:34 S0644 R109 0212 C0216

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Memorial Day Weekend

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580

0644 5PQ 102 750

HAMBURGER DILLS		
HAMBURGER DILLS	4.19	F
Promotion	4.19	F
MT O B&B CHIPS/SSL	-4.19	F
MT O B&B CHIPS/SSL	4.19	F
Promotion	4.19	F
	-4.19	F
Order Total		
Sales Tax	8.38	
Grand Total	0.00	
Credit Payment	8.38	
	8.38	
Change		
	0.00	

Savings Summary

Special Price Savings	8.38

****
* Your Savings at Publix *
* 8.38 *
****

Receipt ID: 0644 5PQ 102 750

PRESTO!
Trace #: 101520
Reference #: 0910485017
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $8.38
Auth #: 214213

CREDIT CARD
A0000000031010 PURCHASE
Entry Method: VISA CREDIT
Mode: Cntctless
Issuer

Your cashier was Trevaughn G.

05/24/2025 13:31 S0644 R110 2750 C0258

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

amazon.com

Final Details for Order #113-6346080-1447458

Order Placed: May 26, 2025
Amazon.com order number: 113-6346080-1447458
Order Total: $159.35

Business order information
Location: DSD - Tamaya
GL code: 61504 Office Supplies
Billable / Non-Billable: Non-Billable
Cost center: Jax-Corp

Shipped on May 26, 2025

Items Ordered	Price
1 of: *Paper Mate Flair Felt Tip Pens, Medium Point (0.7mm), Assorted Colors, 24 Count - Back to School Supplies for Teachers & amp; Students, Ideal for Coloring, Decorating, Note-Taking, Gifts* Sold by: Amazon.com Condition: New	$19.99
1 of: *Navy Blue Lanyards Bulk 50 packs Lanyards for ID Badges,Lanyards with Swivel Hook Clips for Name Tag Lanyard ID Holder* Sold by: Korty (seller profile) Condition: New	$15.49
1 of: *(24 Pack) Sticky Notes 3x3 in Post Bright Stickies Colorful Super Sticking Power Memo Pads, Strong Adhesive, 74 Sheets/pad* Sold by: Vanpad (seller profile) Business Price Condition: New	$16.95
1 of: *(8 Pack) Lined Sticky Notes 4x4 Bright Stickies Colorful Super Sticking Power Memo Pads, 8 Colors, Strong Adhesive* Sold by: Kozerite (seller profile) Business Price Condition: New	$8.96
2 of: *Teling 600 Pack Neon Star Wristbands Paper Wristbands for Events Adhesive Event Bands Arm Bands for Events Party Favor B racelets for Birthday Wedding Neon Glow Party(Mixed Colors)* Sold by: Jijingyuer (seller profile) Condition: New	$12.99

Shipping Address:
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$87.37
Shipping & Handling:	$0.00

Total before tax:	$87.37
Sales Tax:	$0.00

Total for This Shipment:	**$87.37**

Shipped on May 26, 2025

Items Ordered	Price
1 of: *Cardinal Economy 3 Ring Binder, 3 Inch, Presentation View, White, Holds 625 Sheets, Nonstick, PVC Free, 4 Pack of Binders (00430)* Sold by: Amazon (seller profile) Business Price Condition: New	$26.99

Shipping Address:
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$26.99
Shipping & Handling:	$0.00

Total before tax:	$26.99
Sales Tax:	$0.00

Total for This Shipment:	**$26.99**

Shipped on May 26, 2025

Items Ordered	Price
1 of: *GOTOBY Compatible Toner Cartridge Replacement for Brother TN433BK TN433 TN431BK TN-433 TN436BK for HL-L8260CDW HL-L8360CDW MFC-L8900CDW MFC-L8610CDW MFC-L8690CDW Printer (Black, 2Pack)* Sold by: Chou gradually (seller profile) Condition: New	$44.99

Shipping Address:
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$44.99
Shipping & Handling:	$0.00

Total before tax:	$44.99
Sales Tax:	$0.00

Total for This Shipment:	**$44.99**

Payment information

Payment Method:
Visa | Last digits: 1058

Billing address
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Item(s) Subtotal:	$159.35
Shipping & Handling:	$0.00

Total before tax:	$159.35
Estimated Tax:	$0.00

Grand Total:	**$159.35**

Credit Card transactions	Visa ending in 1058: May 26, 2025: $159.35

To view the status of your order, return to Order Summary .

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

Trivia Night

COSTCO WHOLESALE

E Jacksonville #357
4501 Gate Parkway
East Jacksonville, FL 32246

LQ Member 111982179290
RESALE ON
**********Bottom of Basket**********
**********BOB Count 0 **********

E	1579880	COKE MINIVTY	16.99
E	1594596	GATORADE TUR	16.29
E	1594596	GATORADE TUR	16.29
E	906165	KS WATER 80Z	8.99
E	854342	*DIET COKE**	16.99
E	222464	MOZZ STICKS	15.99
E	440586	SPANAKOPITA	16.99
E	440586	SPANAKOPITA	16.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	34423	COOKIES 24CT	9.99
E	18668	CHKN TAQUITO	13.99
E	18668	CHKN TAQUITO	13.99
E	1338984	BUFFALO WING	18.99
E	1338984	BUFFALO WING	18.99
	467120	KS GLOVE MED	18.99
	467120	KS GLOVE MED	18.99
E	1853583	GOODPOP JR	14.89
E	1853583	GOODPOP JR	14.89
E	88744	KS MEATBALLS	19.99
E	1450796	CHKN CHUNKS	17.99
E	1450796	CHKN CHUNKS	17.99

G:858013855552C3 EXP:

RESALE TOTAL	355.17
NON RESALE TOTAL	0.00
SUBTOTAL	355.17
TAX	0.00
**** TOTAL	355.17

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 4301 App#: 010314
Visa Resp: APPROVED
Tran ID#: 515000004301....

APPROVED - Purchase
AMOUNT: $355.17
05/30/2025 11:41 357 4 94 827

Visa	355.17
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 23
05/30/2025 11:41 357 4 94 827

2103570040094250530114 1

OP#: 827 Name: Robin G.
Thank You!
Please Come Again
Whse:357 Trm:4 Trn:94 OP:827

Items Sold: 23
LQ 05/30/2025 11:41

Trivia Night

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Sheathia McIntyre
904-554-3580



0644 5VQ 087 513

ICE 16 LB		
3 @ 5.99	17.97	T F
CPCKE 6CT BC ASST	5.99	F
CPCKE 6CT BC ASST	5.99	F
CPCKE 6CT BC ASST	5.99	F
KEN'S DRESSING	5.79	F
CPCKE MINI 12CT CA	5.29	F
CPCKE MINI 12CT VA	5.29	F
TAX EXEMPT		
Order Total	52.31	
Grand Total	52.31	
Credit Payment	52.31	
TAX FORGIVEN	1.35	
Change	0.00	

Receipt ID: 0644 5VQ 087 513

PRESTO!
Trace #: 083177
Reference #: 0915452292
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $52.31
Auth #: 510361

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Ben

05/30/2025 16:16 S0644 R108 7513 C0254

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Story Time

Give us feedback @ survey.walmart.com
Thank you! ID #:7VPMWHDPPLT

Walmart

WM Supercenter
904-223-0772 Mgr:JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 003475 TE# 25 TR# 08627
ITEMS SOLD 7
TC# 6914 3378 1433 7162 7101

HH FUZZYSTCK	019435618246	2.53 O
WIGGLE EYE	019435618212	0.97 O
WIGGLE EYE	019435618212	0.97 O
WIGGLE EYE	019435618212	0.97 O
WIGGLE EYE	019435618212	0.97 O
WIGGLE EYE	019435618212	0.97 O
BLN TASSEL	489415220197	3.53 O
	SUBTOTAL	10.91
	TOTAL	10.91
	VISA TEND	10.91

VISA CREDIT **** **** **** 1058 I 2
APPROVAL # 613020
REF # 515462019120
TRANS ID - 465154757297056
VALIDATION - 56Z9
PAYMENT SERVICE - E
AID A0000000031010
AAC B1C881C93A5C0049
TERMINAL # 53330927
*NO SIGNATURE REQUIRED
06/03/25 17:02:10
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery
from this store
with Walmart+
Scan for 30-day free trial.

Low Prices You Can Trust. Every Day.
06/03/25 17:02:18

amazon.com

Final Details for Order #111-9959922-2233061

Order Placed: June 3, 2025
Amazon.com order number: 111-9959922-2233061
Order Total: $16.05

Business order information

Location: DSD - Tamaya
GL code: 50021 Employee Relations
Billable / Non-Billable: Non-Billable
Cost center: Northeast

Shipped on June 3, 2025

Items Ordered	Price
1 of: *The Very Hungry Caterpillar (Rise and Shine)* , *Carle, Eric* Sold by: Amazon.com Condition: New	$11.58
1 of: *Glue Dots, Craft Dots, Double-Sided, 1/2", .5 Inch, 200 Dots, DIY Craft Glue Tape, Sticky Adhesive Glue Points, Liquid Hot Glue Alternative, Clear* Sold by: Amazon (seller profile) Business Price Condition: New	$4.47

Shipping Address:
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$16.05
Shipping & Handling:	$0.00
Total before tax:	$16.05
Sales Tax:	$0.00
Total for This Shipment:	**$16.05**

Payment information

Payment Method:
Visa | Last digits: 1058

Billing address
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Item(s) Subtotal:	$16.05
Shipping & Handling:	$0.00
Total before tax:	$16.05
Estimated Tax:	$0.00
Grand Total:	**$16.05**

Credit Card transactions
Visa ending in 1058: June 3, 2025: $16.05

To view the status of your order, return to Order Summary .

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

Tamaya Happy Hour

COSTCO WHOLESALE

W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244

UE Member 111982179290
RESALE ON

E	2990	ORG HONEST K	12.99
E	854344	** SPRITE **	16.99
E	854342	*DIET COKE**	16.99
E	29598	VEG TRAY	11.99
E	37220	CHOC CHUNK	9.99
E	34423	COOKIES 24CT	9.99
E	37220	CHOC CHUNK	9.99
E	18668	CHKN TAQUITO	13.99

TOTAL NUMBER OF ITEMS SOLD = 8

E	18668	CHKN TAQUITO	13.99
E	816563	FISH STICKS	14.99
E	1125159	ORG CHK PTKR	12.69
E	0000355495	/1125159	3.00-
E	5276	RED GRAPES	5.89
E	50683	FRUIT TRAY	11.99
E	25538	SHRIMP 31/40	14.39
E	1474436	KS TRAIL MIX	14.29
E	77053	GRAPE TOMATO	4.99
E	512515	ORG STRAWBRY	7.49
E	568915	ORG CUCUMBER	5.99

G:858013855552C3 EXP:

RESALE TOTAL	206.62
NON RESALE TOTAL	0.00
SUBTOTAL	206.62
TAX	0.00
**** TOTAL	206.62

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 4432 App#: 315011
Visa Resp: APPROVED
Tran ID#: 515600004432....

APPROVED - Purchase
AMOUNT: $206.62
06/05/2025 14:11 1294 4 227 54

Visa	206.62
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 18
INSTANT SAVINGS $ 3.00
06/05/2025 14:11 1294 4 227 54

211294004022726060514 11

OP#: 54 Name: Gina S.
Thank You!
Please Come Again
Whse:1294 Trm:4 Trn:227 OP:54

Items Sold: 18
UE 06/05/2025 14:11

Happy Hour

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580

0644 66Q 059 989

ICE 16 LB		
2 @ 5.99	11.98	T F
PUBLIX TARTAR SCE		
1 @ 2 FOR 5.00	2.50	F
PUBLIX TARTAR SCE		
1 @ 2 FOR 5.00	2.50	F
BKBNDRS CKTL SCE	2.29	F
BKBNDRS CKTL SCE	2.29	F
TAX EXEMPT		
Order Total	21.56	
Grand Total	21.56	
Credit Payment	21.56	
TAX FORGIVEN	0.90	
Change	0.00	

Receipt ID: 0644 66Q 059 989

PRESTO!
Trace #: 056931
Reference #: 0920912247
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $21.56
Auth #: 416083

CREDIT CARD PURCHASE
A0000000031010 VISA CREDIT
Entry Method: Cntctless
Mode: Issuer

Your cashier was Carson

06/06/2025 15:38 S0644 R105 9989 C0239

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Story-Time

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580

0644 680 092 387

SM RAISIN SEEDLESS	2.89	F
JIF PEANUT BUTTER	3.25	F
APPLES COSMIC CRSP	5.99	F
CELERY HEARTS	2.49	F
MANDARINS	6.99	F
POLLY-O MOZ/CHD TW	5.59	F

Order Total		27.20
Sales Tax		0.00
Grand Total		27.20
Credit	Payment	27.20
Change		0.00

Receipt ID: 0644 680 092 387

PRESTO!
Trace #: 097669
Reference #: 0922366216
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $27.20
Auth #: 218021

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Katie W.

06/08/2025 13:12 S0644 R109 2387 C0280

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

INVOICE NUMBER: **16N9812829**

DATE: 6/11/2025

PHONE: (312) 715-1010

FAX: (312) 583-9841

Bill To:

Kaylie Fitzhugh
12788 Meritage Blvd
Jacksonville, FL 32246

Ship To:

Kaylie Fitzhugh
12788 Meritage Blvd
Jacksonville, FL 32246

Customer PO:

Customer ID #	Payment Method	Payment Terms	Order #
28218463	VISA **********1058		10066757

Representative	Shipping Method	Ship Date	Due Date
Order Taker	NOSHIP		7/11/2025

Qty Ordered	Qty Shipped	Product	Item Description	Unit Price	Discount	Extended
1	1	SSAOLP3	ServSafe Alcohol Onlin...	$30.00	$0.00	$30.00

Remit To:

National Restaurant Association Solutions LLC
37020 Eagle Way
Chicago, IL 60678-1370

Please reference Invoice **16N9812829** on your payment to ensure your account is updated correctly.

Subtotal	$30.00
Sales Tax	$0.00
Shipping/Handling	$0.00
Grand Total	$30.00
Payment Total	$30.00
Amount Due	$0.00

Invoice Service Enhancement Notice: In January 2009, invoices will be distributed via e-mail. In order to ensure that you receive these e-mails, you may need to add the domain address @restaurant.org to your safe list or address book. E-mail questions to customerservice@restaurant.org with "Invoice" in your subject line.

RETURNS: All product returns must be made within 30 days from the date of invoice. All returned products must be in unopened original and resalable condition. Custom materials are not returnable. Online products are not refundable.

All returned material must have a Return Authorization (RA) Number assigned by NRA Solutions, LLC RA number must be prominently written on the outside of every package returned.

To inquire or to obtain an RA number contact NRA Solutions, LLC Customer Service at 800-765-2122, x 6701 (In Chicagoland 312-715-1010, x 6701; Monday through Friday 8:30am to 4:30pm CST.

For faster service, please provide your order number when contacting NRA Solutions, LLC with order, shipment and billing inquiries.
www.restaurant.org/www.servsafe.com

Maximum Entertainment
Invoice 289052481
Sold by Mack W.
Created: 06/11/2025 at 05:06 pm ET

Express Item	**$300.00**
Sub-total	$300.00
Tax	$0.00
Tip	$0.00
Total	**$300.00**



Sold to O Ingram **$300.00**

Visa *1058 (Keyed)

Auth Code: 611160

Maximum Entertainment

Maximum Entertainment
Invoice 289053091
Sold by Mack W.
Created: 06/11/2025 at 05:08 pm ET

Express Item	**$250.00**
Sub-total	$250.00
Tax	$0.00
Tip	$0.00
Total	**$250.00**



Sold to O Ingram **$250.00**

Visa *1058 (Keyed)

Auth Code: 611180

Maximum Entertainment

Constant Contact

Print

Billing Activity - Invoices

Vesta Property Services, Inc.
Attn: Oliver Ingram
12788 Meritage Blvd.
Jacksonville FL 32246
US
P: 904 844 6834

Today's Date: *06/26/2025*
User Name:

Invoices from 04/27/2025 to 06/26/2025

Date	Description	Charge Amount	Credit Amount
06/16/2025	Invoice #1750062410	$66.11	
05/16/2025	Invoice #1747382997	$66.50	

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

PRIMO BRANDS™ | BLUETRITON

Previous Balance	$0.00
Payments / Credits	$0.00
Current Activity from 05/19/25 - 06/18/25	$53.82
Total Account Balance as of 06/20/25	$53.82

To pay your bill and view your upcoming deliveries, visit us at
ReadyRefresh.com

Account Number: 6709319276
Invoice Number: 05F6709319276
Activity From: 05/19/25 - 06/18/25
Billing Date: 06/20/25
Delivery Address: BEACH CDD
12788 MERITAGE BLVD
JACKSONVILLE FL 32246

News for You

We are excited to share some big news! We have combined Primo Water and BlueTriton Brands (including ReadyRefresh) to become Primo Brands, a leading North American branded beverage company with a focus on healthy hydration.

Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	.00
6/18	4653588030	4	PURE LIFE BRAND DRINKING WATER 5 GALLON BOTTLE	31.96
		4	PRODUCT PROMOTION	-4.00
		4	5 GALLON BOTTLE DEPOSIT	.00
		2	PAPER CONE CUPS 4.25 OZ SLEEVE OF 200	11.78
		13	5 GALLON BOTTLE RETURN	.00
		1	DELIVERY FEE	9.99
6/01	F9019312		RENT (06/01-06/30)	2.99
			SALES TAX	1.10

PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.

Total Account Balance as of 06/20/25 $53.82

Detach below stub and return with your payment

PRIMO BRANDS™ | BLUETRITON

PO Box 30080
College Station, TX 77842

Get the App today! Just use your camera or QR app to scan.

ACCOUNT NUMBER - 6709319276 INVOICE NUMBER - 05F6709319276

AUTO-PAY

Thank You!

507067093192760 0005382 00053824 5

ADDRESS SERVICE REQUESTED

BEACH CDD
OLIVER INGRAM
12788 MERITAGE BLVD
JACKSONVILLE FL 32246-0705

Please send payment to:

Primo Brands™
BlueTriton Brands, Inc.
P.O. Box 856680
Louisville, KY 40285-6680

☐ SIGN UP FOR FREE AUTOPAY! Sign Up Required On Reverse Side Or visit ReadyRefresh.com

amazon.com

Details for Order #111-9368344-9527401

Print this page for your records.

Order Placed: June 18, 2025
Amazon.com order number: 111-9368344-9527401
Order Total: $44.90

Business order information

Location: DSD - Tamaya
GL code: 61504 Office Supplies
Billable / Non-Billable: Non-Billable
Cost center: Northeast

Not Yet Shipped

Items Ordered	Price
1 of: *200 PCS Hawaiian Leis Neck Vibrant Colors Assortment for Luan Party Tropical Themed Party Decorations Beach Party Decor* Sold by: Dongguanronghui (seller profile) Supplied by: Other **Business Price** Condition: New	$44.90

Shipping Address:
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 1058

Billing address
Oliver Ingram
12788 MERITAGE BLVD
JACKSONVILLE, FL 32246-0705
United States

Item(s) Subtotal:	$44.90
Shipping & Handling:	$0.00

Total before tax:	$44.90
Estimated tax to be collected:	$0.00

Grand Total:	**$44.90**

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2025, Amazon.com, Inc. or its affiliates

Have an idea to help us improve? **Send feedback** ›

Get to Know Us
Careers
Blog

Let Us Help You
Customer Service

Work with Amazon
Sell on Amazon Business
Sell on Amazon

Business Solutions
Amazon Business app

Buy For Your Business
Buy wholesale
Today's Deals

© 1996-2025, Amazon.com, Inc. or its affiliates

US BANK STATEMENTS

June 2025

June 2025 Statement

Open Date: 05/24/2025 Closing Date: 06/25/2025

Account: 4798 5319 4185 8047

U.S. Bank Visa® Rewards Community Card
BEACH CDD
RONALD W ZASTROCKY (CPN 002750410)

Cardmember Service 1-866-485-4545
BUS 30 USB 15

New Balance	**$0.00**
Minimum Payment Due	**$0.00**
Payment Due Date	**07/22/2025**

Activity Summary

Previous Balance		$0.00
Payments		$0.00
Other Credits	-	$51.89CR
Purchases	+	$1,757.25
Balance Transfers		$0.00
Advances		$0.00
Other Debits		$0.00
Fees Charged		$0.00
Interest Charged		$0.00
New Balance	**=**	**$0.00**
Past Due		**$0.00**
Minimum Payment Due		**$0.00**
Credit Line		$5,000.00
Available Credit		$5,000.00
Days in Billing Period		33

Payment Options:

Mail payment coupon with a check

Pay online at usbank.com

Pay by phone 1-866-485-4545

Pay at your local U.S. Bank branch

This is not a bill, do not remit payment.

CPN 002750410

24-Hour Cardmember Service: 1-866-485-4545

. to pay by phone
. to change your address

106481403841484 X

BEACH CDD
RONALD W ZASTROCKY
12788 MERITAGE BLVD
JACKSONVILLE FL 32246-0705

THIS IS NOT A BILL.

This memo statement only reflects the current activity on your account. An invoice has been sent to the applicable central billing account for the company.

Thank you.

BEACH CDD
RONALD W ZASTROCKY (CPN 002750410)

Cardmember Service 1-866-485-4545

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Skip the mailbox. Switch to e-statements and securely access your statements online. Get started at usbank.com/login.

We have made changes to the Arbitration Agreement in your account agreement and the Rewards Forfeiture language. Please visit mycardgtb.com/USBNotification to review the changes. If you have any questions, call the number on the back of your card.

Transactions

Payments and Other Credits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
05/27	05/23	9775	THE HOME DEPOT #6365 JACKSONVILLE FL MERCHANDISE/SERVICE RETURN	$36.98CR	
05/27	05/23	9783	THE HOME DEPOT #6365 JACKSONVILLE FL MERCHANDISE/SERVICE RETURN	$14.91CR	
			TOTAL THIS PERIOD	**$51.89CR**	

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
05/27	05/22	8432	THE HOME DEPOT #6365 JACKSONVILLE FL	$118.37	
05/27	05/23	4937	THE HOME DEPOT #6365 JACKSONVILLE FL	$30.70	
05/27	05/23	5546	THE HOME DEPOT #6365 JACKSONVILLE FL	$16.88	
05/29	05/28	7110	AMAZON MKTPL*N64YR3L62 Amzn.com/bill WA	$87.99	
05/30	05/29	3552	AMAZON MKTPL*NN2JC7V20 Amzn.com/bill WA	$34.95	
05/30	05/29	4521	AMAZON MKTPL*NN8NU9BH1 Amzn.com/bill WA	$115.00	
05/30	05/29	9290	AMAZON MKTPL*NN5LX98W1 Amzn.com/bill WA	$158.00	
05/30	05/30	8945	AMAZON MKTPL*N63123E72 Amzn.com/bill WA	$297.99	
06/02	05/29	6357	THE HOME DEPOT #6365 JACKSONVILLE FL	$159.00	
06/04	06/03	2269	AMAZON MKTPL*N66UX93I0 Amzn.com/bill WA	$37.99	
06/12	06/11	3910	AMAZON MKTPL*NH5EN62T0 Amzn.com/bill WA	$26.72	
06/12	06/11	2117	AMAZON MKTPL*NA7CL9GU2 Amzn.com/bill WA	$33.09	
06/20	06/18	5161	BJS FUEL #9108 JACKSONVILLE FL	$20.03	
06/20	06/18	6003	AMAZON MKTPL*NO19F2CF1 Amzn.com/bill WA	$47.09	
06/20	06/18	2687	AMAZON MKTPL*NO0J92V12 Amzn.com/bill WA	$154.99	
06/20	06/19	7875	AMAZON MKTPL*NA2482YB0 Amzn.com/bill WA	$18.69	
06/20	06/19	7364	SP - POOL SUPPLY DEPOT POOLSUPPLYDEP NV	$249.99	
06/23	06/20	9424	THE HOME DEPOT #6365 JACKSONVILLE FL	$13.94	
06/25	06/24	0193	AMAZON MKTPL*NQ2BC1O91 Amzn.com/bill WA	$67.95	
06/25	06/24	8037	AMAZON MKTPL*NO0HP1YV1 Amzn.com/bill WA	$67.89	
			TOTAL THIS PERIOD	**$1,757.25**	

Continued on Next Page

BEACH CDD
RONALD W ZASTROCKY (CPN 002750410)

Cardmember Service 1-866-485-4545

2025 Totals Year-to-Date	
Total Fees Charged in 2025	$0.00
Total Interest Charged in 2025	$0.00

Company Approval

(This area for use by your company)

Signature/Approval: _____ Accounting Code: _____

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	$0.00	$0.00		$0.00	0.00%	
**PURCHASES	$0.00	$0.00		$0.00	0.00%	
**ADVANCES	$0.00	$0.00		$0.00	0.00%	

Contact Us

Phone

Voice: 1-866-485-4545
TDD: 1-888-352-6455
Fax: 1-866-807-9053

Questions

Cardmember Service
P.O. Box 6353
Fargo, ND 58125-6353

Mail payment coupon with a check

U.S. Bank
P.O. Box 790408
St. Louis, MO 63179-0408

Online

usbank.com

End of Statement

Upcoming changes:

We are making platform updates starting 7/6/25 and your rewards will be available again as soon as those updates are complete, with the latest date being mid-July.

June 2025 Statement

Open Date: 05/24/2025 Closing Date: 06/25/2025

Account: 4798 5319 4145 1058

U.S. Bank Visa® Rewards Community Card
BEACH CDD
OLIVER E INGRAM (CPN 002750410)

Cardmember Service 1-866-485-4545
BUS 30 USB 15

New Balance	**$0.00**
Minimum Payment Due	**$0.00**
Payment Due Date	**07/22/2025**

Activity Summary

Previous Balance		$0.00
Payments		$0.00
Other Credits		$0.00
Purchases	+	$2,495.63
Balance Transfers		$0.00
Advances		$0.00
Other Debits		$0.00
Fees Charged		$0.00
Interest Charged		$0.00
New Balance	**=**	**$0.00**
Past Due		**$0.00**
Minimum Payment Due		**$0.00**
Credit Line		$5,000.00
Available Credit		$5,000.00
Days in Billing Period		33

Payment Options:

Mail payment coupon with a check

Pay online at usbank.com

Pay by phone 1-866-485-4545

Pay at your local U.S. Bank branch

This is not a bill, do not remit payment.

CPN 002750410

24-Hour Cardmember Service: 1-866-485-4545

. to pay by phone
. to change your address

106481403841483 X

BEACH CDD
OLIVER E INGRAM
12788 MERITAGE BLVD
JACKSONVILLE FL 32246-0705

THIS IS NOT A BILL.

This memo statement only reflects the current activity on your account. An invoice has been sent to the applicable central billing account for the company.

Thank you.

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or write to us at: Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Important Information Regarding Your Account

1. **INTEREST CHARGE:** Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the **INTEREST CHARGE** by multiplying the applicable Daily Periodic Rate (**"DPR"**) by the Average Daily Balance (**"ADB"**) (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the **ADB** separately for the Purchases, Advances and Balance Transfer categories. To get the **ADB** in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the **ADB** of your Account that accrues interest and will reduce the amount of credit available to you.To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the ADB calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the **ADB** calculation.
2. **Payment Information:** We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at U.S. Bank National Association, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional interest charges, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Cardmember Service for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.
3. **Credit Reporting:** We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.

BEACH CDD
OLIVER E INGRAM (CPN 002750410)

Cardmember Service 1-866-485-4545

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Skip the mailbox. Switch to e-statements and securely access your statements online. Get started at usbank.com/login.

We have made changes to the Arbitration Agreement in your account agreement and the Rewards Forfeiture language. Please visit mycardgtb.com/USBNotification to review the changes. If you have any questions, call the number on the back of your card.

Transactions

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
05/27	05/23	3246	BJS WHOLESALE #0108 JACKSONVILLE FL	$341.35	
05/27	05/23	5954	COSTCO WHSE#1294 JACKSONVILLE FL	$501.95	
05/27	05/23	5751	PUBLIX #644 JACKSONVILLE FL	$49.95	
05/27	05/24	9892	PUBLIX #644 JACKSONVILLE FL	$8.38	
05/27	05/27	5895	AMAZON MKTPL*NN5FH3ZB1 Amzn.com/bill WA	$159.35	
06/02	05/30	3426	COSTCO WHSE #0357 JACKSONVILLE FL	$355.17	
06/02	05/30	0107	PUBLIX #644 JACKSONVILLE FL	$52.31	
06/04	06/03	9020	WAL-MART #1172 JACKSONVILLE FL	$10.91	
06/05	06/04	7734	Amazon.com*N67RC71Z0 Amzn.com/bill WA	$16.05	
06/06	06/05	0050	COSTCO WHSE#1294 JACKSONVILLE FL	$206.62	
06/09	06/06	1742	PUBLIX #644 JACKSONVILLE FL	$21.56	
06/09	06/08	9221	PUBLIX #644 JACKSONVILLE FL	$27.20	
06/12	06/11	2259	NTLREST SERVSAFE 312-7151010 IL	$30.00	
06/12	06/11	7901	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	$300.00	
06/12	06/11	7919	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	$250.00	
06/17	06/16	0021	EIG*CONSTANTCONTACT.CO 855-2295506 MA	$66.11	
06/23	06/21	1350	PRIMO BRANDS/WATERSERV 800-274-5282 CA	$53.82	
06/25	06/24	9339	AMAZON MKTPL*NQ61P5GO2 Amzn.com/bill WA	$44.90	
			TOTAL THIS PERIOD	**$2,495.63**	

2025 Totals Year-to-Date	
Total Fees Charged in 2025	$0.00
Total Interest Charged in 2025	$0.00

Company Approval *(This area for use by your company)*

Signature/Approval: _____ Accounting Code: _____

Continued on Next Page

BEACH CDD
OLIVER E INGRAM (CPN 002750410)

Cardmember Service 1-866-485-4545

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

****APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	$0.00	$0.00		$0.00	0.00%	
**PURCHASES	$0.00	$0.00		$0.00	0.00%	
**ADVANCES	$0.00	$0.00		$0.00	0.00%	

Contact Us

Phone
Voice: 1-866-485-4545
TDD: 1-888-352-6455
Fax: 1-866-807-9053

Questions
Cardmember Service
P.O. Box 6353
Fargo, ND 58125-6353

Mail payment coupon with a check
U.S. Bank
P.O. Box 790408
St. Louis, MO 63179-0408

Online
usbank.com

End of Statement

Upcoming changes:

We are making platform updates starting 7/6/25 and your rewards will be available again as soon as those updates are complete, with the latest date being mid-July.

BNY Mellon

Trustee Bank Statements
July 2025

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

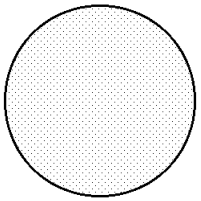
Account 00014861 Base Currency = USD
BEACH CDD 2024 ACQ AND CONST FD

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019375 n 006044 a 02 t DOM i WI s 23,344

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019375 n 006044 a 02 t DOM i WI s 23,345

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

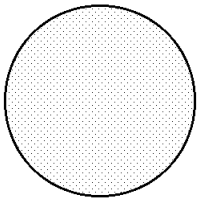
Account 00171168 Base Currency = USD
BEACH CDD 2015A ACQ CONST SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027347 n 014016 a 02 t DOM i WI s 57,222

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027347 n 014016 a 02 t DOM i WI s 57,223

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

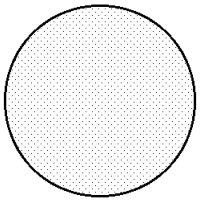
Account 00014865 Base Currency = USD
BEACH CDD 2024 DEBT SERV AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019376 n 006045 a 02 t DOM i WI s 23,346

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019376 n 006045 a 02 t DOM i WI s 23,347

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

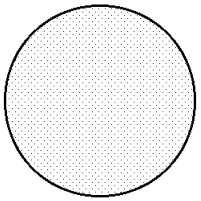
Account 00171170 Base Currency = USD
BEACH CDD 2015A SINKING FUND ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	19.19
100%	**TOTAL OF ALL INVESTMENTS**	**19.19**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	19.19	19.19	0.00	0.00	0.00 %
ACCOUNT TOTALS	**19.19**	**19.19**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	18.31	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	170,023.34
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	170,018.31
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	18.31-	170,041.53-

e 027348 n 014017 a 02 t DOM i WI s 57.224

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
PURCHASES	0.00	0.00	0.00	0.00	170,000.12-
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027348 n 014017 a 02 t DOM i WI s 57,225

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
19.190	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	19.19	19.19	1.00000	0.00	0.00	0.00%
Total EQUITY			**19.19**	**19.19**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**19.19**	**19.19**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 19.19

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027348 n 014017 a 02 t DOM i WI s 57,226

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

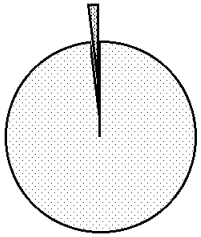
Account 00014867 Base Currency = USD
BEACH CDD 2024 INTEREST AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	22.33
<1%	CASH AND SHORT TERM	0.01
100%	**TOTAL OF ALL INVESTMENTS**	**22.34**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	22.33	22.33	0.00	0.00	0.00 %
CASH AND SHORT TERM	0.01	0.01	0.00	0.00	0.00 %
ACCOUNT TOTALS	**22.34**	**22.34**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	36.88	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	485.73	200,964.42
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	199,797.63

e 019378 n 006047 a 02 t DOM i WI s 23,351

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	485.73 -	200,964.42 -
PURCHASES	0.00	0.00	0.00	36.88 -	199,797.63 -
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019378 n 006047 a 02 t DOM i WI s 23,352

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
22.330	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	22.33	22.33	1.00000	0.00	0.00	0.00%
Total EQUITY			**22.33**	**22.33**		**0.00**	**0.00**	**0.00%**
CASH AND SHORT TERM								
0.010	DREYFUS TREASURY SECURITIES CM 674 CUSIP: X9USDDTPC	1.00000	0.01	0.01	1.00000	0.00	0.00	0.00%
Total CASH AND SHORT TERM			**0.01**	**0.01**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**22.34**	**22.34**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 22.34

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019378 n 006047 a 02 t DOM i WI s 23,353

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

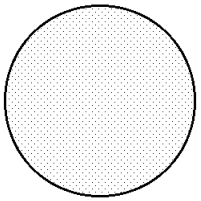
Account 00171175 Base Currency = USD
BEACH CDD 2015A OPT REDEMPT SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.27
100%	**TOTAL OF ALL INVESTMENTS**	**1.27**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.27	1.27	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.27**	**1.27**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	0.27
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	0.00	0.27 -

e 027352 n 014021 a 02 t DOM i WI s 57,235

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027352 n 014021 a 02 t DOM i WI s 57,236

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.270	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.27	1.27	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.27**	**1.27**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.27**	**1.27**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.27

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027352 n 014021 a 02 t DOM i WI s 57,237

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

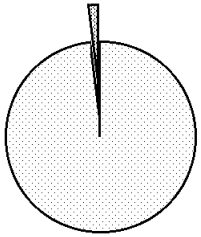
Account 00014866 Base Currency = USD
BEACH CDD 2024 SNK FD AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	29.36
<1%	CASH AND SHORT TERM	0.01
100%	**TOTAL OF ALL INVESTMENTS**	**29.37**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	29.36	29.36	0.00	0.00	0.00 %
CASH AND SHORT TERM	0.01	0.01	0.00	0.00	0.00 %
ACCOUNT TOTALS	**29.37**	**29.37**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	28.37	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	28.36	265,000.00
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	265,000.00

e 019377 n 006046 a 02 t DOM i WI s 23,348

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	28.36 -	265,000 .00 -
PURCHASES	0.00	0.00	0.00	28.37 -	265,000 .00 -
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019377 n 006046 a 02 t DOM i WI s 23,349

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
29.360	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	29.36	29.36	1.00000	0.00	0.00	0.00%
Total EQUITY			**29.36**	**29.36**		**0.00**	**0.00**	**0.00%**
CASH AND SHORT TERM								
0.010	DREYFUS TREASURY SECURITIES CM 674 CUSIP: X9USDDTPC	1.00000	0.01	0.01	1.00000	0.00	0.00	0.00%
Total CASH AND SHORT TERM			**0.01**	**0.01**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**29.37**	**29.37**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 29.37

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019377 n 006046 a 02 t DOM i WI s 23,350

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

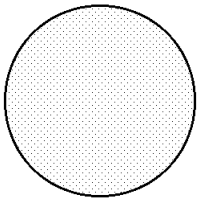
Account 00171171 Base Currency = USD
BEACH CDD 2015A INTEREST ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	22.59
100%	**TOTAL OF ALL INVESTMENTS**	**22.59**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	22.59	22.59	0.00	0.00	0.00 %
ACCOUNT TOTALS	**22.59**	**22.59**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	21.71	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	201,809.40
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	201,801.71
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	21.71-	201,830.99-

e 027349 n 014018 a 02 t DOM i WI s 57.227

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
PURCHASES	0.00	0.00	0.00	0.00	201,780.12-
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027349 n 014018 a 02 t DOM i WI s 57,228

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
22.590	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	22.59	22.59	1.00000	0.00	0.00	0.00%
Total EQUITY			**22.59**	**22.59**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**22.59**	**22.59**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 22.59

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027349 n 014018 a 02 t DOM i WI s 57,229

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

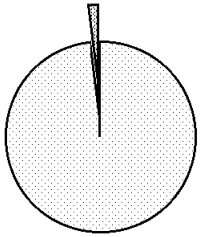
Account 00014869 Base Currency = USD
BEACH CDD 2024 PREPAY SUBAC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	14,494.39
<1%	CASH AND SHORT TERM	4.63
100%	**TOTAL OF ALL INVESTMENTS**	**14,499.02**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	14,494.39	14,494.39	0.00	0.00	0.00 %
CASH AND SHORT TERM	4.63	4.63	0.00	0.18	3.89 %
ACCOUNT TOTALS	**14,499.02**	**14,499.02**	**0.00**	**0.18**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	4.63	0.00	0.00	4.63	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	14,493.39
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	14,493.39

e 019380 n 006049 a 02 t DOM i WI s 23,356

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	0.00	14,493.39-
PURCHASES	4.63-	0.00	0.00	4.63-	14,493.39-
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019380 n 006049 a 02 t DOM i WI s 23,357

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
14,494.390	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	14,494.39	14,494.39	1.00000	0.00	0.00	0.00%
Total EQUITY			**14,494.39**	**14,494.39**		**0.00**	**0.00**	**0.00%**
CASH AND SHORT TERM								
4.630	DREYFUS TREASURY SECURITIES CM 674 CUSIP: X9USDDTPC	1.00000	4.63	4.63	1.00000	0.00	0.18	3.89%
Total CASH AND SHORT TERM			**4.63**	**4.63**		**0.00**	**0.18**	**3.89%**
ACCOUNT TOTALS			**14,499.02**	**14,499.02**		**0.00**	**0.18**	**0.00%**

Total Market Value Plus Total Accrued Income 14,499.02

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
07/01/25	**ACCOUNT OPENING PERIOD BALANCE**	**0.00**	**0.00**	**14,494.39**	
07/02/25	Purchase DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 07/02/25 SET/DATE 07/02/25 CUSIP X9USDDTPCI 4.630 SHARES	4.63-	0.00	4.63	0.00
07/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 07/02/25 SET/DATE 07/02/25 CUSIP X9USDDTPC	4.63	0.00	0.00	0.00
07/02/25	**ACCOUNT CLOSING DAILY BALANCE**	**0.00**	**0.00**	**14,499.02**	**0.00**
07/31/25	**ACCOUNT CLOSING PERIOD BALANCE**	**0.00**	**0.00**	**14,499.02**	**0.00**

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

e 019380 n 006049 a 02 t DOM i WI s 23,358

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019380 n 006049 a 02 t DOM i WI s 23,359

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

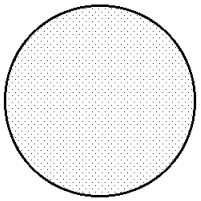
Account 00171172 Base Currency = USD
BEACH CDD 2015A REDEMPTION ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027350 n 014019 a 02 t DOM i WI s 57,230

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027350 n 014019 a 02 t DOM i WI s 57,231

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

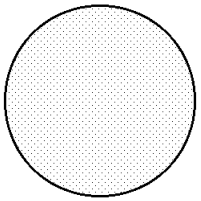
Account 00014868 Base Currency = USD
BEACH CDD 2024 REDEMP AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019379 n 006048 a 02 t DOM i WI s 23,354

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019379 n 006048 a 02 t DOM i WI s 23,355

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

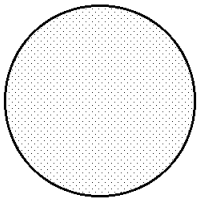
Account 00171173 Base Currency = USD
BEACH CDD 2015A PREPAYMENT SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.54
100%	**TOTAL OF ALL INVESTMENTS**	**1.54**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.54	1.54	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.54**	**1.54**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	14.52	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	6,563.94
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	5,014.52
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	14.52 -	6,564.48 -

e 027351 n 014020 a 02 t DOM i WI s 57,232

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
PURCHASES	0.00	0.00	0.00	0.00	5,013.98-
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027351 n 014020 a 02 t DOM i WI s 57,233

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.540	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.54	1.54	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.54**	**1.54**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.54**	**1.54**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.54

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027351 n 014020 a 02 t DOM i WI s 57,234

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

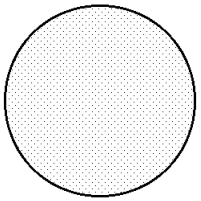
Account 00014870 Base Currency = USD
BEACH CDD 2024 OPT REDEMP SUBAC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019381 n 006050 a 02 t DOM i WI s 23,360

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019381 n 006050 a 02 t DOM i WI s 23,361

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

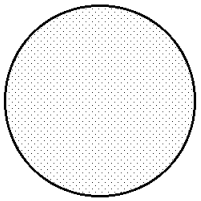
Account 00171177 Base Currency = USD
BEACH CDD 2015A REVENUE ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	210,656.16
100%	**TOTAL OF ALL INVESTMENTS**	**210,656.16**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	210,656.16	210,656.16	0.00	0.00	0.00 %
ACCOUNT TOTALS	**210,656.16**	**210,656.16**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	305.68	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	35,536.34
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	2,034,011.34
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	305.68 -	2,069,242.07 -

e 027353 n 014022 a 02 t DOM i WI s 57,238

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
PURCHASES	0.00	0.00	0.00	0.00	305.61 -
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027353 n 014022 a 02 t DOM i WI s 57,239

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
210,656.160	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	210,656.16	210,656.16	1.00000	0.00	0.00	0.00%
Total EQUITY			**210,656.16**	**210,656.16**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**210,656.16**	**210,656.16**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 210,656.16

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
07/01/25	**ACCOUNT OPENING PERIOD BALANCE**	**0.00**	**0.00**	**209,885.30**	
07/03/25	Receive FLORIDA PRIME SERIES 2015 /IAS/INTEREST EARNED IN JUNE 2025 F /IAS/OR BEACH CDD 3RD SUPP, SER 201 /IAS/5A TRADE DATE 07/03/25 SET/DATE 07/03/25 CUSIP MM005Y71H 770.860 SHARES	0.00	0.00	770.86	0.00
07/03/25	**ACCOUNT CLOSING DAILY BALANCE**	**0.00**	**0.00**	**210,656.16**	**0.00**
07/31/25	**ACCOUNT CLOSING PERIOD BALANCE**	**0.00**	**0.00**	**210,656.16**	**0.00**

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

e 027353 n 014022 a 02 t DOM i WI s 57,240

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027353 n 014022 a 02 t DOM i WI s 57,241

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

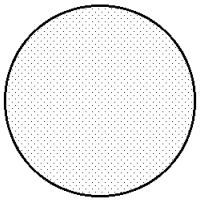
Account 00014872 Base Currency = USD
BEACH CDD 2024 RESERVE AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	165,209.23
100%	**TOTAL OF ALL INVESTMENTS**	**165,209.23**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	165,209.23	165,209.23	0.00	0.00	0.00 %
ACCOUNT TOTALS	**165,209.23**	**165,209.23**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	1,589.77	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	2,806.32	164,771.10
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	2,806.32 -	164,771.10 -
PURCHASES	0.00	0.00	0.00	1,589.77 -	0.00

e 019382 n 006051 a 02 t DOM i WI s 23,362

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019382 n 006051 a 02 t DOM i WI s 23,363

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
165,209.230	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	165,209.23	165,209.23	1.00000	0.00	0.00	0.00%
Total EQUITY			**165,209.23**	**165,209.23**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**165,209.23**	**165,209.23**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 165,209.23

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019382 n 006051 a 02 t DOM i WI s 23,364

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

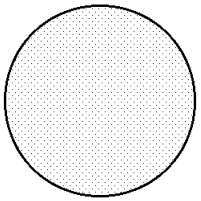
Account 00171178 Base Currency = USD
BEACH CDD 2015A REBATE ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 027354 n 014023 a 02 t DOM i WI s 57,242

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 027354 n 014023 a 02 t DOM i WI s 57,243

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

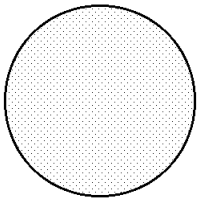
Account 00014875 Base Currency = USD
BEACH CDD 2024 REVENUE AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	190,274.04
100%	**TOTAL OF ALL INVESTMENTS**	**190,274.04**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	190,274.04	190,274.04	0.00	0.00	0.00 %
ACCOUNT TOTALS	**190,274.04**	**190,274.04**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
DIVIDENDS	0.00	0.00	0.00	81.77	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	131.29	16,231.08
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	2,363,775.15
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	131.29 -	2,371,704.03 -

e 019383 n 006052 a 02 t DOM i WI s 23,365

Summary of Cash Transactions by Transaction Category - Continued

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
PURCHASES	0.00	0.00	0.00	81.77 -	8,302.20 -
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019383 n 006052 a 02 t DOM i WI s 23,366

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	AGM MUNI BND POLICY BEACH CDD 2024 CUSIP: MM005GJRJ	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
190,273.040	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	190,273.04	190,273.04	1.00000	0.00	0.00	0.00%
Total EQUITY			**190,274.04**	**190,274.04**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**190,274.04**	**190,274.04**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 190,274.04

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
07/01/25	**ACCOUNT OPENING PERIOD BALANCE**	**0.00**	**0.00**	**188,934.41**	
07/03/25	Receive FLORIDA PRIME SERIES 2024 /IAS/INTEREST EARNED IN JUNE 2025 TRADE DATE 07/03/25 SET/DATE 07/03/25 CUSIP MM005Y71M 1,339.630 SHARES	0.00	0.00	1,339.63	0.00
07/03/25	**ACCOUNT CLOSING DAILY BALANCE**	**0.00**	**0.00**	**190,274.04**	**0.00**
07/31/25	**ACCOUNT CLOSING PERIOD BALANCE**	**0.00**	**0.00**	**190,274.04**	**0.00**

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

e 019383 n 006052 a 02 t DOM i WI s 23,367

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

e 019383 n 006052 a 02 t DOM i WI s 23,368

Account Statement

Statement Period 07/01/2025 Through 07/31/2025

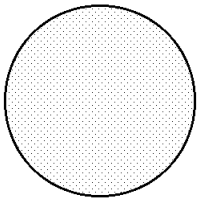
Account 00014878 Base Currency = USD
BEACH CDD 2024 REBATE AC

CLIENT SERVICE MANAGER: CAROLINE COWART
4655 SALISBURY RD STE 300
AIM-324-0000
JACKSONVILLE, FL 32256
904-645-1919
CAROLINE.COWART@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at www.bny.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	**TOTAL OF ALL INVESTMENTS**	**1.00**

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	**1.00**	**1.00**	**0.00**	**0.00**	**0.00 %**

Summary of Cash Transactions by Transaction Category

	Current Period			Year-to-Date	
Transaction Category	**Income**	**Principal**	**Realized Gains/Losses**	**Income**	**Principal**
OPENING BALANCE	**0.00**	**0.00**		**0.00**	**0.00**
CLOSING BALANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

e 019384 n 006053 a 02 t DOM i WI s 23,369

Statement Period 07/01/2025 Through 07/31/2025
Account 00014878 Base Currency = USD
BEACH CDD 2024 REBATE AC

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**
ACCOUNT TOTALS			**1.00**	**1.00**		**0.00**	**0.00**	**0.00%**

Total Market Value Plus Total Accrued Income 1.00

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses

No Transactions This Period

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 * Long Term: 0.00 *

* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

Return to Agenda

e 019384 n 006053 a 02 t DOM i WI s 23,370

EXHIBIT 19

Integrated Access Solutions, LLC

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

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

INVOICE

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

INVOICE	4432
DATE	07/24/2025
TERMS	Due on receipt
DUE DATE	07/24/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2025	Technicians Notes	Tech called out for the call box not being able to call out. The wire had broken off the terminal for the phone line. After hooking it back up everything works as it should. The A button is sticking. We will need to just go ahead and order them new buttons. They probably need to be quoted for a new plexiglass on the inside that shows the screen it is in bad shape. It probably wouldn't be a bad idea to go ahead and get a new keypad also.	1	0.00	0.00T
	Door King Lighted Keypad Upgrade Kit with A,Z and Call Buttons		1	275.40	275.40T
	Clear Window Display for DKS 1835		1	48.69	48.69T
	Labor		2	170.00	340.00T

Contact Integrated Access Solutions, LLC to pay.
Payment Due upon Receipt of Invoice.

SUBTOTAL	664.09
TAX	0.00
TOTAL	664.09
BALANCE DUE	**$664.09**

Return to Agenda

EXHIBIT 20

Amenity Manager:

Salary position

Works out of Breezeway office. Checks in residents. All car decals and key cards done out of this office. (9am-10pm Thursday – Saturday unless event going on) When needed in Amenities can walk over.

Can work on website, newsletter, work with assigned contractors (Cleaning, pest)

Can document, organize and manage warrantees, handle all complaints within 72 hours.

Prepare reports.

Walk property minimum of 3 times a day (tennis, basketball, pools, fitness center)

Hours 9-5 Tuesday – Saturday Total of 40 hours. Would not need to attend events.

Call into meetings- Does not need to attend unless requested by board.

Lifestyle Coordinator:

Full time hourly position.

Plans events, organizes, shops and sets up. Set up will be with help of Assistant. Event and Takedown also with help of Assistant. Shopping for events, ordering supplies, décor for holiday. Keeps event calendar.

Helps with newsletter. Sends eblasts to residents.

In charge of rentals. Cleanliness of Amenity Center- (Kitchen and Storage)

Key cards and Decals- help or taking out of system.

	Normal Hours:	Event Hours	Hours
Wednesday	10-6	10-6	8
Thursday	10-6	10-6	8
Friday	10-6	2-10	8
Saturday	10-6	2-10	8
Sunday	12-6	12-6	6
Total			38

This leaves time to shop for events.

Assistant Amenity Manager:

Part time hourly position. Max 30 hours a week.

Hopefully a college student going into hospitality. I would love to see a working relationship with colleges to get students involved in their chosen field. I believe it could be beneficial to Management Co. and Tamaya. We might even get free help so students can get experience. Would be good to be able to write letters of recommendations for their time. Don't know if we could possibly do internships for students.

Will work with Lifestyle coordinator Friday-Sunday 3-6 or till end of event. Will help with planning, set-up and clean up. Hopefully they could work on additional plans while in breezeway checking in residents.

Checks in at breezeway 6pm-10pm Monday, Thursday-Sunday

Would be doing jobs of breezeway staff when checking in residents.

Hours

Monday	6pm-10pm	4 hrs	
Thursday	6pm-10pm	4hrs	
Friday	3pm-10pm	7hrs	29 total hours but could add an extra hour for additional clean up if needed
Saturday	3pm-10pm	7hrs	
Sunday	3pm-10pm	7hrs	

Return to Agenda

EXHIBIT 21

AGREEMENT FOR PROPERTY MANAGEMENT SERVICES

Between
BEACH COMMUNITY DEVELOPMENT DISTRICT
And
VESTA PROPERTY SERVICES, INC.
Effective Date: This Agreement is made and entered into as of this _____ day of _____, 2025.

TABLE OF CONTENTS

1. PARTIES AND RECITALS
   1.1. Parties to the Agreement
   1.2. Recitals
2. **DEFINITIONS**
3. **INCORPORATION OF RECITALS**
4. **TERM OF AGREEMENT**
5. **ENGAGEMENT OF SERVICES**
6. SCOPE OF SERVICES
   6.1. General Responsibilities and Standards of Performance
   6.2. Staffing Provisions and Requirements
   6.3. Amenity/Lifestyle Management Services
   6.3.1. Operational Management
   6.3.2. Customer Service and Resident Relations
   6.3.3. Rules Enforcement
   6.3.4. Reporting and Documentation
   6.3.5. Events Management and Community Programming
   6.3.6. Facility Rentals
   6.3.7. Communications
   6.3.8. Board and District Manager Assistance
   6.3.9. Financial Administration
   6.4. Field Operations Management Services
   6.4.1. Swimming Pools, Pool Deck, and Entry Fountain
   6.4.2. Tennis Courts
   6.4.3. Seasonal Decorations
   6.4.4. Hurricane and Inclement Weather Preparedness
   6.4.5. Irrigation System Management
   6.4.6. Purchasing and Financial Administration
   6.4.7. Inspections and General Maintenance
   6.4.8. Vendor Management
   6.4.9. Ancillary Cleaning Duties

6.4.10. Reporting and Record Keeping
6.4.11. Capital Item Management
6.4.12. Special Projects
6.4.13. Emergency Response
6.5. Breezeway Staff Duties
6.5.1. Beginning of Shift Procedures
6.5.2. In-Shift Responsibilities
6.5.3. End of Shift and Closing Procedures
7. **COMPENSATION**
8. **CONTRACTOR HIRING PROCEDURES**
9. **GENERAL PROVISIONS**
10. **REVENUES FOR FACILITIES PROGRAMMING**
11. **CARE OF THE PROPERTY**
12. **COMPLIANCE WITH GOVERNMENTAL REGULATIONS**
13. **INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS**
14. **TERMINATION OF AGREEMENT**
15. **INSURANCE REQUIREMENTS**
16. **INDEMNIFICATION**
17. **DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE**
18. **ENFORCEMENT OF AGREEMENT**
19. **ENTIRE AGREEMENT**
20. **AMENDMENTS**
21. **AUTHORIZATION**
22. **NOTICES**
23. **THIRD-PARTY BENEFICIARIES**
24. **ASSIGNMENT**
25. **CONTROLLING LAW AND VENUE**
26. **COMPLIANCE WITH PUBLIC RECORDS LAWS**
27. **SEVERABILITY**
28. **HEADINGS FOR CONVENIENCE ONLY**
29. **COUNTERPARTS**
30. **NEGOTIATION AT ARM'S LENGTH**
31. **LIMITATIONS ON GOVERNMENTAL LIABILITY**
32. **INDEPENDENT CONTRACTOR STATUS**
33. **E-VERIFY REQUIREMENTS**
34. **TRANSITION SERVICES**
35. **OWNERSHIP AND ACCESS TO RECORDS**
36. **SUBCONTRACTORS**
37. **FORCE MAJEURE**
38. **SIGNATURES**

1. PARTIES AND RECITALS

1.1. Parties to the Agreement

This Agreement for Property Management Services (the “Agreement”) is made and entered into as of the effective date first written above, by and between:

- **Beach Community Development District** (“District”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o District Manager, Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746.
- **Vesta Property Services, Inc.** (“Contractor”), a Florida corporation with offices located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202.

The District and the Contractor may be referred to collectively herein as the "Parties."

1.2. Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and
WHEREAS, the District financed, constructed, owns, maintains, and operates recreational facilities consisting of improvements such as, but not limited to, fitness facilities, pools, a covered outdoor space/sports complex, playgrounds, parks, and tennis courts (collectively, the “Facilities”); and
WHEREAS, the District desires to hire an independent contractor to provide management, oversight, operation, and maintenance of the Facilities; and
WHEREAS, Contractor has professional experience, knowledge, and training in the management and operation of recreation facilities, including but not limited to aquatic management and field operation maintenance experience, and is willing to provide such management, oversight, operation, and maintenance services to the District in accordance with this Agreement; and
WHEREAS, the District and Contractor desire to enter into an agreement for the provision of said services as described in this Agreement (the "Services" or the "Scope of Services").
NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

2. DEFINITIONS

For the purposes of this Agreement, the following terms shall have the meanings ascribed to them below:

- **"Board"** shall mean the Board of Supervisors of the Beach Community Development District.
- **"District Manager"** shall mean the individual or entity contracted by the District to serve as its manager pursuant to Chapter 190, Florida Statutes.

- **"Facilities"** shall mean all recreational facilities and associated common areas owned, operated, and maintained by the District, including but not limited to the fitness facilities, pools, pool slide, splash pad, covered outdoor space/sports complex, playgrounds, parks, tennis courts, and the entry fountain.
- **"Services"** or **"Scope of Services"** shall mean all duties, responsibilities, and work to be performed by the Contractor as exhaustively detailed in Section 6 of this Agreement.
- **"Staff"** shall mean all employees of the Contractor assigned to perform the Services under this Agreement.

3. INCORPORATION OF RECITALS

The recitals stated above in Section 1.2 are true and correct and by this reference are incorporated as a material part of this Agreement.

4. TERM OF AGREEMENT

This Agreement shall be in effect for a term beginning on **October 1, 2025,** and ending on **September 30, 2028,** with an option for two (2) subsequent one-year renewals upon mutual agreement. Notwithstanding the foregoing term, the Parties may elect to treat this Agreement as a continuing contract by extending it on the same terms as are set forth herein for periods after the ending date.

5. ENGAGEMENT OF SERVICES

The District agrees to engage Contractor to provide the Services detailed herein. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

6. SCOPE OF SERVICES

The Contractor shall provide the comprehensive management, operational, and maintenance services as set forth in this Agreement. The Parties acknowledge that this Scope of Services represents the minimum level of service required, and this Agreement may be amended to identify a more detailed scope.

6.1. General Responsibilities and Standards of Performance

- **Policy Enforcement:** All vendor employees must comply with and actively enforce the amenity policies established by the District.
- **Health and Safety:** Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public’s health, safety, and welfare and shall immediately address and correct such concerns.
- **Comprehensive Responsibility:** This provision is meant to be exhaustive, such that the Contractor shall be directly responsible for all management, operation, and

maintenance of the Facilities, whether the department is staffed by Contractor's employees, District employees, or another third-party contractor.

- **Vendor Coordination:** While it is expected that Contractor will effectively coordinate with other District vendors, Contractor shall not have oversight of the District's security provider.
- **Board Meeting Attendance:** The Amenity/Lifestyle Manager and/or Field Operations Manager shall attend the District's Board meetings as requested, shall prepare a report (or reports) and submit it to the District Manager prior to the Board meeting, and shall provide substantive updates and information, if any, along with budget or operational requests requiring Board action.
- **Revenue Remittance:** Should the Contractor generate any revenue associated with the operation of the District's Facilities, the Contractor shall remit any such revenue derived from income-generating services and programs to the District on at least a monthly basis, except as otherwise provided for in this Agreement. The Contractor shall keep a close accounting of all revenue and expenditures and submit paperwork to sufficiently support all monthly sales and revenue-sharing arrangements, as may be applicable.
- **No Use of District Resources for Other Business:** Contractor shall not use District employees (if any), District property, or any District hardware/facility for any work not directly related to the District, including any other off-site properties or in support of other Contractor-related businesses. District employees, if any, shall not be utilized for the provision of the Services set forth herein.
- **On-Call Management:** Contractor shall ensure at all times there is a manager assigned to on-call duty, including nights and weekends. The individual designated to be on-call or on-site for such after-hours time periods shall be communicated to onsite staff working during such time periods or to the District Manager, as applicable. There shall always be management oversight, availability, and communication.
- **Operating Hours:** Normal operating hours shall be those hours established and posted by the District, as may be amended from time to time. The operating hours shall be posted at the main entrance along with the phone number(s) for regular and emergency matters.
- **Budget Assistance:** Contractor shall assist the District Manager in preparing the annual budget for the Facilities, including providing estimates for staffing, programming, maintenance, and capital improvements. Contractor shall also provide updates or recommendations during the fiscal year if actual costs deviate from budgeted amounts.
- **Additional Services:** The District may elect to add additional services, including any necessary litigation support services, to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto.
- **Discontinuation of Services:** The District may discontinue all of the Services provided for herein pursuant to the termination provisions, or discontinue a portion of the services described herein immediately for cause or upon sixty (60) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.

6.2. Staffing Provisions and Requirements

- **Minimum Staffing Levels:** The Contractor agrees to maintain the following staffing, which may be modified by the Board at any point:
    - Amenity/Lifestyle Manager (Full-Time Employee - FTE)
    - Amenity/Lifestyle Staff (FTE)
    - Field Operations Manager (FTE)
    - Field Operations Staff (FTE)
    - Breezeway Staff (Part-time employees, hours limited to budgeted amounts)
- **Staff Reporting and Approval:** The Contractor's staff shall report directly to the District Manager. The individuals hired to fill the full-time positions listed above must be approved by the Board or the District Manager.
- **Background Checks and Drug Testing:** Contractor hereby acknowledges and agrees that it has or will obtain a drug test and a background check for all of its employees providing the Services under this Agreement and shall not assign any employee who fails to pass the drug test or any employee with any criminal history to provide the Services. Contractor shall provide the District with a copy of the drug test and the background check for any or all employees upon request within two (2) business days.
- **Training and Certifications:** Contractor shall ensure that all personnel assigned to the District receive appropriate training and certifications, including but not limited to: CPR and AED training, customer service, ServSafe, safety procedures, and any other certifications or training required by applicable law or deemed necessary by the District. Contractor shall maintain documentation of all employee training and certifications and provide such records to the District upon request.
- **Staffing Priority:** At all times during the operation of the Facilities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Facilities.
- **Vacation and Substitutes:** When the Contractor's staff is on vacation, the Contractor agrees to provide a substitute at no additional cost. The District and the Contractor agree to enforce for the Contractor's staff to take at least two weeks of vacation per calendar year.
- **Holidays:** The Parties agree for the Contractor's staff to have at least 10 holidays: New Year's Day, Martin Luther King Jr.'s Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day or Good Friday, Thanksgiving (2 days), and Christmas (2 days). If an employee works a holiday during the high season (Memorial Day, Independence Day, Labor Day), the holiday may be substituted for another day during the year.
- **Non-Compete:** The District may not employ or contract with any individual employed by the Contractor under this Agreement if such employment would be a violation of a non-compete agreement between the Contractor and its employee.

6.3. Amenity/Lifestyle Management Services

The Contractor shall be responsible, through the Amenity/Lifestyle Manager position, for overseeing Amenity/Lifestyle Staff and any part-time staff, managing resident relations,

coordinating with other outside entities as needed, interacting with the District's Board and District Manager, staffing private event rentals if staff is required, and for the design, promotion, and implementation of all events, programs, and classes. The Amenity/Lifestyle Manager shall assist the District with recommending, establishing, implementing, and ensuring compliance with rules and policies for the Facilities, budgeting accountability, and other matters of importance for efficient operation. The Amenity/Lifestyle Manager reports directly to the District Manager.

6.3.1. Operational Management

- **Daily Operations:** Comprehensively manage the day-to-day operations, organization of all activities, and interactions with residents and guests to ensure the seamless functioning of the Facilities.
- **Vendor Contract Management:** Assist in managing vendor contracts relating to the clubhouse and community assets by monitoring performance, coordinating schedules, and ensuring compliance with contract terms.
- **Staff Oversight and Training:** Oversee any assigned staff and provide them with all necessary training, performance feedback, and professional development to ensure a high standard of service.
- **Contractor Coordination:** Work with assigned contractors to enable the provision of quality service to the District, facilitating communication and site access.
- **Facility Appearance:** Ensure an immaculate overall appearance of the amenities through regular inspections and coordination with maintenance and janitorial staff.
- **Asset Management:** In concert with the Field Operations Manager, document, organize, and manage warranties, regular maintenance schedules, and inspections for the facilities (including but not limited to fire inspections, pest control, mechanical systems, security alarms).
- **Property Assessment:** Assist in assessing the condition of District property resulting from neglect, vandalism, and depreciation, and recommend corrective actions.
- **Access Control:** Issue access cards and update the security system as needed to maintain a secure environment for residents and guests.
- **Digital Presence:** Make regular and timely updates to resident databases and the amenity website to ensure information is current and accurate.

6.3.2. Customer Service and Resident Relations

- **Service Excellence:** Provide the best possible customer service to residents and guests to maintain a safe, welcoming, and comfortable environment.
- **Contractor Accommodation:** Accommodate assigned contractors so they may provide quality service to the community with minimal disruption.
- **Responsive Communication:** Respond to all resident requests, inquiries, and complaints within three (3) business days and provide an estimate for the completion time if an issue cannot be resolved immediately.

6.3.3. Rules Enforcement

- **Policy Knowledge:** Demonstrate full and current knowledge of the District's Amenity Facility Policies.
- **Consistent Enforcement:** Proactively and consistently enforce the District's Amenity Facility Policies to ensure a fair and orderly environment for all patrons.
- **Policy Communication:** Include links to the HOA rules and CDD Amenity Facility Policies at the bottom of each blast email to ensure resident awareness.

6.3.4. Reporting and Documentation

- **Incident Reports:** Prepare detailed incident or accident reports and forward them promptly to the District Manager.
- **Monthly Board Reports:** Prepare a comprehensive report for the monthly board meeting to include any necessary updates, a detailed listing of credit card expenses for the month with receipts attached, and a listing of all events with budget/actual cost/attendance data.

6.3.5. Events Management and Community Programming

- **Program Development:** Develop and coordinate a vibrant calendar of special events, programs, and recreational activities for the community, including family events, seasonal and holiday events, and small and large group events.
- **Volunteer Coordination:** Provide residents with the opportunity to volunteer at events, managing their recruitment, training, and coordination.
- **Minimum Event Schedule:** The following events will be held at a minimum, unless directed otherwise by the Board. If an event cannot proceed as planned, the Board shall be notified as soon as possible with an alternate suggestion.
    - Happy Hour (Monthly)
    - Story Time (Monthly)
    - Trivia Night (Quarterly)
    - Teen Event (Quarterly)
    - Wine Tasting (Quarterly)
    - Movie Night (A few times per year)
    - Potluck (A few times per year)
    - Garage Sale (Twice a year)
    - Reptile Show (Annually)
    - Casino Night (Annually)
    - Holiday Events (Halloween, Christmas, White Elephant, Valentine's, Easter Egg Hunt)
- **Revenue Collection:** Collect and record all revenue associated with events, including but not limited to donations, sponsorships, and admission fees, ensuring proper accounting and deposit.

6.3.6. Facility Rentals

- **Calendar Management:** Maintain the private events calendar for the clubhouse, ensuring it is accurate and up-to-date.

- **Rental Administration:** Complete private event rental forms, process security deposits, and manage check-in/out documentation and procedures.
- **Event Coordination:** Assist in pre-event coordination for rentals to ensure proper equipment set-up, staffing, pre- and post-maintenance, event monitoring, and security.
- **Rental Staffing:** Provide staffing for private event rentals if required. The Clubhouse 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 any needed security, additional onsite staff, and clean-up costs. The private event renter shall bear these costs, which are not covered in the budget or rental rates.

6.3.7. Communications

- **Monthly Newsletter:** Send out a monthly newsletter by the 1st of each month with activities for the upcoming month listed, including any available or approximate dates for future events for the following 2-3 months.
- **Event E-Blasts:** Send out at least one (1) e-blast email about each upcoming event, including Board meetings, at least seven (7) days prior to the event.
- **Board Meeting Agendas:** Include a link to the agenda in the e-blast email for each upcoming Board meeting.
- **Garage Sale Map:** Create and distribute a Google map for each garage sale at least one (1) day before the sale.
- **Ad Hoc Communications:** Create and distribute other emails to the community on an as-needed basis for important updates or announcements.

6.3.8. Board and District Manager Assistance

- **Fulfill Requests:** Assist with requests from the CDD Board of Supervisors and the District Manager in a timely and professional manner.
- **Chain of Command:** Refrain from following instructions or requests provided by individual board members that have not been approved by the Board or communicated through the District Manager.

6.3.9. Financial Administration

- **Quote Procurement:** Obtain quotes for services when directed by the District Manager or the Board.
- **Purchasing:** Purchase and display seasonal, event, and activity decorations in accordance with the approved budget.
- **Transaction Logging:** Maintain an Excel log of all cash and check transactions and submit it to the District Manager on a monthly basis.
- **Revenue Deposits:** Deposit revenues collected from events, sponsorships, rentals, etc., in a timely manner (at a minimum on a monthly basis).
- **Budget Adherence:** Adhere strictly to the approved District budget for all amenity and lifestyle-related expenditures.

6.4. Field Operations Management Services

Contractor shall provide a Field Operations Manager and Staff to ensure the meticulous upkeep of the Facilities and common areas. The Field Operations Manager will oversee maintenance-related vendors such as those providing landscaping, janitorial, and pond management, as well as those performing any repair work. The Field Operations Manager will oversee the Field Operations Staff and reports directly to the District Manager.

6.4.1. Swimming Pools, Pool Deck, and Entry Fountain

- **Certified Staff:** Ensure the assigned staff is CPO-certified and provides day-to-day maintenance of the amenity pool equipment, lap and recreational pools, pool slide, and splash pad in accordance with applicable regulations and best practices.
- **Daily Cleaning and Upkeep:** Blow off the pool deck, arrange furniture, pressure wash as needed, and empty and clean all trash receptacles. Manually skim strainer/drains daily.
- **Pool Vacuuming:** Utilize automated and handheld vacuums to regularly clean the pools (at least 3 times a week), ensuring one of these cleanings occurs on a Friday or Saturday each week.
- **Tile and Surface Maintenance:** Brush and scrub tiles along the waterline weekly to prevent algae and buildup.
- **Water Chemistry:** Maintain pH and chlorine levels within the ranges recommended by the Certified Pool Operator (CPO) Handbook (pH: 7.4–7.6; chlorine: 2–4 ppm). Ensure pool operations comply with all applicable Florida regulations, including Chapter 64E-9 of the Florida Administrative Code (e.g., check and record pH and chlorine levels daily, maintain pH between 7.2 and 7.8 and chlorine between 1 and 10, etc.).
- **Record Keeping:** Keep detailed chemical test logs during the term of this Agreement and for two (2) years thereafter.
- **Compliance Notification:** Promptly notify the District Manager if test results are outside of Florida Administrative Code ranges.
- **Chemical and Supplier Oversight:** Oversee the provision of pool chemicals and supervise the vendor/supplier to ensure quality and cost-effectiveness.
- **Filtration System Maintenance:** Operate and maintain the pool filtration and recirculation systems, including backwashing filters as needed, cleaning all filters and strainers, maintaining proper water levels, inspecting for leaks, ensuring controllers are working properly, and promptly notifying the District Manager of any necessary repairs or replacements.

6.4.2. Tennis Courts

- **Daily Brushing:** Brush courts regularly, with the goal of daily brushing, to maintain a consistent playing surface.
- **Weekly Rolling:** Roll courts at least weekly to compact the surface.
- **Algae Control:** Spray bleach for algae control weekly.
- **Irrigation Checks:** Check and adjust irrigation weekly.
- **Surface Maintenance:** Rake clay back into the playing area as needed and add new clay when necessary.

- **Equipment Upkeep:** Maintain windscreens and replace and adjust nets as needed.

6.4.3. Seasonal Decorations

- **Quote Procurement:** Obtain three (3) quotes by the August regular meeting for Christmas lights, unless permanent lights are installed.
- **Installation:** Install the Christmas tree and lights around Thanksgiving.

6.4.4. Hurricane and Inclement Weather Preparedness

- **Preparation:** Prepare the amenities center for inclement weather by securing furniture, rolling up windscreens at the tennis courts, and taking other necessary precautions.
- **Restoration:** Following an inclement weather event, restore facilities to their pre-storm condition by organizing furniture, unrolling and securing windscreens, and addressing any minor damage.

6.4.5. Irrigation System Management

- **Annual Inspection:** Attend the irrigation check in-person with the landscaping company at least once a year to ensure it is conducted properly.
- **Report Review:** Review monthly irrigation reports from the landscaping vendor to ensure inspections were conducted in a proper and thorough manner.
- **Cost Reduction:** Continuously attempt to reduce irrigation costs through optimization and efficiency measures.
- **Leak Repair:** Immediately address any reported leaks, broken sprinklers, or other system malfunctions.
- **Usage Tracking:** Utilize the Excel template provided by the District to enter and analyze monthly water usage by meter and investigate any unusual usage patterns.

6.4.6. Purchasing and Financial Administration

- **Quote Procurement:** Obtain quotes for services when directed by the District Manager or Board.
- **Supply Management:** Purchase, receive, and store maintenance products, supplies, and equipment with appropriate approval from the Board.
- **Expense Reporting:** Submit monthly receipts and invoices for supplies, consumables, and other items approved by the Board and purchased with the Beach CDD-supplied credit card.

6.4.7. Inspections and General Maintenance

- **Weekly Inspections:** Inspect District property and common areas at least weekly and report any issues to the District Manager and the appropriate vendor, if applicable.
- **Routine Tasks:** Perform routine maintenance tasks such as replacing light bulbs, touching up interior and exterior paint, and carrying out other minor repairs.
- **Signage and Fountain Maintenance:** Maintain street and informational signs and maintain the fountain at the Beach Blvd entrance.

- **Pressure Washing:** Perform minor pressure washing using equipment provided by the District. The District will hire a specialized pressure washing service provider for larger jobs.

6.4.8. Vendor Management

- **Quality Assurance:** Work with assigned contractors to ensure quality service is provided to the community in accordance with their contracts.
- **Contract Compliance:** Oversee goods and services delivered to the District to ensure that they are delivered in accordance with the contracts/agreements.

6.4.9. Ancillary Cleaning Duties

(Note: These tasks are not covered by the primary cleaning service contract and are the responsibility of the Contractor.)

- **Entire District:** Pick up debris and litter daily as needed.
- **Clubhouse:** Control cobwebs, inspect restrooms daily and restock supplies, ensure basic tidiness, and clean outdoor furniture regularly.
- **Outdoor Amenities:** For the parking lot, playground, tennis courts, pool deck, and basketball court: pick up litter, blow off debris, empty waste receptacles daily, and clean equipment, noting any safety or repair issues.

6.4.10. Reporting and Record Keeping

- **Water Usage Log:** Maintain an Excel spreadsheet with water usage by meter based on JEA monthly bills and review it monthly for any atypical usage.
- **Pressure Washing Inventory:** Maintain a pressure washing inventory listing with all District assets that require periodic pressure washing (item, last service date, vendor, and price should be listed).
- **Monthly Board Report:** Prepare the report for the monthly board meeting to include any necessary updates and a listing of credit card expenses for the month with the receipts attached.

6.4.11. Capital Item Management

- **Recommendations:** Provide recommendations to the Board on which items from the capital reserve plan need to be serviced or replaced in the near future and which ones could be postponed.
- **Quote Procurement:** Obtain at least three (3) quotes for each capital reserve line item that the Board requests.

6.4.12. Special Projects

- **Project Execution:** Pursue and manage special projects as directed by the Board (e.g., installing smart controllers and mini weather stations).

6.4.13. Emergency Response

- **After-Hours Calls:** Display flexibility in handling after-hours emergency calls, responding promptly and efficiently.
- **Customer Service:** Provide the best possible customer service to residents and guests during emergencies to maintain a safe and comfortable environment.
- **Incident Documentation:** Document and report all safety or security incidents or accidents and forward the reports to the Amenity/Lifestyle Manager and District Manager.
- **Work Order Management:** Process and manage work orders and update the Amenity/Lifestyle Manager with project status and completion.

6.5. Breezeway Staff Duties

Contractor shall provide “breezeway” staff to perform ID checks and other various duties. The Amenity/Lifestyle Manager will oversee the breezeway staff.

6.5.1. Beginning of Shift Procedures

- **Electronics Check:** Ensure all TVs at the gym are working and set to the correct, Board-approved channels. Ensure all applications (TEK Control, WiFi, cameras, etc.) are working correctly.
- **Restroom and Gym Check:** Check the restrooms to ensure cleanliness, remedy any deficiencies, and stock supplies. Check that paper towels and disinfectant spray bottles are replenished at the gym. This check must be repeated every 3 hours for shifts longer than 3 hours and marked on a special log upon completion.

6.5.2. In-Shift Responsibilities

- **Policy Enforcement:** Ensure that the District’s amenity policies are thoroughly and consistently enforced.
- **Access Control:** Greet each person entering the amenity center, ask for an ID (a picture of the ID saved on a phone is acceptable), and check if the person is listed as a current resident. Record the name, address, and any other significant information in a log. Handle patrons without an ID, minors, and guests according to the established protocol, ensuring guest limits (one for the gym, four for the pool) are followed.
- **Court Monitoring:** Walk to the tennis and basketball courts each time a new person is using the court (when possible) or at least every 60 minutes to ask for an ID. Record the name and address in a special log for tennis only. Report any refusal to provide an ID to the Amenity/Lifestyle Manager.
- **Event Monitoring:** Check the calendar for events/rentals and monitor the area for the enforcement of amenity policies. Ensure the area is cleaned up by residents at the end of any rental period.
- **Grounds Patrol:** Walk the grounds every 60 minutes to monitor for policy enforcement and pick up any trash or debris.
- **Camera Monitoring:** Monitor cameras throughout the shift for policy violations and address them as they occur.

- **Reporting Concerns:** Report any maintenance, cleaning, repair, or security concerns observed or reported by residents to the Field Operations Manager or Amenity/Lifestyle Managers immediately.
- **Emergency Reporting Protocol:** Report any safety concern or aggressive/violent behavior to the Amenity/Lifestyle Manager and call JSO. If the manager is not available, escalate the call to the District Manager, then the Contractor's regional manager, and finally the Contractor's after-hours emergency contact.
- **Pool Closing Notifications:** 45 minutes prior to sunset, notify residents and guests in the pool area that the pools will be closing in 15 minutes (30 minutes prior to sunset). In the final 15 minutes, close umbrellas, arrange pool furniture to a "resort ready" position, wipe down tables, pick up trash, and place lost items in the lost and found box.

6.5.3. End of Shift and Closing Procedures

- **Trash Removal:** Dump and take out trash from all gym and pool deck trash cans to designated areas.
- **Gym Cleaning:** Wipe off all gym equipment, ensuring no dust is present. Replenish paper towel baskets, check and change Clorox wipes dispensers, and replenish surface solution spray bottles. Put away any gym equipment not being used.
- **Vacuuming:** Vacuum the fitness center and carpets at the front and side entrances, and ensure the vacuum is returned to its charger.
- **Pool Area:** Remove any toys or floating items from the pool.
- **Final Sweeps:** Ensure all residents have left the premises (provide a 15-minute warning). Check all bathrooms to ensure they are empty and clean. Confirm there is no one on the pool deck or in the pool area before leaving.
- **Securing the Facility:** Check that the main office and Tamaya Hall doors are secured and locked. Lock the side door and the three back doors in the group fitness center. Ensure all lights are turned off.

7. COMPENSATION

Contractor shall be compensated in accordance with the following terms:

- **Cost-Plus Basis:** Contractor shall be compensated on a cost-plus 30% markup basis, with cost being limited to wages paid (including sick and holiday), employer taxes paid, workers' compensation, and benefits paid by the employer. The not-to-exceed amount for the fiscal year shall be limited to the amounts listed in the District's approved budget for that fiscal year.

Fiscal Year	Amenity Management	Field Management	Breezeway Staff	Lifeguards	Website	Annual Total
FY2025	$150,630	$171,452	$85,687	$27,658	$1,695	**$437,122**

Fiscal Year	Amenity Management	Field Management	Breezeway Staff	Lifeguards	Website	Annual Total
Proposed FY2026	$181,138	$178,310	$64,050	$29,594	$1,695	**$454,787**
Proposed FY2027	$188,384	$185,442	$66,612	$30,778	$1,695	**$472,911**
Proposed FY2028	$195,919	$192,860	$69,276	$32,009	$1,695	**$491,759**

- **Website Maintenance:** Contractor agrees to maintain a mobile-friendly amenity website for a fee of $1,700 per year, subject to an annual 3% increase.
- **Part-Time Staffing Adjustments:** The hours for the breezeway staff and lifeguards can be adjusted by the District at any time. The wages paid shall be limited to 120% of the minimum wage, though an increase may be approved by the Board. The Board has the right to remove breezeway staff at its discretion with 14 days' notice.
- **Employment Discretion:** Contractor is responsible for employing the individuals to provide the Services and determining, in its sole discretion, the wages and benefits each member of the Staff will earn.
- **Invoicing:** Contractor shall invoice the District monthly for the Services provided under this Agreement. Contractor shall provide system-generated third-party payroll processor reports with each invoice, together with any other documentation the District may reasonably request. The invoice shall be accompanied by a summary schedule that would allow a reasonable person to recalculate the amount billed and verify its accuracy. The District shall pay substantiated invoices within thirty (30) days of receipt.
- **Total Obligation:** Contractor acknowledges and agrees that the compensation paid pursuant to this Agreement shall be the District's total obligation related to the costs, fees, and/or expenses related to employing Staff members, and the District shall not be responsible for any other amounts including, but not limited to, amounts related to any employment claims or disputes that may arise.

8. CONTRACTOR HIRING PROCEDURES

The Contractor shall be responsible for the Services, including the recruitment, selection, and hiring. When an approval from the Board or District Manager is required, the Contractor shall arrange an interview and provide the resume for the candidate and the proposed offer of employment. The Board or the District Manager shall notify the Contractor within 48 hours if the candidate is approved. Only upon approval by the Board or District Manager shall the Contractor complete the hiring process. Any costs associated with hiring (i.e., recruitment, advertising, or relocation expenses) shall be borne by the Contractor as part of the Compensation provided for herein; however, recruiting fees shall be passed through to the

District upon approval by the Board that such services are necessary. The Board's or District Manager's approval or rejection of any candidate does not impute a hiring or firing decision for purposes of employment law or other laws or regulations. The District cannot terminate the Contractor's employees. However, upon the determination of the District that an employee is not fulfilling his or her assigned duties in a satisfactory manner, the District, through its District Manager, shall confer with the Contractor regarding the failure to provide services in compliance with this Agreement. The Contractor agrees to resolve such issues expeditiously. The District retains its rights to terminate the Contractor for lack of performance and as provided for herein.

9. GENERAL PROVISIONS

- **Independent Contractor:** Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees, and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction, and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that if any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District, and Contractor has been paid for its services in consideration of the Services and the indemnification provisions provided for in this Agreement. Notwithstanding the foregoing, this provision shall not apply to any individual or entity that is not a Contractor employee or subcontractor.
- **Emergency Response:** Contractor shall promptly respond to all emergencies or significant problems related to the Facilities. Contractor shall ensure a safety plan and associated communication plan is developed and employees are properly trained on the same.
- **Emergency Response Plan:** Contractor shall develop and maintain an Emergency Response Plan specific to the District's Facilities. This Plan shall include contact information, escalation procedures, and protocols for incidents involving injury, facility damage, weather-related emergencies, or other safety concerns. The Emergency Response Plan must be approved by the District and updated annually or as otherwise directed by the District Manager. Contractor shall ensure that an on-call manager is available 24 hours a day, 7 days a week, to respond to emergencies.
- **Incident and Complaint Logging:** All emergency incidents shall be reported to the District Manager immediately and followed by a written incident report within twenty-four (24) hours. Contractor shall maintain a log of all resident complaints, concerns, and suggestions, including the date received, a description of the issue, action taken, and date of resolution. A copy of this log shall be submitted to the District Manager monthly or upon request. Contractor shall also maintain an incident report log detailing the date, time, and nature of each incident or accident, response taken, and follow-up actions. All

incidents shall be reported to the District Manager within twenty-four (24) hours of occurrence.

- **Resident Feedback System:** Contractor shall implement and maintain a system for receiving and documenting resident feedback, including but not limited to suggestion boxes, online forms, and periodic surveys. All feedback shall be reviewed and summarized by the Contractor on a quarterly basis and submitted to the District Manager along with recommendations for operational improvements. At least once annually, Contractor shall conduct a formal resident satisfaction survey and present the findings, analysis, and proposed actions to the Board of Supervisors.
- **Uniforms:** Contractor shall provide Contractor-branded uniforms and appropriate training to all personnel providing the Services.
- **Emergency Reimbursement:** Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.
- **Public Purpose and Tax Status:** The Parties agree that the Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities, consistent with any revenue sharing the Parties may agree to pursuant to Section 10 and the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status. The District agrees to pay any applicable ad valorem taxes, except that the Contractor shall be responsible for payment of ad valorem taxes to the extent that the Facilities are made subject to ad valorem taxation as a result of the Contractor's failure to abide by the terms of this Agreement or the District's rules or amenity policies.

10. REVENUES FOR FACILITIES PROGRAMMING

The Parties acknowledge and agree that the Contractor will not have the opportunity to share in the revenue generated from any Contractor-provided programs. The District agrees to hire another vendor should they desire such programming.

11. CARE OF THE PROPERTY

Contractor shall use all due care to protect the property of the District, authorized users, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to initiate the repair process for any damage resulting from the fault of the Contractor within twenty-four (24) hours. Any such repairs shall be at the Contractor's sole expense, unless otherwise agreed, in writing, by the District.

12. COMPLIANCE WITH GOVERNMENTAL REGULATIONS

In providing the Services, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. This includes the Department of Health, Department of Business

and Professional Regulation, Department of Environmental Protection, or any other local or state agency having jurisdiction. Contractor shall comply with all employment-related laws and best practices. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly, and in no event within more than seventy-two (72) hours, notify the District in writing of all such orders or requirements.

13. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS

Contractor shall promptly, and in no event more than 48 hours, provide a written report as to all accidents, injuries, or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency, or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. To the extent the accident, injury, or claim is the result of a natural disaster, Contractor shall provide such services as soon as reasonably possible, which may exceed the 48-hour timeframe set forth in the prior sentence. The District may adopt amenity policies requiring more stringent reporting requirements of the Contractor, which later adopted amenity policies shall control; this paragraph is intended to set forth minimum standards.

14. TERMINATION OF AGREEMENT

In the event the Contractor fails to perform its duties under this Agreement, the District shall provide written notice specifying the nature of the failure and providing the Contractor ten (10) calendar days to cure the default. If the Contractor fails to cure the default within such time, the District may terminate this Agreement immediately. The District shall also have the right to terminate this Agreement upon sixty (60) days written notice without cause and for any reason whatsoever. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date as the sole means of recovery hereunder, subject to any offsets the District may have against the Contractor.

15. INSURANCE REQUIREMENTS

a. Contractor shall maintain throughout the term of this Agreement the following insurance at the Contractor’s expense:
i. Workers Compensation - statutory limits
ii. General liability insurance with the following limits:
- $2,000,000 General Aggregate
- $1,000,000 Products/Completed Operations
- $1,000,000 Personal Injury & Advertising
- $1,000,000 Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or Clubhouse Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of $1,000,000.
iv. Employer's Liability Coverage with limits of $250,000.
v. Professional liability coverage in the amount of $1,000,000.
vi. Excess (Umbrella) liability insurance with limits of not less than $5,000,000.
b. Insurance obtained by Contractor shall be primary and noncontributory with respect to the insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.
c. The District shall be named as an additional insured on all general liability, umbrella, and automobile liability insurance policies. All insurance policies shall waive any right of subrogation against the District and shall be primary and non-contributory.

16. INDEMNIFICATION

a. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
b. Contractor will defend, indemnify, save and hold the District, and its supervisors, officers, employees, professional staff, and assigns (the "District Indemnitees") harmless from all loss, damage, injury, or any other claims, including all judgments, liens, liabilities, debts, and obligations resulting from the negligent acts or omissions of Contractor's officers, directors, agents, assigns, employees or those over which Contractor has control pursuant to this Agreement. There is no limitation to this provision; it shall include but is not limited to, compliance with all laws, rules, regulations, permits and requirements of law, employment-related claims, damages arising from any act or omission related to any of the aforementioned persons, or other claims arising from the Services.
c. To the extent permitted under law, and without waiving limits of sovereign immunity, the District agrees to indemnify and hold the Contractor harmless from all loss, damage, injury, or any other claims, including all judgments, liens, liabilities, debts, and obligations resulting from the grossly negligent acts or omissions of the District's officers.
d. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies, and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 16 shall survive the termination or expiration of this Agreement.

17. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE

A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights

under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

18. ENFORCEMENT OF AGREEMENT

In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 18 shall survive termination of this Agreement.

19. ENTIRE AGREEMENT

This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

20. AMENDMENTS

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

21. AUTHORIZATION

The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

22. NOTICES

All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the Parties, as follows:

- **If to Contractor:** Vesta Property Services, Inc., 245 Riverside Avenue, Suite 300, Jacksonville, FL 32202
- **If to District:** Beach Community Development District, c/o Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746, Attn: District Manager (with a copy to Kutak Rock LLP, Post Office Box 10230, Tallahassee, Florida 32302, Attn: District Counsel)

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not

be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

23. THIRD-PARTY BENEFICIARIES

This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

24. ASSIGNMENT

Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval is void.

25. CONTROLLING LAW AND VENUE

This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Duval County, Florida.

26. COMPLIANCE WITH PUBLIC RECORDS LAWS

Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746 – District Manager (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4)

upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746 Attn: District Manager

27. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

28. HEADINGS FOR CONVENIENCE ONLY

The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

29. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

30. NEGOTIATION AT ARM'S LENGTH

This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

31. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of

allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

32. INDEPENDENT CONTRACTOR STATUS

In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

33. E-VERIFY REQUIREMENTS

The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

34. TRANSITION SERVICES

In the event this Agreement is terminated or expires, Contractor shall fully cooperate with the District to ensure a smooth and orderly transition to the District or any successor provider of the Services. Contractor shall promptly provide all records, documents, and information requested

by the District and shall take all actions necessary to transfer responsibilities in a timely and professional manner. Contractor shall return to the District all District property, including keys, access cards, records, and equipment, no later than the final day of service or as otherwise directed by the District.

35. OWNERSHIP AND ACCESS TO RECORDS

All records, reports, data, documents, files, digital content, and other materials created or maintained by Contractor in connection with this Agreement shall be and remain the property of the District. Contractor shall deliver all such materials to the District upon request or upon termination of this Agreement. Contractor shall allow the District full and immediate access to all records and systems related to the operation and management of the Facilities, including any electronic management platforms, resident databases, maintenance logs, or scheduling tools.

36. SUBCONTRACTORS

Contractor shall not engage any subcontractors to perform Services under this Agreement without the prior written approval of the District. Any approved subcontractors shall be bound by the same terms and obligations as the Contractor.

37. FORCE MAJEURE

If the performance of this Agreement, or any obligation hereunder, is prevented, restricted, or interfered with by causes beyond either party's reasonable control ('Force Majeure'), including but not limited to acts of God, fire, flood, explosion, war, terrorism, invasion, pandemic, insurrection, sabotage, governmental actions, labor strikes, or failure of suppliers, the party so affected shall be excused from such performance during the period of such Force Majeure. The affected party shall use reasonable efforts to resume performance as soon as possible.

38. SIGNATURES

IN WITNESS WHEREOF, the Parties execute this Agreement between Beach Community Development District and Vesta Property Services, Inc. for Property Management Services the day and year first written above.

BEACH COMMUNITY DEVELOPMENT DISTRICT

By: _____

Authorized Board Member

Attest:

By: _____

Authorized Board Member

VESTA PROPERTY SERVICES, INC.

By: _____

Print Name: _____

Its: _____

Return to Agenda

EXHIBIT 22

Beach CDD Property Management RFP+SLA Draft, September 2025

1. Introduction and Executive Summary

1.1. Overview of the Beach Community Development District

The Beach Community Development District (the "District") is a local unit of special-purpose government established in accordance with Chapter 190, Florida Statutes, with a mission to plan, finance, construct, operate, and maintain community-wide infrastructure and services specifically for the benefit of its residents. The District comprises approximately 782 acres of land situated entirely within the City of Jacksonville, Florida. The governance of the District is entrusted to a five-member Board of Supervisors, which is initially elected by the property owners before transitioning to elections by resident electors.

The District is the owner, operator, and maintainer of a wide range of common areas and significant infrastructure. These assets include, but are not limited to, extensive landscaping and hardscaping, a 10,000 square foot amenity center featuring swimming pools and a water slide, playgrounds, a fitness center, and various sports courts such as tennis and basketball courts. The operational costs associated with these services are borne by the property owners within the District through a non-ad valorem assessment, which appears on their annual property tax bill and may fluctuate annually based on the adopted budget. This method of funding ensures a consistently high level of public facilities and services, which helps to protect the long-term property values within the community.

1.2. Purpose of the Request for Proposals

The District is issuing this Request for Proposals (RFP) to solicit detailed proposals from qualified firms interested in providing high-quality amenity management and field management services. These services are considered professional services under Florida law and are not subject to competitive bidding. The objective of this solicitation is to identify a professional firm with the requisite experience, knowledge, and training to manage, oversee, operate, and maintain the District's facilities with the highest degree of professionalism and efficiency. The RFP is designed to be comprehensive, delineating the full scope of expectations, from daily operational tasks to broader administrative and financial responsibilities. The ultimate goal is to establish a long-term partnership with a firm that can deliver superior service, ensure resident satisfaction, and adhere to the rigorous standards of financial accountability and legal compliance required of a public entity.

1.3. Summary of Key Services and Requirements

The scope of work outlined in this RFP is extensive and is separated into distinct service categories, although a single firm may be awarded one or more of these services. The core service areas include:

- **Amenity Management Services:** This encompasses the professional management and oversight

of the amenity center and its staff, including resident relations, access control, event planning, and the day-to-day operations of recreational facilities.

- **Field Management Services:** This involves the proactive oversight of the District's grounds and infrastructure, including regular inspections of landscaping, hardscaping, roads, and other common areas, as well as the management of third-party maintenance contractors.

The successful proposer must be a firm authorized to do business in Florida, possess all necessary state and federal licenses, and provide a comprehensive proposal detailing their experience, qualifications, and pricing for a three-year term. The selection process will consider a multitude of factors, with a strong emphasis on the firm's experience, reputation, and proven track record of managing similar properties.

2. General Proposer Information and Qualifications

2.1. Administrative and Legal Requirements

To be considered for the provision of services, all proposing firms must meet a comprehensive set of administrative and legal requirements. First and foremost, a proposer must be a firm that is authorized to do business in Florida and holds all required state and federal licenses in good standing. This includes being registered with the State of Florida Division of Corporations. As part of the proposal, each firm must provide a complete and detailed overview of its corporate standing, including its corporate form (e.g., individual, corporation, partnership, limited liability company), the state and date of its organization, and confirmation of its good standing with that state.

Furthermore, as a matter of legal compliance and public integrity, the successful vendor must adhere to the E-Verify requirements stipulated in Section 448.095, Florida Statutes. This requires the vendor to register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The contract may be terminated immediately for cause if the District believes in good faith that the vendor has knowingly violated this statute. The vendor is also prohibited from entering into agreements with subcontractors without first receiving an affidavit from the subcontractor verifying their compliance with the E-Verify statute and their commitment to not employ, contract with, or subcontract with an unauthorized alien. This is a critical legal safeguard to ensure that all personnel involved in the provision of services are legally authorized to work in the United States.

2.2. Experience and References

Demonstrated experience is a crucial factor in the selection process. Proposers are required to furnish at least three references from projects of a similar size and scope to the Beach CDD. For each reference, the proposal must include a name, address, and phone number of a contact person, along with a description of the work performed by the proposer. The RFP explicitly asks if the firm has previously performed work for a community development district or a master-planned residential community in excess of 400 acres. If so, the firm must provide detailed information for each project, including the project name, location, contact, project type and description, the dollar amount of the contract, the scope of the services provided, and the dates of service. The RFP also requires a minimum of five years of experience in community association or CDD management and experience managing properties with similar amenity portfolios.

In addition to project-specific references, firms must provide a five-year history of their total annual dollar value for both amenity center management and field management services. This financial history provides an objective measure of the firm's scale and consistency in performing the requested services. The proposal must also include information for any similar projects currently underway or completed within the past five years, specifying the dollar amount, scope, subcontractors used, and contract duration.

2.3. Company Standing and Compliance History

Beyond general experience, the District requires a thorough review of the proposer's and its supervisory personnel's legal and safety compliance history. This is a critical component of risk management for a public entity. Firms are required to disclose if they, or any of their principals, have been terminated from any amenity center management or field management service contract within the past three years. If a

termination has occurred, the proposer must provide detailed information on the project, including the contact person, the reason for termination, and the scope of work.
This stringent vetting process also extends to safety and legal matters. Proposers must disclose any citations from the Occupational Safety and Health Administration (OSHA) for job site or office safety violations in the last five years, providing a description of each violation, the associated fine, and its resolution. Similarly, they must report any worker injuries that resulted in more than ten working days lost within the same five-year period. Furthermore, the proposer must state whether they or any of their affiliates are currently barred or suspended from bidding on any state, local, or federal contracts, providing the names of the entities, the state(s) of suspension, and the basis for the action.
The request for a detailed history of litigation and governmental enforcement actions (e.g., fines, penalties, licensure issues) over the past five years is not a mere formality; it is a direct reflection of the District's commitment to protecting the public interest. As a public entity subject to Florida's Sunshine Law and public records requirements, the District operates under a heightened level of scrutiny. A history of legal or regulatory issues with a vendor could transfer significant financial and reputational liability to the District. By requiring a prospective contractor to disclose such a history, the District is able to perform a comprehensive risk assessment. This rigorous pre-qualification process is a fundamental tool for ensuring that the chosen partner is not only capable of performing the services but also operates with the integrity and stability expected when managing public assets and funds. It aligns with best practices for public procurement, which emphasize due diligence beyond price alone to ensure the long-term success and legal security of the partnership.

2.4. Insurance and Indemnification Requirements

The proposer must demonstrate that it holds and will maintain throughout the term of the agreement a robust insurance portfolio with specific minimum limits. These include:

- **Workers' Compensation:** At statutory limits.
- **General Liability:** With a minimum of $2,000,000 in general aggregate and $1,000,000 for each occurrence, products/completed operations, and personal injury & advertising.
- **Comprehensive Automobile Liability:** Covering all owned, non-owned, and hired vehicles used in connection with the work, with a combined single limit of $1,000,000 per occurrence for bodily injury and property damage.
- **Employer's Liability Coverage:** With a minimum limit of $250,000.
- **Professional Liability Coverage:** In the amount of $1,000,000.
- **Excess (Umbrella) Liability:** With limits of not less than $5,000,000.

An insurance certificate evidencing compliance with these requirements must be submitted to the District prior to the commencement of any performance. Crucially, the District, its Board members, District Manager, and professional staff must be listed as additional insureds on the General Liability, Umbrella, and Automobile Liability policies. All policies must also waive any right of subrogation against the District and be primary and non-contributory. These insurance requirements are in place to ensure that any liabilities or claims that arise from the contractor's operations can be resolved without exposing the District to financial risk.
In addition to insurance, the contract includes a comprehensive indemnification clause. The vendor is required to defend, indemnify, save, and hold the District, its supervisors, officers, employees, and professional staff harmless from all loss, damage, injury, or any other claims resulting from the negligent acts or omissions of the vendor’s officers, directors, agents, employees, or those over which the vendor has control. This provision is exhaustive and includes, but is not limited to, compliance with laws, employment-related claims, and damages arising from any act or omission of the aforementioned persons. The District has made it clear that it is paying for services in consideration of this

indemnification and that there is no limitation on the vendor's obligation under this provision.
The indemnification clause serves to legally allocate risk, ensuring that the vendor, who is in direct control of the day-to-day operations and personnel, bears the financial responsibility for their own errors. This legal mechanism provides a critical layer of protection for the District, which, as a government entity, has a public duty to safeguard taxpayer funds from a vendor's negligence. This is a standard practice in Florida to ensure the contractor assumes responsibility for its own negligence.

3. General Description of District Facilities

3.1. Overview of Tamaya Community Assets

The Beach Community Development District is a local unit of special-purpose government with the authority to own, operate, and maintain a variety of common areas and recreational facilities. These facilities and assets are essential for serving the approximately 782 acres of land that comprise the community. The District's property includes a variety of common areas with significant amounts of landscaping and hardscaping.

3.2. Detailed Facility Inventory

The scope of property management services for the District will cover a wide and diverse range of facilities, each with its own set of unique operational and maintenance requirements. The key assets include:

- **The Amenity Center:** This central hub of the community includes a clubhouse, a fitness center, swimming pools, a water slide, and a splash pad.
- **Recreational Facilities:** The District owns and maintains a variety of recreational amenities, including playgrounds and sports courts for tennis and basketball.
- **Common Areas and Grounds:** The extensive common areas include a main entrance, parking lots, roads, sidewalks, curbs, and entrance/exit gates. There are also parks, trails, mediums, and walkways that require routine maintenance and oversight.
- **Infrastructure:** The District is also responsible for maintaining other infrastructure, such as a fountain at the Beach Blvd entrance, street signs, informational signs, and the lighting systems within the facilities.

The comprehensive nature of these assets requires a property management firm with a broad range of skills, from the specialized electro-mechanical expertise needed for pool equipment to the detailed oversight required for landscape and hardscape contractors. The property management firm will be tasked with ensuring these facilities are not only operational but also immaculately presented and well-maintained to preserve the long-term property values of the community.

4. Scope of Services: Detailed Specifications

4.1. Amenity & Clubhouse Management

The provision of Amenity Management Services involves a high degree of professional oversight and resident interaction to ensure a safe, clean, and enjoyable environment.

4.1.1. Personnel and Staffing

The vendor is responsible for providing qualified personnel to staff the District's facilities. This includes the recruitment, hiring, training, and evaluation of all personnel. The key positions required are:

- **Amenity Manager (also referred to as Clubhouse/Lifestyle Manager):** A full-time, salaried position that serves as the key on-site representative for the contractor. The hours are typically 9 a.m. to 5 p.m., with flexibility as needed. This individual is responsible for overseeing all personnel, managing resident relations, coordinating with external entities, and interacting with the District's Board of Supervisors and District Manager. The Amenity Manager is also the primary point of contact for the enforcement of the District's amenity policies and procedures. The Board reserves the right to interview and provide feedback on candidates for this position.
- **Lifestyle Coordinator:** A full-time position, typically Wednesday to Sunday from 10 a.m. to 6 p.m., with flexible hours. This individual must possess experience in event planning and be highly relational, personable, and energetic. They are responsible for developing, organizing, promoting, and managing community events and activities, as well as assisting the Amenity Manager with day-to-day operations. The Board also reserves the right to interview and provide feedback on candidates for this position.
- **Seasonal Pool Attendants:** These are seasonal, part-time, hourly positions responsible for overseeing the pool area, performing cleaning duties (e.g., emptying trash, cleaning restrooms), and immediately reporting any unsafe conditions.
- **Lifestyle Assistant:** Part-time, hourly position responsible for working with the Lifestyle Coordinator on developing, organizing, promoting, and managing community events and activities. Additionally, the Lifestyle Assistant is responsible for assisting the Amenity Manager with entry monitoring, access control, and policy enforcement. Their customer relations duties include greeting each person, asking for an ID, verifying residency in the system (TEK Control or similar), and documenting all interactions in a log. They must monitor guest and visitor policies, ensuring limits are not exceeded (e.g., one guest for the gym, four for the pool). They are also responsible for walking the grounds to monitor for policy violations, picking up trash, and ensuring cleanliness. They must notify residents 15 minutes before pool closure and prepare the pool area for closing.
- **Field Operations Manager:** A full-time, salaried position who reports directly to the District Manager and is responsible for the upkeep and maintenance of the District's physical assets and grounds. The Field Operations Manager is responsible for general maintenance, preventative maintenance, and field operations duties for the District amenities.
- **Maintenance Technician:** A full-time, salaried position working with the Field Manager.

The District Manager and/or Board of Supervisors reserve the right to demand the removal or dismissal of any staff member on the grounds of negligence, misconduct, or dereliction of duty. The Contractor must provide a substitute at no additional cost if a staff member is on vacation.

4.1.2. On-going Operations

The on-site management personnel are responsible for a wide range of daily operations. Providing excellent customer service to residents and guests is a paramount responsibility to maintain a safe and comfortable environment. A core duty of the Amenity Manager is to manage resident requests, inquiries, and complaints, with a required response time of within 72 hours. This includes issuing and activating resident access cards and maintaining a log of all transactions.
Daily inspections of the Clubhouse, amenities, and restrooms are required to ensure cleanliness and tidiness, with supplies restocked as needed. Weekly inspections of all District property and common areas are also mandated. The Amenity Manager is also responsible for a variety of administrative duties, including overseeing staff, managing vendor contracts relating to the clubhouse and community assets, and making regular updates to the District's database and website. They are also required to handle after-hours emergency calls and assist with IT technical services for District-owned devices.

4.1.3. Financial Administration

Financial administration is a core responsibility of the Amenity Management team. The Amenity Manager must adhere to the District's budget and is responsible for obtaining quotes for services when directed by the District Manager or the Board. They must oversee the purchasing, receiving, storage, and control of maintenance products and supplies with appropriate approval from the Board of Supervisors. All supplies and consumables purchased with the District-supplied credit card must be documented, and monthly receipts and invoices must be submitted. The vendor is also responsible for collecting and recording all revenue generated from events, sponsorships, or rentals and must remit these funds to the District at a minimum of once per month, keeping a close accounting of all revenue and expenditures. The contractor's compensation will be based on a cost-plus model with a nominal percentage markup on direct labor costs.

4.2. Field Management & Operations

The Field Management and Operations team is responsible for the upkeep and maintenance of the District’s physical assets and grounds. The vendor must provide a full-time, salaried Field Operations Manager who reports directly to the District Manager. The Field Operations Manager is responsible for general maintenance, preventative maintenance, and field operations duties for the District amenities.

4.2.1. Infrastructure and General Maintenance

The Field Operations Manager has a highly detailed list of responsibilities for the physical upkeep of the facilities. These duties include:

- **Pools and Aquatics:** If CPO certified, the Field Operations Manager is responsible for the day-to-day maintenance of the amenity pool equipment, lap and recreational pools, the pool slide, and the splash pad. This includes using automatic and handheld vacuums at least three times a week, brushing and scrubbing tiles along the waterline weekly, and manually skimming strainers daily. The manager is also responsible for maintaining water quality, specifically ensuring pH and chlorine levels are within the ranges recommended by the Certified Pool Operator (CPO) Handbook, and ensuring compliance with Chapter 64E-9 of the Florida Administrative Code.
- **Tennis Courts:** This includes watering the courts, dragging clay courts, and adding sand as necessary, with a frequency of 3-5 times per week. They must also check and adjust irrigation weekly, rake clay back into the playing area, and maintain windscreens and nets.
- **General Grounds and Facilities:** The manager is responsible for inspecting District property and

common areas at least weekly and reporting any issues to the appropriate vendor and the District Manager. They must perform a variety of minor repairs, including replacing light bulbs, touching up paint (interior and exterior), and repairing gates. Other duties include picking up litter and debris in parking lots and around the District, emptying trash receptacles, blowing off pool decks, and performing pressure washing of District property and common areas using District-provided equipment. The vendor must also maintain street and informational signs and the fountain at the Beach Blvd entrance.

- **Preventive Maintenance:** The vendor is responsible for creating and adhering to a preventive maintenance schedule for all District assets, including HVAC systems, pool equipment, and fitness equipment. This ensures equipment longevity and prevents costly, unscheduled repairs. The vendor must also conduct building envelope inspections (roof, windows, doors) and inspections of electrical and plumbing systems.

4.2.2. Landscape and Irrigation Oversight

The Field Operations Manager is responsible for ensuring the quality of the District's landscaping through a series of oversight tasks. This includes performing one monthly landscape maintenance inspection to oversee onsite landscape contractors and ensure their compliance with District contracts. Following this inspection, a monthly landscape maintenance inspection report must be provided for the District's agenda package. The manager is also tasked with attending monthly District meetings to review the report upon request, notifying contractors about deficiencies, and monitoring their progress. A critical responsibility is to continuously attempt to reduce irrigation costs by reviewing monthly irrigation reports, investigating any unusual water usage, and immediately addressing any leaks or broken sprinklers.

4.2.3. Vendor Management and Procurement

The Field Operations Manager and Amenity Manager are responsible for actively managing all third-party vendors, including those for landscaping, janitorial, and pond management. This includes overseeing all goods and services delivered to the District to ensure they comply with contract requirements. The vendor must provide a plan for proactive vendor management, which includes implementing a performance tracking system or scorecard to regularly assess vendor performance. The vendor is also responsible for assisting the District with the procurement process, including developing a scope of services for landscape maintenance and overseeing the bidding process once per fiscal year. The vendor may be requested to provide proposals for additional bidding processes for other District services.

4.3. Community Events & Lifestyle Programming

A key component of amenity management is the provision of engaging community events and lifestyle programming, which is primarily the responsibility of the Lifestyle Coordinator.

4.3.1. Event Coordination

The Lifestyle Coordinator, with the help of the Lifestyle Assistant, is responsible for developing and coordinating special events, programs, and recreational activities for the community. This includes a wide range of events, such as monthly happy hours and story times, quarterly trivia nights, wine

tastings, and teen events, as well as annual events for holidays like Halloween, Christmas, and Easter. Other events include movie nights and community potlucks a few times a year and an annual reptile show and casino night. The coordinator is also responsible for all event advertising and resident communication, with all materials and content subject to review and approval by the Amenity Manager. E-blasts must be sent at least seven days prior to the event, and a Google map must be created at least one day prior to garage sales.

4.3.2. Financial and Administrative

The coordinator must manage and adhere to the budgeted line items for events and provide monthly event financial summaries to the Amenity Manager. They are authorized to purchase and display seasonal and event decorations and to purchase event supplies with the District-supplied credit card, submitting invoices and receipts monthly. The coordinator also assists in managing the private events calendar for the clubhouse, completing rental forms, and coordinating pre-event setup and staffing with renters and stakeholders.

4.4. General Services and Reporting

In addition to the specific services detailed above, the vendor is responsible for several general duties that are essential for the overall operation of the District. This includes providing a 24-hour emergency contact person and an on-call manager for after-hours emergency calls. The vendor must also develop and maintain an Emergency Response Plan, which must be approved by the District and updated annually. For all incidents and accidents, the vendor is required to prepare reports and forward them to the District Manager.
The contract also provides for additional services that may be required from time to time, such as attendance at extra meetings or litigation support. The vendor must provide a detailed description and fees for such additional services for approval by the District prior to commencing any work.

4.5. Public Access and Security Coordination

As a public entity, the District’s facilities are open to the public, and the vendor is responsible for enforcing all access and guest policies to protect community assets and resident safety. While the District contracts separately for security services and the property management firm shall not have direct oversight of the security provider, the vendor is required to coordinate with the security provider on access control procedures and ensure a cohesive emergency response. This includes documenting and reporting security incidents and coordinating with law enforcement when necessary. The vendor must also manage non-resident access protocols and any associated fees as directed by the District.

4.6. Technology and Communications

The vendor is responsible for implementing and utilizing effective technology to streamline operations and enhance resident communication. This includes using workflow management tools for prioritizing and tracking on-site staff projects and activities. The vendor must also manage and maintain the District’s technology systems, including Wi-Fi, security systems, and access control systems. They must make regular updates to the District's database and website. In line with best practices, the vendor should provide a robust communication strategy for residents to reach the management team and be available with quick acknowledgment. This includes providing a plan for a resident-facing portal for

amenity reservations and a centralized communication hub. The vendor must maintain a log of all resident complaints and feedback, which should be reviewed and summarized on a monthly and quarterly basis.

5. Service Level Agreement (SLA)

5.1. Performance Metrics and Standards

The Service Level Agreement (SLA) is a critical component of the contract, establishing a clear framework for performance measurement and accountability. It defines the minimum acceptable performance standards for all services provided by the vendor.

5.1.1. Response and Resolution Times (Tiered)

To ensure prompt and effective handling of all issues, the SLA will implement a tiered system for response and resolution times based on the urgency and nature of the problem. The system will be structured as follows:

- **Critical Issues (e.g., life-safety incidents, major facility damage, pool closures):** Response required immediately, with an on-call manager available 24/7. All critical incidents must be reported to the District Manager immediately and followed by a written incident report within 24 hours.
- **Major Issues (e.g., significant maintenance failures, vendor deficiencies):** Initial response required within four hours of notification. Resolution initiated within 24 hours.
- **Minor Issues (e.g., non-urgent resident complaints, cosmetic repairs):** The vendor must acknowledge resident requests, inquiries, and complaints within 72 hours. Resolution initiated within 10 business days.

This tiered approach ensures that resources are allocated effectively to address the most pressing issues first, while still maintaining clear expectations for the handling of all operational matters.

5.1.2. Acceptance Criteria and Quality Metrics

Acceptance criteria are measurable benchmarks that determine whether a service has been delivered successfully. The SLA for the Beach CDD will include specific acceptance criteria, such as:

- **Facility Operations:** The vendor must achieve 99% uptime for all amenity facilities during operating hours. The resident complaint response must have 95% compliance with the 72-hour timeframe. The event cancellation rate should be less than 5% annually.
- **Aquatics Maintenance:** All pool operations must comply with the Florida Administrative Code, Chapter 64E-9, including maintaining pH levels between 7.2 and 7.8 and chlorine levels between 1 and 10 ppm. There must be zero findings on annual pool health department inspections.
- **Maintenance Standards:** Weekly property inspections must be completed at a 100% rate. Work order completion must be at a 95% rate within the specified SLA timeframes. Preventive maintenance schedules must be adhered to at a 100% rate.
- **Financial Performance:** Monthly reports must be submitted on time at a 100% rate. Revenue must be deposited within five business days of collection at a 100% rate. Audit findings must be resolved within 30 days.
- **Resident Satisfaction:** The annual resident satisfaction survey must show a minimum of 75% "satisfied" or higher. The complaint resolution rate must be 95% within SLA timeframes.

5.2. Remedies for Non-Compliance

A robust SLA includes clearly defined consequences for failing to meet performance standards. The

Beach CDD contract outlines a series of remedies to protect the District's interests and ensure accountability. The primary remedy is a tiered termination clause. In the event the vendor fails to perform its duties, the District will provide a written notice specifying the failure and allowing a ten-calendar-day period to cure the default. If the default is not cured within this timeframe, the District may terminate the agreement immediately.

The contract also includes specific financial remedies for non-compliance, such as liquidated damages ranging from $500 to $2,500 per violation depending on the severity. For late reporting, a penalty of $100 per day after the due date may be applied. Failed inspections due to contractor negligence may result in a penalty of $1,000 plus the cost of re-inspection.

Furthermore, the District retains the right to terminate the agreement "without cause" by providing a 60-day written notice. This provision is a crucial risk management tool, providing the District with the flexibility to end the contract if the partnership is not working as expected, even in the absence of a specific breach or default. This protects the District from prolonged periods of sub-par performance that may not rise to the level of a curable default but still negatively impact the community. In the event of any termination, the vendor agrees to accept the balance due for work performed up to the termination date as the sole means of recovery.

6. Required Vendor Reports

To ensure full transparency and accountability, the vendor is required to submit a comprehensive and detailed set of reports on a regular basis. These reports provide the District with the necessary documentation to monitor performance, manage budgets, and make informed decisions about the community's operations.
The following table consolidates all required reports as stipulated in the provided documents and the contract:
Table 1: Required Vendor Reports and Cadence

Report Name	Frequency	Recipient	Required Content
Weekly Operations Report	Weekly	District Manager	Maintenance actions, administrative actions, incidents, issues, and recommendations.
Monthly Operations Manager Report	Monthly	District Manager	Details on maintenance actions, administrative actions, incidents, issues, resident payment log, and expenditures with the District credit card.
Monthly Receipts & Invoices	Monthly	District Manager and Board	Receipts and invoices for supplies, consumables, and other items purchased with the District-supplied credit card.
Amenity Access Card Log	Monthly	District Manager and Board	A detailed log of all access card transactions.
Cash & Check Transaction Log	Monthly	District Manager	An Excel log of all cash and check transactions, along with timely deposit of revenues.
Event Financial Summary	Monthly	Amenity Manager	A summary of revenues and expenditures for each event.
Landscape Maintenance Inspection Report	Monthly	District Manager and Board	A report from the landscape inspection, including recommended action items.
Water Usage Report	Monthly	District Manager	An Excel spreadsheet with usage by meter, reviewed for any atypical usage.
Resident Complaints Log	Monthly	District Manager	A log detailing the date received, issue description, action taken,

			and resolution date for all complaints.
Incident Report Log	Monthly	District Manager	A log detailing the date, time, nature, response, and follow-up actions for each incident or accident.
Resident Feedback Summary	Quarterly	District Manager and Board	A summary of all resident complaints, concerns, and suggestions, along with recommendations for operational improvements.
Performance Dashboard	Quarterly	District Manager and Board	SLA compliance metrics, resident satisfaction summary, event attendance and feedback, staff performance evaluations, and vendor assessment scores.
Compliance Reporting	Quarterly	District Manager and Board	Safety incident summary, regulatory compliance status, insurance and certification renewals, and policy violation trends.
Resident Satisfaction Survey	Annually	Board of Supervisors	A formal resident satisfaction survey, with findings, analysis, and proposed actions presented to the Board.
Budget Recommendations	Annually	District Manager and Board	Estimates for staffing, programming, maintenance, and capital improvements for the annual budget.
Capital Reserve Plan Recommendations	Annually	Board of Supervisors	Recommendations on which capital items need to be serviced or replaced in the near future and which can be postponed.

The vendor is also required to maintain documentation of all employee training and certifications and provide these records to the District upon request. All public records, including electronically stored documents, must be provided to the District in a format compatible with Microsoft Word or Adobe PDF.

7. Proposal Submission Requirements

7.1. Comprehensive Checklist for Proposal Submission

To ensure that each proposal is complete and can be evaluated fairly and efficiently, proposers must include all of the following documents in their submission:

- Completed proposal forms as set forth herein, including all general proposer information.
- A complete pricing proposal, including a three-year pricing plan and any discounts for multiple services.
- At least three references from projects of similar size and scope.
- Completed forms detailing the firm's legal, regulatory, and safety compliance history.
- A plan of transition, describing the proposer's anticipated activities to ensure a smooth transition of services.
- A written response describing why the firm is the right fit for the community and what makes the firm unique among other providers.
- Proof of current insurance coverage, including all required liability and workers' compensation policies and limits, along with expiration dates.
- A list of all applicable state and federal licenses and confirmation of their good standing.
- A detailed organization chart of all proposed personnel.
- A detailed plan breaking down the scope and process of monthly field inspections by area.
- Any optional alternative proposal the firm wishes to submit.

7.2. Pricing Proposal Forms

The District requires a detailed pricing breakdown for all proposed services. The proposer shall use the following forms to submit their pricing information. The pricing must be provided for a three-year period and should clearly segregate any amounts being paid to a subcontractor from the proposer's markup. Proposers may submit proposals for one or more services and must identify any discounts for being chosen for more than one service.

Proposed Fee for Amenity Management and Staffing

Position	Year 1	Year 2	Year 3
Field Manager	$_____	$_____	$_____
Maintenance Technician	$_____	$_____	$_____
Clubhouse Attendant	$_____	$_____	$_____
Event Planner	$_____	$_____	$_____
Seasonal Pool Attendants	$_____	$_____	$_____

7.3. Proposer Questionnaire

In addition to the forms, the proposer must provide detailed written responses to the following questions to allow the District to better understand the firm's philosophy and capabilities:

- What transition activities do you anticipate? Your plan of transition.
- Describe why your company is right for our community.
- What makes your company unique among other property management providers?.
- Anything else you would like to share about your company?.

7.4. Formatting and Delivery

All proposals must be submitted in a clear, well-organized format, with a table of contents and appropriately numbered sections. All responses must be submitted electronically no later than **Monday, September 1st, 2025 at 12:00 p.m. (EST)** to Jackie Leger at jleger@vestapropertyservices.com. Questions about this RFP should be directed in writing via email to the District contacts listed. The District reserves the right to reject any or all proposals and to waive any technical errors or irregularities if it is deemed to be in the best interest of the District to do so.

Appendix A: Evaluation and Selection Criteria

A.1. Evaluation Process

The District will conduct a comprehensive, multi-phase evaluation process to select the most qualified firm. This process is designed to ensure a fair and thorough review of all proposals, prioritizing a combination of experience, technical expertise, and financial value. The evaluation will be conducted by District staff and the Board Committee. The process includes the following phases:

- **Phase 1 - Initial Screening:** This phase involves a check for compliance with minimum qualifications, completeness of the submission, and verification of insurance and bonding.
- **Phase 2 - Technical Evaluation:** A detailed evaluation of the proposals will be conducted by District staff and the Board committee. This phase includes reference interviews and site visits, as well as an assessment of the financial proposal and its impact on the budget.
- **Phase 3 - Finalist Selection:** The top-ranked proposers will be invited to give oral presentations and participate in interviews for key personnel. Following these presentations, a final ranking and recommendation will be made.

A.2. Evaluation Criteria and Weighting

The proposals will be scored based on a set of weighted criteria to ensure a balanced and objective assessment. The District explicitly reserves the right to award the contract to any proposer, not necessarily the one with the lowest cost, as it prioritizes the best value and proven capability. The criteria and their associated weightings are as follows:

Criteria	Weight
Experience and References	25%
Technical Approach and Methodology	25%
Staffing Plan and Qualifications	20%
Financial Proposal	20%
Transition Plan and Implementation	10%

A.3. Detailed Selection Criteria

The scoring for each criterion will be based on a detailed set of factors to guide the evaluation process:

- **Experience and References (25%):**
    - Similarity of projects managed.
    - Length of client relationships.
    - Quality of reference feedback.
    - Demonstrated problem resolution capabilities.
    - Industry reputation and recognition.
- **Technical Approach and Methodology (25%):**
    - Quality and thoroughness of the service delivery methodology.
    - Technology platforms and tools utilized.
    - Quality assurance programs.
    - Innovation and best practices demonstrated in the proposal.
    - Approach to regulatory compliance.

- **Staffing Plan and Qualifications (20%):**
  - Qualifications and experience of key personnel.
  - Appropriateness and clarity of the organizational structure.
  - Staff retention strategies.
  - Training and development programs.
  - Local market knowledge.
- **Financial Proposal (20%):**
  - Cost competitiveness and clarity of the fee structure.
  - The overall value proposition.
  - The financial stability of the proposing firm.
  - Demonstrated cost control and efficiency measures.
- **Transition Plan and Implementation (10%):**
  - Realism of the transition timeline.
  - Strategies for risk mitigation.
  - Service continuity assurance.
  - Approach to change management.

Return to Agenda

EXHIBIT 23

Comprehensive Plan on Trees Issue by Elena Korsakova

Elena Korsakova's understanding and plan on the trees issue after tens of hours spent working on this issue (hired and consulted an arborist who visited Tamaya, attended arborist's presentation on this at Grand Haven CDD, consulted with Paseo CDD, invited and consulted UF Extension Office manager who visited Tamaya, etc.)

Problem:
Many trees were improperly planted by ICI on CDD land which is about 15 ft into the yards from the edge of the road (6 ft clearance from the road is required for oaks and 4 ft for others per Municipal Code). About $70k from about $2M annual budget was spent to grind raised sidewalks to comply with ADA and to mitigate risks, and some of those sidewalks appeared to be raised by trees' roots.

Goal:
The community needs to decide which trees should be kept and remove others (if residents want Tamaya to look like a luxurious community and are willing to spend some money in future on fixing sidewalks, replacing parts of sidewalks with alternative materials like recycled rubber like Rubberway sidewalks in Huntington Beach, CA, etc., more trees could be kept).

Plan:
1. Hire an arborist who specializes in urban planning and obtain specialized / second opinion to demonstrate due diligence since HOA's have been sued in Florida for removing trees in common areas.
    a. An arborist from Lucas Tree recommended removing most of the trees that are in between sidewalk and road; however, he completely failed to address trees that are close to drainage which indicates he does not have proper expertise. Also, there is possible conflict of interest – Lucas Tree is a tree cutting company used by CDD; therefore, their report might be biased.
    b. Grand Haven CDD hired such arborist (Mr. Lippi ISA Board Certified Master Arborist #FL0501B, ASCA Registered Consulting Arborist #443, Masters Degree in Horticulture) for a second opinion report (under $3k). They are older community and have less space between sidewalks and roads. See Exhibit A for questions to be addressed by the arborist if hired.
2. Identify any tree within 5 ft from the drainage grates (distance recommended by the district engineer), obtain any necessary permits (mitigation is required for trees that are 6" and greater at caliper, etc.), and remove those trees as soon as possible.
3. Create a fact-finding group on trees and have a dedicated workshop in January 2026 on this issue.
4. Take official action at the February 2026 regular meeting.

Comprehensive Plan on Trees Issue by Elena Korsakova

Exhibit A

Questions to be answered by an arborist:

Assuming Tamaya community (Beach CDD) is willing to spend some funds on sidewalk and roadway maintenance but would like to minimize costs as much as possible,

<u>No sidewalk scenario:</u>

1. Should any of the oaks planted by the road with no sidewalk be removed?
2. Should any of the red maples planted by the road with no sidewalk be removed?
3. If yes, what should be the minimum clearing distance from the road?
4. If yes, and if a tree is close to the driveway, what should be the minimum clearing distance from the driveway?
5. If yes, and if a tree is close to two (2) driveways, what should be the minimum clearing distance from both driveways?

<u>Sidewalk scenario:</u>

6. Should any of the oaks planted between sidewalks and roads be removed?
7. Should any of the red maples planted between sidewalks and roads be removed?
8. If yes, what should be the minimum clearing distance from the road?
9. If yes, and if a tree is close to the driveway, what should be the minimum distance from the driveway?
10. If yes, and if a tree is close to two (2) driveways, what should be the minimum total square footage and minimum distance from both driveways?

Additional questions:

11. If there is a desire to replace oaks/maples that need to be removed with another more suitable tree or simply add more trees in areas that had none planted (NW and SW quadrants), what are the good low-maintenance / shade creating / aesthetically pleasing / safe for sidewalks and roads options?
12. What alternative options do you recommend (recycled rubber sidewalks, etc.) and why?

Return to Agenda

EXHIBIT 24

The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Exhibit

MAS720157R

This Agreement, made this _____ day of _____ 20___ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*)_____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____

EMAIL ADDRESS _____**EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #:_____

The parties hereto agree to the following:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty (22) lakes associated with Beach Community Development District, Jacksonville Florida.
Includes a minimum of twenty-four (24) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. Note: Term of this agreement October 1, 2025 through September 30. 2026. However, service will continue month-to-month until receipt of an executed agreement or notice of cancellation. *Contingent upon FWC Permit conditions, seasonal availability..

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	$	**2,369.00 Monthly**
2.	Shoreline Grass and Brush Control Program	$	INCLUDED
3.	Additional Treatments, if Required	$	INCLUDED
4.	Monthly Service Reporting	$	INCLUDED
5.	Water quality testing and analysis, as required.	$	INCLUDED
6.	Permit & stocking sterile grass carp to biologically control aquatic weeds*	$	2,200.00 upon stocking
	Total of Services Accepted	$	**2,369.00 Monthly**

$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be **payable in monthly installments of $2,369.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31, 2025.**

THE LAKE DOCTORS, INC.

Mark Seymour, Sales Manager

CUSTOMER

Signed _____ Dated _____
Name _____

®THE LAKE DOCTORS, INC.

Return to Agenda

EXHIBIT 25

BEACH COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 39
2024/2025 GENERAL CONSULTING ENGINEERING SERVICES

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Beach Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE $6,000.00

Basis of Estimated Fee (12 Months)
England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2025

CEO/Chairman/Founder	$475.00	/Hr.
Executive Vice President	$370.00	/Hr.
Principal - Vice President	$305.00	/Hr.
Vice President	$295.00	/Hr.
Senior Advisor	$290.00	/Hr.
Senior Engineer/ Senior Project Manager	$255.00	/Hr.
Project Manager/Construction Project Manager	$225.00	/Hr.
Director	$210.00	/Hr.
Engineer	$190.00	/Hr.
Assistant Project Manager	$165.00	/Hr.
Senior Planner /Planning Manager	$225.00	/Hr.
Senior Environmental Scientist	$240.00	/Hr.
Planner	$170.00	/Hr.
CEI Senior Project Engineer	$320.00	/Hr.
Senior Construction Representative	$205.00	/Hr.
Construction Representative	$180.00	/Hr.
CEI Inspector	$140.00	/Hr.
Senior Landscape Architect	$215.00	/Hr.
Landscape Architect	$190.00	/Hr.
GIS Director	$205.00	/Hr.
GIS Solutions/Engineer/Manager	$185.00	/Hr.
GIS Analyst	$155.00	/Hr.
GIS Consultant	$165.00	/Hr.
GIS Specialist	$150.00	/Hr.

Senior Engineering Designer	$170.00	/Hr.
Senior Landscape Designer.....	$170.00	/Hr.
Engineering/Landscape Designer.....	$155.00	/Hr.
Engineering Intern.....	$150.00	/Hr.
CADD/GIS Technician.....	$145.00	/Hr.
Project Coordinator / CSS.....	$120.00	/Hr.
Administrative Support.....	$110.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2025.

Approval

Submitted by: _____ Date:_____, 2025
England, Thims & Miller, Inc.

Approved by: _____ Date: _____, 2025
Beach Community Development District

Return to Agenda

EXHIBIT 26

September 3, 2025

Mr. David C. McInnes
Beach CDD
250 International Parkway, Suite 208
Lake Mary, FL 32746

RE: Professional Services Agreement
Beach CDD – Costas Way Drainage Recommendations
Jacksonville, FL

Dear Mr. McInnes:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or the "Consultant") is pleased to submit this letter agreement (the "Agreement") to Beach CDD (the "Client") for the evaluation of the drainage infrastructure located within the CDD drainage easement at Costas Way for the Tamaya planned residential community, located in Jacksonville, Florida.

Our project understanding, scope of services, and fees are described below.

Project Understanding

Kimley-Horn understands that, based on the information provided by the client, the drainage infrastructure within the CDD drainage easement at Coasts Way is not performing as anticipated, resulting in nuisance ponding and soil erosion. Kimley-Horn will provide recommendations to improve the drainage in the subject area based on a review of the existing condition and design drainage plans.

Scope of Services

Task 1 – Stormwater Recommendations

Kimley-Horn shall perform one (1) site visit with up to two (2) Kimley-Horn staff to evaluate the existing conditions and document drainage issues. Based on the information gathered, Kimley-Horn will prepare one (1) drainage recommendations memorandum. The memorandum will include an exhibit of the drainage improvement recommendations for consideration by the Board for necessary repairs or remediations.

Task 2 – Attendance at CDD Board Meetings

At the request of the Client, Kimley-Horn staff will prepare for and attend one (1) Beach CDD Board meetings to present the findings of the site investigation.

Task 3 – Additional Support

In the event that additional site visits or coordination is required with the Client, Kimley-Horn can provide additional support on an as needed, hourly basis.

Schedule

We will provide our services to meet a mutually agreed to schedule.

Fee and Billing

TASK	DESCRIPTION	FEE
1	**Stormwater Recommendations**	**$4,500 Lump Sum**
2	**Attendance at Board Meetings**	**$ Hourly**
3	**Additional Support**	**$ Hourly**
Task 1	**Total Lump Sum Labor Fee**	**$4,500**

Kimley-Horn will perform the services in Task 1 for the total lump sum labor fee listed above, inclusive of direct expenses. Individual task amounts are informational only. In addition to the lump sum labor fee, direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Reimbursable expenses will be invoiced based upon expenses incurred.

Kimley-Horn will perform the Services in Tasks 2 & 3 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to our then-current rates. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, a separate invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client. Reimbursable expenses will be invoiced based upon expenses incurred.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to Beach CDD

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please provide the following information:

_X_ Please email all invoices to dmcinnes@vestadistrictservices.com

____ Please copy _____

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Josh Cockriel, P.E. (FL)
Project Manager

William J. Schilling Jr., P.E.
Senior Vice President

BEACH CDD

SIGNED: _____

PRINTED NAME: _____

TITLE:_____

DATE: _____

Client's Federal Tax ID: _____
Client's Business License No.: _____
Client's Street Address: _____
_____

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

2) **Client's Responsibilities**. In addition to other responsibilities herein or imposed by law, the Client shall:
   a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
   b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
   c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
   d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
   e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
   f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
   g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
   h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.

3) **Period of Services**. Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.

4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
   a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
   b. The Client will remit all payments electronically to:
      Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
      Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
      Account Number: 2073089159554
      ABA#: 121000248
   c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
   d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
   e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
   f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.

5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.

6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at https://www.kimley-horn.com/khts-software-license-agreement ("the License Agreement") which terms are incorporated herein by reference.

7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.

9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.

10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-

Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or $50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.

14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.

15) Hazardous Substances and Conditions. Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.

16) **Construction Phase Services.**

a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and evaluation, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.

17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

(20) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

EXHIBIT 27

AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION

(Beach Community Development District)

THIS AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION ("Agreement"), is made and entered into as of the ____ day of _____, 2025, by and between **BEACH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("Beach CDD"), whose mailing address is ____ _____, Jacksonville, Florida 322___, and the **CITY OF JACKSONVILLE, FLORIDA**, a consolidated municipal corporation and political subdivision of the State of Florida (the "**City**"), whose mailing address is 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, this Agreement provides for municipal traffic control jurisdiction by the Jacksonville Sheriff's Office over the private and/or limited access roads located within the boundaries of the Beach Community Development District; and

WHEREAS, this Agreement is entered into with the consent of the Duval County Sheriff (the "Sheriff") and the Board of Supervisors of Beach CDD, as authorized by the Jacksonvil1e City Council pursuant to Ordinance 2025-___- E; and

NOW THEREFORE, for and in consideration of the mutual benefits each to flow to the other, it is hereby agreed that:

1. The provisions of Chapter 316, *Florida Statutes*, the State Uniform Traffic Control statutes, shall apply to all vehicular traffic on the roads within the boundaries of the Beach Community Development District.

2. Jacksonville Sheriff's Office deputies/officers shall have the same authority to control traffic on roads within the Beach Community Development District as they do on City streets and highways.

3. Beach CDD shall pay the City the actual amount of any costs incurred by the City for services requested and subsequently provided by the City which exceed the ordinary level of traffic control service.

4. Subject to Section 768.28, *Florida Statutes*, Beach CDD shall hold harmless, indemnify and defend the City, its elected officials, officers, employees and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatsoever kind or nature (including, but not by way of limitation, attorneys fees, expert witness fees, and court costs) arising out of injury (whether mental or corporeal) to persons, including death or damage to or destruction of property, arising out of or incidental to the performance by the City under this Agreement, whether caused by the negligent acts or omissions of the City, its elected officials, officers, employees and agents, or otherwise.

5. The exercise of traffic control jurisdiction provided for by this Agreement shall be in addition to jurisdictional authority presently exercised by the City under law, and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority.

6. Pursuant to Section 316.006(3)(b)2, *Florida Statutes*, which provides that "No such agreement shall take effect prior to October 1, the beginning of the county fiscal year, unless this requirement is waived in writing by the sheriff", the Sheriff has consented that this Agreement shall become effective immediately upon execution by all parties hereto, which consent is evidenced by the Consent attached hereto as "Exhibit A" and by this reference is made a part hereof.

7. This Agreement may be canceled at any time, with or without cause, by act of the Jacksonville City Council or by either party to this Agreement upon giving thirty (30) days' advance written notice to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date set forth above.

BEACH CDD

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Ch. 190, F.S.

ATTEST:

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

Address: _____
_____
_____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____day of _____, 2025, by _____ _____, the _____ of BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, on behalf of the District. He/She (check one) [__] is personally known to me or [__] has produced a valid driver's license as identification.

_____
NOTARY PUBLIC, State of Florida
Name: _____

My Commission Expires:
My Commission Number:

CITY
CITY OF JACKSONVILLE, a consolidated municipal corporation and political subdivision of the State of Florida

ATTEST:

By: _____
Name: Jim McCain
Its: Corporation Secretary

By: _____
Name: Donna Deegan
Its: Mayor

Address: 117 W. Duval Street
Suite 480
Jacksonville, Florida 32202

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____, 2025, by _____ for Donna Deegan, the Mayor, and attested by Jim McCain, the Corporation Secretary, of the City of Jacksonville, a consolidated municipal corporation and political subdivision of the State of Florida, on behalf of the aforesaid municipal corporation. He/She (check one) [__] is personally known to me or [__] has produced a valid driver's license as identification.

_____
NOTARY PUBLIC, State of Florida
Name: _____
My Commission Expires:
My Commission Number:

Approved as to form:

By: _____
Name: _____
Title: _____

GC-#1662964-v1-Beach_CDD_-_Traffic_Juris_Agreement.docx

EXHIBIT A

CONSENT

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("Beach CDD"), and the **CITY OF JACKSONVILLE, FLORIDA**, a consolidated municipal corporation and political subdivision of the State of Florida (the "City") have entered into that certain Agreement Regarding Traffic Control Jurisdiction (the "Agreement"), which provides for municipal traffic control jurisdiction by the Jacksonville Sheriff's Office over the private and/or limited access roads located within the boundaries of the Beach Community Development District.

Pursuant to the provisions of Section 316.006(3)(b)(2), *Florida Statutes*, the Duval County Sheriff hereby consents to the execution and delivery of the Agreement to which this Consent is attached and that such Agreement shall become effective immediately upon execution by all parties thereto.

IN WITNESS WHEREOF, the Sheriff of Duval County, Florida has executed or caused this Consent to be executed this ____ day of _____, 2025.

JACKSONVILLE SHERIFF'S OFFICE

ATTEST:

By:_____

Name:_____

Its: _____

By:_____

Name: _____

Its: _____

Return to Agenda

EXHIBIT 28

Aggregate Summary of Vendor Scorecards

Security Contract	*Criteria*	Young	Kendig	Korsakova	Average	Total Average
						3.89
1	Guards are professional in appearance and dealing with residents and guests.	5	5	4	4.67	
2	Guards maintain and enforce policies established by the District.	5	5	4	4.67	
3	Guards process visitors in a timely manner.	5	4	5	4.67	
4	Contact and provide detailed incident reports to the district.	4	4	1	3.00	
5	Communicate with the district and respond to inquiries in a timely manner.	4	3	1	2.67	
6	Assist residents with Tek Control.	n/a	n/a	5	5.00	
7	Conduct quarterly resident training.	n/a	n/a	1	1.00	
8	Attends district meetings.	4	5	1	3.33	
9	Roving enhances district security.	5	5	2	4.00	
10	Surveys areas of concern and removes unwanted patrons.	5	5	n/a	5.00	
11	Assists in monitoring recreational areas after closing hours.	5	5	n/a	5.00	
12	Overall, I am satisfied with Advanced Security.	5	5	1	3.67	
District Manager						**4.20**
1	Effectively conducts District meetings (12 per year).	4	3	5	4.00	
2	Effectively administers District functions.	5	3	5	4.33	
3	Is timely with required state and local filings.	5	3	5	4.33	
4	Effectively prepares District budget.	4	3	5	4.00	
5	Successfully oversees District purchases and risk management.	4	3	5	4.00	
6	Effectively records and prepares meeting minutes.	3	3	5	3.67	
7	Effectively retains and maintains District records per Florida Statues.	n/a	2	5	3.50	
8	Effectively prepares and delivers meeting agendas.	5	5	5	5.00	
9	Effectively prepares and delivers District financial statements.	4	3	5	4.00	
10	Effectively manages capital program admin. and requisition processing.	4	4	5	4.33	
11	Effectively files District annual reports required by State of Florida.	n/a	5	5	5.00	
12	Effectively monitors trust account activity.	5	4	5	4.67	
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.	4	3	5	4.00	
14	Overall, I am satisfied with District Management.	4	3	5	4.00	
Vesta Amenities						**3.70**
1	Attends BOS meetings.	4	3	5	4.00	
2	Prepares effective reports with updates, information, budget, and operational requests for the board.	4	3	5	4.00	
3	Manages resident relations and complaints in a professional and timely manner.	3	3	5	3.67	
4	Adheres to proper staffing levels for private event rentals when required.	n/a	3	n/a	3.00	
5	Effectively designs, promotes, and implements events, programs, and classes.	4	3	4	3.67	
6	Effectively assists the District with rules and policy enforcement.	3	2	5	3.33	
7	Regularly sends effective eblasts, updates, and newsletters to community.	4	4	4	4.00	
8	Effectively manages clubhouse attendant.	n/a	4	4	4.00	
9	Overall, I am satisfied overall with amenities/lifestyle management.	4	3	4	3.67	
Vesta Field						**4.29**
1	Effectively oversees upkeep of District facilities and common areas.	4	3	5	4.00	
2	Effectively manages vendors such as landscaping, janitorial, and pond management.	4	3	4	3.67	
3	Successfully oversees or performs repair work.	4	3	5	4.00	
4	Effectively manages District pools, including water testing, filtration, and cleanliness.	4	3	5	4.00	
5	Attends BOS meetings.	5	5	5	5.00	
6	Prepares effective reports with work quotes, information, budget, and operational requests for the board.	5	4	5	4.67	
7	Overall, I am satisfied with field operations management.	5	4	5	4.67	
Landscaping						**3.46**
1	Turf looks healthy.	4	3	2	3.00	
2	Weeds are well controlled.	4	3	2	3.00	

3	Turf is properly mowed.	5	3	3	3.67
4	Turf is properly edged.	5	3	5	4.33
5	Plants appear healthy.	3	3	3	3.00
6	Shrubs are pruned and sheared properly.	4	3	5	4.00
7	Trees are pruned properly.	5	3	1	3.00
8	Dead or missing plants are replaced in a timely manner.	2	3	n/a	2.50
9	Beds are mulched properly.	4	3	n/a	3.50
10	Weeds are controlled in plant beds.	4	3	4	3.67
11	Debris is cleaned up and curbs are clean.	5	3	5	4.33
12	Overall landscape is visually appealling.	4	3	5	4.00
13	Satisfied with plant selection and design.	n/a	2	5	3.50
14	Overall, I am satisfied with Tree Amigos.	4	2	3	3.00

Return to Agenda

EXHIBIT 29

Name: Elena Korsakova
Date: 8/19/2025

Average Scores:

Security	**2.5**
District Manager	**5.0**
Vesta Amenities/Lifestyle	**4.5**
Vesta Field Management	**4.9**
Landscaping	**3.6**

Rating Scale
n/a = not sure/no opinion
1 = Major Issue
2 = Course correction needed
3 = Action needed/In-progress
4 = Monitoring
5 = No Issues

Security Contract

#	*Criteria*	*Score*
1	Guards are professional in appearance and dealing with residents and guests.	4
2	Guards maintain and enforce policies established by the District.	4
3	Guards process visitors in a timely manner.	5
4	Contact and provide detailed incident reports to the district.	1
5	Communicate with the district and respond to inquiries in a timely manner.	1
6	Assist residents with Tek Control.	5
7	Conduct quarterly resident training.	1
8	Attends district meetings.	1
9	Roving enhances district security.	2
10	Surveys areas of concern and removes unwanted patrons.	n/a
11	Assists in monitoring recreational areas after closing hours.	n/a
12	Overall, I am satisfied with Advanced Security.	1

Comments:

1) missing roving reports for May, June and July
2) guard spent a lot of time sitting at the corner of cabana (I reviewed that video myself and requested not to be billed for those hours and we were not)
3) guard appeared to be sleeping - Facebook post stated guard was sleeping - visitor waited for a few minutes, had to come out of the car, walked to the doors, and that's when motion lights went on (I reviewed video myself)
4) board requested for roving to report parked on the street cars to be reported to HOA (David emailed to vendor about it on June 17), as of August 4, none were reported per Carla
5) Jake stated that he called police recently when he attended a recent workshop - no report was sent to the board/district (reporting of incidents is required)
6) Roving schedule for August was provided to the district as of August 5 (should be provided ahead of time for multiple level approval)
7) in the past, roving personnel caught cheating by scanning a printed QR-code instead of walking/driving and scanning QR-code to document that they are completing the route
8) male guard had female visitor at night (no visitors allowed at the gatehouse) and appeared to have sex with them (I reviewed video myself)
9) both times residents had an argument with guards and board had to review the video, I noticed guards failed to deescalate and continued arguing with residents (informed Mr. Young about not making it instead of staff last time)
10) did not appear to the meetings on multiple occasions
11) failed to reply inquiries by email from district manager on various dates: 7/1, 7/14, 7/15, 7/28, 8/3
12) when pile of trash was found at the parking lot and we reviewed video, roving was seen driving into the parking lot by amenities center twice with an interval of about 2 hours which is unreasonable

District Manager

#	*Criteria*	*Score*
1	Effectively conducts District meetings (12 per year).	5
2	Effectively administers District functions.	5
3	Is timely with required state and local filings.	5
4	Effectively prepares District budget.	5
5	Successfully oversees District purchases and risk management.	5
6	Effectively records and prepares meeting minutes.	5
7	Effectively retains and maintains District records per Florida Statues.	5
8	Effectively prepares and delivers meeting agendas.	5
9	Effectively prepares and delivers District financial statements.	5
10	Effectively manages capital program admin. and requisition processing.	5
11	Effectively files District annual reports required by State of Florida.	5
12	Effectively monitors trust account activity.	5

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.	5

14	Overall, I am satisfied with District Management.	5

Comments:

I have zero complaints.

Vesta Amenities

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

Comments:

1) on different occasions, there were issues with ebalsts (late for second wine tasting, link to the original agenda instead of revised agenda, etc.)
2) breezeway staff could be utilized to the greater extent (cleaning gym, etc.)
3) it seems like we had more events when we had Leland

Vesta Field

#	*Criteria*	*Score*
1	Effectively oversees upkeep of District facilities and common areas.	5
2	Effectively manages vendors such as landscaping, janitorial, and pond management.	4
3	Successfully oversees or performs repair work.	5
4	Effectively manages District pools, including water testing, filtration, and cleanliness.	5
5	Attends BOS meetings.	5
6	Prepares effective reports with work quotes, information, budget, and operational requ	5
7	Overall, I am satisfied with field operations management.	5

Comments:

1) waterline tiles could use a little bit more cleaning - Tammy could be doing it on a more frequent basis or using different supplies perhaps
2) landscaping vendor is not doing a good job and more oversight/pressure is needed

Landscaping

#	*Criteria*	*Score*
1	Turf looks healthy.	2
2	Weeds are well controlled.	2
3	Turf is properly mowed.	3
4	Turf is properly edged.	5
5	Plants appear healthy.	3
6	Shrubs are pruned and sheared properly.	5
7	Trees are pruned properly.	1
8	Dead or missing plants are replaced in a timely manner.	n/a
9	Beds are mulched properly.	n/a
10	Weeds are controlled in plant beds.	4
11	Debris is cleaned up and curbs are clean.	5
12	Overall landscape is visually appealling.	5
13	Satisfied with plant selection and design.	5
14	Overall, I am satisfied with field operations management.	3

Comments:

1) Costas Way shrubs were cut to waste twice (they were installed for privacy)
2) oaks were not prunned properly - there are somewhat mature oaks on Meritage that have branches that are only 6 ft from the ground (Ruppert had 2 years)
3) there are numerous areas with brown grass that appeared this summer
4) irrigation inspections reports were not delivered timely when I requested and were not complete from the first attempt

Return to Agenda

EXHIBIT 30

Name: Jim Kendig
Date: 9/4/2025

Average Scores:

Security	**4.6**
District Manager	**3.35714**
Vesta Amenities/Lifestyle	**3.11111**
Vesta Field Management	**3.57143**
Landscaping	**2.84615**

Rating Scale
n/a = not sure/no opinion
1 = Major Issue
2 = Course correction needed
3 = Action needed/In-progress
4 = Monitoring
5 = No Issues

Security Contract

#	*Criteria*	*Score*
1	Guards are professional in appearance and dealing with residents and guests.	5
2	Guards maintain and enforce policies established by the District.	5
3	Guards process visitors in a timely manner.	4
4	Contact and provide detailed incident reports to the district.	4
5	Communicate with the district and respond to inquiries in a timely manner.	3
6	Assist residents with Tek Control.	N/A
7	Conduct quarterly resident training.	N/A
8	Attends district meetings.	5
9	Roving enhances district security.	5
10	Surveys areas of concern and removes unwanted patrons.	5
11	Assists in monitoring recreational areas after closing hours.	5
12	Overall, I am satisfied with Advanced Security.	5

Comments:

As the developer of this score card noted, this is a developmental tool to be used to enhance our vendor services.

District Manager

#	*Criteria*	*Score*
1	Effectively conducts District meetings (12 per year).	3
2	Effectively administers District functions.	3
3	Is timely with required state and local filings.	3
4	Effectively prepares District budget.	3
5	Successfully oversees District purchases and risk management.	3
6	Effectively records and prepares meeting minutes.	3
7	Effectively retains and maintains District records per Florida Statues.	2
8	Effectively prepares and delivers meeting agendas.	5
9	Effectively prepares and delivers District financial statements.	3
10	Effectively manages capital program admin. and requisition processing.	4
11	Effectively files District annual reports required by State of Florida.	5
12	Effectively monitors trust account activity.	4
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.	3
14	Overall, I am satisfied with District Management.	3

Comments:

Vesta continues to appear to not follow board director on some occaisions regarding staffing, etc. This is an opportunity for improvement. The minutes need to be more detailed. Staff training needs to be enhanced regarding access and consistently following post orders from the breezeway and the 24 X 7 phone number is not manned.

Vesta Amenities

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

Comments:

Overall needs improvement and/or training on event planning and production. I susupect that Vesta has these resources to help in working towards professional events with minimal staffing.

Vesta Field

#	Criteria	Score
1	Effectively oversees upkeep of District facilities and common areas.	3
2	Effectively manages vendors such as landscaping, janitorial, and pond management.	3
3	Successfully oversees or performs repair work.	3
4	Effectively manages District pools, including water testing, filtration, and cleanliness	3
5	Attends BOS meetings.	5
6	Prepares effective reports with work quotes, information, budget, and operational req	4
7	Overall, I am satisfied with field operations management.	4

Comments:

Ron does a good job but with the anticipated return of balck algae earlier in the summary, we need to be more proactive vs reactive.

Landscaping

#	Criteria	Score
1	Turf looks healthy.	3
2	Weeds are well controlled.	3
3	Turf is properly mowed.	3
4	Turf is properly edged.	3
5	Plants appear healthy.	3
6	Shrubs are pruned and sheared properly.	3
7	Trees are pruned properly.	3
8	Dead or missing plants are replaced in a timely manner.	3
9	Beds are mulched properly.	3
10	Weeds are controlled in plant beds.	3
11	Debris is cleaned up and curbs are clean.	3
12	Overall landscape is visually appealling.	2
13	Satisfied with plant selection and design.	2

Comments:

There has been inprovment in this area but some pocket parks have dead bushes same at main entrance. Need to be proactive and not reactive.

Return to Agenda

EXHIBIT 31

Name: Karen Young
Date: 9/4/2025

Average Scores:

Security	**4.7**
District Manager	**4.25**
Vesta Amenities/Lifestyle	**3.71429**
Vesta Field Management	**4.42857**
Landscaping	**4.07692**

Rating Scale
n/a = not sure/no opinion
1 = Major Issue
2 = Course correction needed
3 = Action needed/In-progress
4 = Monitoring
5 = No Issues

Security Contract

#	*Criteria*	*Score*
1	Guards are professional in appearance and dealing with residents and guests.	5
2	Guards maintain and enforce policies established by the District.	5
3	Guards process visitors in a timely manner.	5
4	Contact and provide detailed incident reports to the district.	4
5	Communicate with the district and respond to inquiries in a timely manner.	4
6	Assist residents with Tek Control.	na
7	Conduct quarterly resident training.	n/a
8	Attends district meetings.	4
9	Roving enhances district security.	5
10	Surveys areas of concern and removes unwanted patrons.	5
11	Assists in monitoring recreational areas after closing hours.	5
12	Overall, I am satisfied with Advanced Security.	5

Comments:

1. I had a party this past month on a Saturday and 3 of my guests made sure they told me how helpful and personable the guards were.
2. I have been told by security that they were told they were not needed at meetings. Believe this has been handled now.
3. I have personally witnessed security removing trespassers from our amenities in a professional manner.

District Manager

#	*Criteria*	*Score*
1	Effectively conducts District meetings (12 per year).	4
2	Effectively administers District functions.	5
3	Is timely with required state and local filings.	5
4	Effectively prepares District budget.	4
5	Successfully oversees District purchases and risk management.	4
6	Effectively records and prepares meeting minutes.	3
7	Effectively retains and maintains District records per Florida Statues.	n/a
8	Effectively prepares and delivers meeting agendas.	5
9	Effectively prepares and delivers District financial statements.	4
10	Effectively manages capital program admin. and requisition processing.	4
11	Effectively files District annual reports required by State of Florida.	n/a
12	Effectively monitors trust account activity.	5
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.	4
14	Overall, I am satisfied with District Management.	4

Comments:

Minutes are vague-would like to have outcomes instead of discussion insued

Vesta Amenities

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

Comments:

Needs more communication with residents, especially when there is a complaint. More organiztion in Amenity Center. Reduce clutter. Watch dates when sending out eblasts, several had wrong dates going out. Preparation for events need to be done before event takes place.

Vesta Field

#	Criteria	Score
1	Effectively oversees upkeep of District facilities and common areas.	4
2	Effectively manages vendors such as landscaping, janitorial, and pond management	4
3	Successfully oversees or performs repair work.	4
4	Effectively manages District pools, including water testing, filtration, and cleanliness	4
5	Attends BOS meetings.	5
6	Prepares effective reports with work quotes, information, budget, and operational req	5
7	Overall, I am satisfied with field operations management.	5

Comments:

Needs to be more proactive in seeing repairs and problems with landscaping.

Landscaping

#	Criteria	Score
1	Turf looks healthy.	4
2	Weeds are well controlled.	4
3	Turf is properly mowed.	5
4	Turf is properly edged.	5
5	Plants appear healthy.	3
6	Shrubs are pruned and sheared properly.	4
7	Trees are pruned properly.	5
8	Dead or missing plants are replaced in a timely manner.	2
9	Beds are mulched properly.	4
10	Weeds are controlled in plant beds.	4
11	Debris is cleaned up and curbs are clean.	5
12	Overall landscape is visually appealling.	4
13	Satisfied with plant selection and design.	n/a
14	Overall, I am satisfied with Tree Amigos.	4

Comments:

Dead plants should be removed. Monitor health of plants and grass better. We have a lot of turf that has had chinch bug damage and irrigation problems that have led to dead turf.

Return to Agenda

EXHIBIT 32

From: Pawel Szeszko <boardmember5@beachcdd.com>
Sent: Monday, September 8, 2025 3:48 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Re: FW: Beach CDD--9/4 Workshop Follow Up)Vendor Score Cards)

Respectfully, I will decline to participate. You may put all 3s as placeholder if it makes your task easier. I'd like to include rationale:

Weaknesses of scorecards

- **False precision / subjectivity** — numeric scores can mask opinion (e.g., " clubhouse feels well-run") that contradicts objective failures (out-of-range pool chemistry).

- **Poor alignment with contracts** — generic items (e.g., " professionalism") miss contractual promises like lifeguard hours, mowing frequency, or janitorial cleaning cycles.

- **Mis-weighted priorities** — trivial items (vendor attendance at meetings) can crowd out life/safety metrics (playground repairs, pool filtration).

- **Limited enforceability** — a low score doesn' t specify remedies or trigger credits for missed irrigation repairs, pesticide schedules, or failed inspections.

- **Oversimplification** — one cleanliness score can hide which janitorial tasks (restrooms vs. deep-clean) are failing.

- **Prone to gaming / poor evidence** — scores influenced by vocal residents or inconsistent documentation (no timestamps, photos, logs), making them hard to defend.

Advantages of contract-based criteria + SLAs

- **Direct alignment with obligations** — judge vendors by contract terms: certified pool ops, response times, mowing/irrigation schedules, documented cleaning checklists.

- **Measurable & auditable** — SLAs give specific thresholds (e.g., pool pH range, emergency repair started within 24 hrs, restroom checks every X hours) and require supporting logs.

- **Built-in remedies & escalation** — contracts can prescribe credits, cure periods, liquidated damages, or termination for measurable breaches.

- **Prioritizes risk** — contract language lets you weight life/safety and regulatory items above administrative ones.

- **Better benchmarking & incentives** — objective KPIs (SLA attainment %, repeat work orders, turf health metrics) enable trend analysis and payment adjustments.

- **Scalable & defensible** — reuseable, legally defensible metrics for future RFPs and disputes.

Recommendation: Pragmatic hybrid approach

- Make **contract/SLA the primary gatekeeper**: measurable breaches → remedies/credits/escalation.

- Use a **secondary scorecard** for qualitative context (resident satisfaction, vendor communication, innovation) that informs negotiations but not automatic enforcement.

- **Require evidence** for all evaluations: time-stamped work orders, photos, sensor logs, chemical records, 3rd-party tests.

- **Weight by impact** (example: Safety/Compliance 40%, Core Delivery 30%, Responsiveness 20%, Relationship 10%) and adjust per vendor type.

- **Automate data capture** where possible (work-order systems, pool sensors, irrigation telemetry) to reduce admin burden and improve defensibility.

The Board should adopt contract/SLA metrics as the decision trigger, keep scorecards for qualitative insight, and document evidence & remedies in every vendor agreement.

This is what I'm trying to implement in all future RFPs / contracts.

Pawel Szeszko

Return to Agenda

EXHIBIT 33

This instrument prepared by
and return to:

Wesley S. Haber, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

PARTIAL TERMINATION AND RELEASE OF NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT

Cross Reference: Non-Exclusive Construction and Maintenance Agreement Recorded in Official Records Book 16795, Page 733

This **PARTIAL TERMINATION AND RELEASE OF NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT** (hereinafter "**Partial Termination and Release**") is made this ___ day of September, 2025, by **BEACH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Duval County, Florida (the "**District**"), and is joined by **TAMAYA SENIOR LIVING, LLC**, a Delaware limited liability company, whose mailing address is c/o Ryan Companies US, Inc., 533 South Third Street, Suite 100, Minneapolis, Minnesota 55415 ("**Tamaya,**" and together with the District, the "**Parties**").

RECITALS:

WHEREAS, the District and Tamaya Loan Acquisition, LLC, a Florida limited liability company, as predecessor-in-interest to Tamaya, entered into that certain *Non-Exclusive Construction and Maintenance Agreement*, recorded on May 29, 2014, in Official Records Book 16795, Page 733 of the public records of Duval County, Florida (the "**Easement**"); and

WHEREAS, a portion of the property encumbered by the Easement is more particularly described on **Exhibit A** (the "**Released Property**")**;** and

WHEREAS, the Improvements to be constructed on the Released Property have been installed and are complete; and

WHEREAS, in light of the completion of the improvements to be constructed on the Released Property, the Parties hereby agree to terminate and release the Released Property from the Easement, and the District, joined by Tamaya, desires to hereby acknowledge such partial termination and release subject to the terms and conditions set forth below.

TERMS AND CONDITIONS:

IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. That the foregoing recitals are true and correct and are incorporated herein by reference as if fully set forth herein. Any capitalized terms not otherwise defined herein shall have such meanings as defined and identified in the Easement.

2. Termination of the District's Easement Rights. The District hereby forever releases, terminates, and abandons its rights under the Easement on the Released Property. Such release, termination, and abandonment shall not impact any other property subject to the Easement.

3. Severability. All provisions of this Partial Termination and Release are intended to be severable. If any provision of this Partial Termination and Release is deemed void or unenforceable by any court of competent jurisdiction, then the remaining provisions shall continue in full force and effect.

4. Successors and Assigns. The terms and conditions of this Partial Termination and Release shall apply to, bind and inure to the benefit of the successors in interest, successors in title, and assigns of the parties to this Partial Termination and Release.

5. Counterparts; Recording. This Partial Termination and Release may be executed in any number of counterparts, all of which together shall constitute a single document. This Partial Termination and Release shall be recorded in the Public Records of Duval County, Florida, where the original Easement was recorded.

[Signatures on pages to follow]

IN WITNESS WHEREOF, the parties, by and through the undersigned authorized officers, have executed this Termination and Release on the date set forth above.

Signed, sealed and delivered
in the presence of:

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*

_____
Print Name: _____
Address: _____
_____

By:_____
Chairperson/Vice Chairperson

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2025, by _____ as _____ of Beach Community Development District, who is either ☐ personally known to me or ☐ produced _____ as identification.

_____
(Print Name:_____)
NOTARY PUBLIC, State of Florida
Commission #_____
My Commission Expires:_____

Signed, sealed and delivered
in the presence of:

TAMAYA SENIOR LIVING, LLC, a Delaware limited liability company

By: GLT Investors, LLC, a Delaware limited liability company, its Manager

_____
Print Name: _____
Address: _____
_____

By:_____
Name: Brian C. McMurray
Title: Manager

_____
Print Name: _____
Address: _____
_____

STATE OF MINNESOTA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ☐ online notarization, this ____ day of September, 2025, by Brian C. McMurray, as Manager of GLT Investors, LLC, being the Manager of Tamaya Senior Living, LLC, on behalf of said Manager, who is either ☐ personally known to me, or ☐ produced _____ as identification.

_____
(Print Name:_____)
NOTARY PUBLIC, State of Minnesota
Commission #_____
My Commission Expires:_____

EXHIBIT A
LEGAL DESCRIPTION OF RELEASED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE TALLAHASSEE BASE MERIDIAN, DUVAL COUNTY, FLORIDA. SAID LANDS DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE, BEARING SOUTH 00°54'42" EAST, ALONG THE WEST LINE OF SAID SECTION AND THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 2822.91 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE, LEAVING SAID SECTION LINE AND SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°30'13" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1268.03 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14868, PAGE 1172, ACCORDING TO THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 00°41'40" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 14868, PAGE 1172; THENCE, BEARING NORTH 89°30'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 24.52 FEET TO THE WESTERLY LINE OF A UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17545, PAGE 889, OF SAID PUBLIC RECORDS; THENCE, LEAVING SAID NORTH LINE, BEARING NORTH 00°27'45" WEST, ALONG SAID WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 17545, PAGE 889, A DISTANCE OF 440.21 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 00°54'22", A CHORD BEARING OF NORTH 00°00'34" WEST AND A CHORD DISTANCE OF 12.49 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING SOUTH 89°30'13" WEST, A DISTANCE OF 665.50 FEET TO A POINT; THENCE, BEARING NORTH 00°29'47" WEST, A DISTANCE OF 389.00 FEET TO A POINT; THENCE, BEARING NORTH 89°30'13" EAST, A DISTANCE OF 705.58 FEET TO A POINT ON THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 17545, PAGE 889; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2233.50 FEET, A CENTRAL ANGLE OF 02°52'05", A CHORD BEARING OF SOUTH 03°21'12" WEST AND A CHORD DISTANCE OF 111.79 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 17545, PAGE 889, A DISTANCE OF 111.79 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09°20'50", A CHORD BEARING OF SOUTH 06°35'34" WEST AND A CHORD DISTANCE OF 130.37 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 17545, PAGE 889, A DISTANCE OF 130.51 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 10°49'22", A CHORD BEARING OF SOUTH 05°51'18" WEST AND A CHORD DISTANCE OF 149.01 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 17545, PAGE 889, A DISTANCE OF 149.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING AND SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE TALLAHASSEE BASE MERIDIAN, DUVAL COUNTY, FLORIDA, SAID LANDS BEING DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY OF KERNAN BOULEVARD SOUTH (A 200 FOOT RIGHT OF WAY); THENCE, BEARING SOUTH 00°54'42" EAST, ALONG THE WEST LINE OF SAID SECTION AND THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 2822.91 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY); THENCE, LEAVING SAID SECTION LINE AND SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°30'13 "EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1291.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD (RIGHT OF WAY WIDTH VARIES); THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 00°27'45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 790 .00 FEET, A CENTRAL ANGLE OF 11 °43'44", A CHORD BEARING OF NORTH 05°24'07" EAST AND A CHORD DISTANCE OF 161.44 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161. 72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 9°20'50", A CHORD BEARING OF NORTH 06°35'34" EAST AND A CHORD DISTANCE OF 130.37 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2233.50 FEET, A CENTRAL ANGLE OF 2°52'05", A CHORD BEARING OF NORTH 03°21'12'1 EAST AND A CHORD DISTANCE OF 111.79 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING SOUTH 89°30'13" WEST, A DISTANCE OF 53.14 FEET; THENCE, BEARING NORTH 04°02'40" WEST, A DISTANCE OF 72.95 FEET; THENCE, BEARING NORTH 90°00'00 " EAST, A DISTANCE OF 65.53 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD AND A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2233.50 FEET, A CENTRAL ANGLE OF 1°51'51", A CHORD BEARING OF SOUTH 05°43'10" WEST AND A CHORD DISTANCE OF 72.67 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF EXHIBIT G AS RECORDED IN OFFICIAL RECORDS BOOK 18171, PAGE 2199, SAID LAND LYING AND SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE TALLAHASSEE BASE MERIDIAN, DUVAL COUNTY, FLORIDA. WHICH PORTION IS DESCRIBED AS FOLLOWS COMMENCE AT THE POINT OF BEGINNING OF SAID PREVIOUSLY DESCRIBED PARCEL AND TRAVEL ALONG THE SOUTHERN BOUNDARY LINE THEREOF S 89° 30' 13" W, A DISTANCE OF 53.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE TRAVEL N 04° 02' 40" W ALONG THE WESTERN BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID WESTERLY BOUNDARY LINE N 04° 02' 40" W, A DISTANCE OF 35.07 FEET TO A POINT ALONG THE SAID BOUNDARY LINE; THENCE DEPART SAID WESTERLY BOUNDARY LINE N 89° 30'13" E, A DISTANCE OF 16.87 FEET TO A POINT; THENCE S 00° 29' 47" E, A DISTANCE OF 35.00 FEET TO A POINT; THENCE, S 89° 30' 13" W, A DISTANCE OF 14.70 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND BEING THE POINT OF BEGINNING.

EXHIBIT 34

Date of Action Item	Action Item	Status
	Field Operations Manager Section	
10/16/2023	**FOM** to obtain quotes for Tamaya Blvd. lighting and pictures of areas covered by quotes	Pictures emailed to Board on 1/5/2024. On Hold.
2/19/2024	**FOM** to have arborist review and amend report to include side of road without sidewalks.	Underway—Vendor to revisit community; 10/25 & 1/13/2025 & 4/14/2025: Ron to follow up w/ vendor
3/18/2024	**FOM** to obtain quote for removing trees from ROW and replacing with sod	On Hold
5/20/2024	**FOM** to obtain quote for repair of curbing at 2525 Cuprera Circle	Done
8/19/2024	**FOM and AM** to provide proposals for upgrades to software for amenity card use	AM to determine what additional hardware is needed
10/7/2024	**FOM** to provide Board (via email) quote to change the height to the gate by the breezway	Done
3/17/2025	**FOM** to establish a pressure washing schedule and send to the DM for distribution to the Board	Underway
3/17/2025	**FOM**: Find out more about blue reflectors near fire hydrants	Done
3/17/2025	**FOM** to research for a bonding agent that can be applied to stones at the pool and inform the Board of results	Underway

5/13/2025	**FOM** to **c**heck to see if trees on Kayla Cove affecting the drainage	
5/20/2025	**FOM** to provide Board with quotes for capital projects for FY 25	Done
6/16/2025	**FOM** to check on trimming of palm trees, oak trees, magnolia trees at Guardhouse and flower bed at Beach Blvd.	
6/16/2025	**FOM** to provide proofs of new signage to Board prior to final approval	Done
6/16/2025	**FOM and AM** to get a quote from AT&T for internet service	Underway-- Still trying to get through to anyone at their call center
6/16/2025	**FOM** to place signage regarding golf cart usage on pathway on JEA easement	Underway
7/3/2025	**FOM** Test that the PIN code works to open the gate at night and send an email to all board members with the results/simple instructions	Underway
7/3/2025	**FOM** to obtain resurfacing quotes (pebble) - 3 minimum - expected project date (one pool) - January 2026 (goal to approve in October - permit takes some time)	Underway
7/3/2025	**FOM** to obtain a quote for mailboxes (with warranty information)	Underway

7/3/2025	**FOM** to obtain more quotes for the breezeway gate in the breezeway	Done
7/21/2025	**FOM** to contact JEA about leaning pole on Tamaya Boulevard	
8/7/2025	**FOM** to research what needs to be done with pool pavers (repair needs if artificial turf is also to be installed)	
8/7/2025	**FOM** to obtain quotes for floor refinishing/sanding in Tamaya Hall	
8/7/2025	**FOM** to apply oil to all mailbox locks	
8/7/2025	**FOM** to provide instructions to Supervisors on how to use the call box at the gate	
8/7/2025	**FOM** to fill out vendor score card for landscape maintenance vendor for September workshop	
8/7/2025	**FOM and AM** to obtain a quote for a new access/ID system	Done
8/18/2025	**FOM** to add drainage repair work (clean outs) to monthly report	
8/18/2025	**FOM and AM** to have water cooler removed from amenity office area of Tamaya Hall	
8/18/2025	**FOM** to reach out to GFL Environmental regarding a 3 year contract	8/19: Email to Ron

	Amenity Manger Section	
8/19/2024	**AM and FOM** to provide proposals for upgrades to software for amenity card use	AM to determine what additional software and hardware is needed
4/21/2025	**AM** to cancel TV component of Comcast Contract (if Ruku works) and get quotes from Comcast and AT&T for internet only service	Underway-- Pending the stability of the Roku Sticks
4/21/2024	**AM** to have Quality Cleaning do a deep clean of Amenity Center/Fitness Center	Underway-- Quality Cleaning has already started deep cleaning in stages.
6/16/2025	**AM** to expedite cancellation of Comcast cable	Underway-- Pending the stability of the Roku Sticks
6/16/2025	**AM and FOM** to get a quote from AT&T for internet service	Underway-- Still trying to get through to anyone at their call center.
8/7/2025	**AM** to check on guard house cleaning needs and set it up if needed	
8/7/2025	**AM** to send another E-Blast to community seeking volunteers for opportunities and to follow up with interested parties	
8/7/2025	**AM** to fill out vendor scorecard for janitorial services vendor for September workshop	
8/7/2025	**AM and FOM** obtain a quote for a new access/ID system	
8/18/2025	**AM** to revise monthly report to have a one page summary and eliminate photos from report	
8/18/2025	**AM** to send out E-Blast regarding Board vacancy (Seat #2)	Done

8/18/2025	**AM** to send out an E-Blast about Fact Finding Group volunteers	8/19: Info emailed to Oliver
8/18/2025	**AM** to provide idea of events for 2026 at the 9/4 workshop	
8/18/2025	**AM** to attempt to locate a swim school who do not rely on college students as instructors	
8/18/2025	**AM and FOM** to have water cooler removed from amenity office area of Tamaya Hall	
8/18/2025	**AM** to send E-Blast regarding office hour changes (10-6 on Tuesdays, Wednesdays and Thursdays)	
	District Manager Section	
2/19/2024	**DM** to contact Egis to see if District can add JSO as an additional insured to District insurance policy	2/20/2024: Email sent; 2/21: Email to Rita based on Egis response; 3/22: Email sent to Carla Lopera; 3/25: Response from Carla. Will get back with me. 4/10: Status email sent to Carla; 5/8: Carla indicates that sponsor needed for legislation
6/17/2024	**DM** & **FOM** to find the cost of removing/replacing enhanced landscape	Underway; 12/20: Confirmed with Ron that Kyle still working on this proposal Paused—pending further direction from Board.
11/18/2024	**DM** to contact DE of what would be needed to have park benches placed in pocket parks	Paused—pending further direction from Board.

3/17/2025	**DM** to send Mike V. email on pending projects after each meeting	Ongoing--started on 3/21/2025; 4/22/2024; 5/20/2025; 6/17/2025 6/20: Email from Mike regarding meeting on Phase IV repairs. 7/27, 8/4: Follow up with Mike V. 8/22: Email to Mike
7/21/2025	**DM** to contact DE and obtain a proposal for work to be done on Bastia Court for drainage problem	7/22: Email to Scott; 8/23: Follow up email sent
7/21/2025 & 8/7/2025	**DM** to obtain current copy of contract with COJ to allow JSO patrol	7/22: Email to Wes for current copy (if he has it); 6/16, 8/8, 8/15, 8/23: Email to COJ's Executive Council Assistant; 9/5: Email to COJOGC
8/7/2025	**DM** to review warranty on pool finish	Warranty information cannot be found. Per contractor of amenity center (Dicky Smith), most commercial warrantees are no more than 1 year.
8/18/2025	**DM** to seek a proposal from Kimley Horn regarding flooding issues on District property behind homes on Costas Way	Done
8/18/2025	**DM** to send letters to property owners abutting District area on Costas Way about throwing mulch and grass clippings in area causing flooding issues	Done
	District Engineer Section	
2/19/2024	**DE** to inquiry as to COJ maintaining west side of Tamaya Boulevard	2/26/2024: Initial internal response from DE
3/18/2024	**DE** to advise if possible to paint crosswalk at intersection of Cassia and Meritage	5/23/24: Done--Wait until more homes are built. 6/17: Follow up email sent to Scott

		6/18: Requesting proposal from Scott for work necessary prior to actual painting of crosswalk 6/24: Status email from DE.
5/20/2024	**DE** to determine and report back to Board what needs to be done with respect to turning landscape maintenance of Tamaya Boulevard over to COJ (e.g. does landscape and irrigation need to be removed before COJ will take over the maintenance of the roadway	Needs to be returned to sod and possibly trees
	District Counsel Section	
8/18/2025	**DC** to reach out to Vesta Property Services General Counsel regarding Board vote on contract changes	Underway
	Board of Supervisors Section	
7/3/2025	**Supervisor Young** to email DC to check if it is possible to limit TekControl contact to adults only (so children cannot have access)	Underway
7/3/2025	**Supervisor Young** to check with TekControl to see if access to the app could be limited to adults only	Underway
7/3/2025	**Supervisor Szeszko** to email DM the quote on the night lighting assessment for the pool	
8/7/2025	**Chair Korsakova** to provide updated vendor score card excel document	Done
8/7/2025	**Supervisor Young** to work with resident and FOM to obtain more quotes for mailbox refinishing	

Return to Agenda

EXHIBIT 35

BEACH CDD MEETING AGENDA MATRIX

October, 2025	***Workshop 10/2***	***Presentations*** • Proposed Amenity Events for FY 26 (Oliver Ingram) ***Upcoming Business Items*** • 1. Final Version of Agreement with COJ for SJO patrol • 2. Anchors Aweigh Aquatics LLC Proposal for 2026 Summer Activities • 3. Consideration of Access Control Proposal ***Supervisor Projects*** Chair Korsakova • 1. Board Annual Checklist • 2. Traffic Control Devices • 3. Ruppert Irrigation Inspection Report • 4. Ruppert Irrigation Inspections • 5. Non-Preserve Area Drainage • 6. Crosswalk Research • 7. Large and Small Dog Park 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	• 3. Exhibit 1 from 9/4 workshop agenda • 2. Exhibit 15 from 8/7 workshop • 3. Exhibit 16 from 8/7 workshop • 4. Exhibit 17 from 8/7 workshop • 7. Exhibits email to Jackie on 8/4 • 1. Exhibit 18 from 8/7 workshop • 5. Request from VC sent to FHP on 9/3

BEACH CDD MEETING AGENDA MATRIX

		• 12. JSO and COJ – Off Duty Patrol <u>Supervisor Young</u> • 1. Trees/Tree Damage • 2. Amenity Suspension Process • 3. Revisions to Amenities Policies • 4. Capital Improvement Plan Projects • 5. Pools Hours (Dawn to Dusk) (from 6/16 meeting) • 7. Extension of Gates at Guardhouse (from 7/21 meeting) <u>Supervisor Wedderburn</u> • 1. PMO Tool • 2. Badge Software • 3. Grilling area for Rentals <u>Supervisor Szeszko</u> • 1. Expansion of Pool Hours/Pool Lighting • 2. Thunderstorm Policy • 3. Amenity Center Cable Contract Review • 4. Brainstorm—Other Cost Savings Initiative • 5. "Punch List" and Response from Developer • 6. Community Survey—Ranking of Capital Improvement Projects in ($150K in CRF FY 26 Budget) • 7. RFP for Landscape Maintenance Contract • 8. Survey question regarding Roving Patrol ***Pending from Prior Workshop(s)*** • 1. Proposal for Sulfur Application • 2 Ruppert proposal for River Rock Installation • 3. Consideration of Garbage Can Proposal • 4. Big Jerry's Fencing Cabana Expansion Proposal - $5,850 (CRF Contingency; Line 9) • 5. Artificial Turf Installation (Community and Amenity Repairs; Line 33)	• 11. Exhibit 19 from 8/7 workshop • 3. Exhibit 20 from 8/7 workshop • 5. Email sent to Chair on 2/11/2025 listing projects • 1. Exhibit 22 from 8/7workshop • 2. Exhibit 23 from 8/7 workshop • 4. Exhibit 4 from 8/7 workshop • 5. Exhibit 5 from 8/7 workshop

BEACH CDD MEETING AGENDA MATRIX

		• 6. Quotes for Mailbox Painting • 6a. Estatic LLC ***Discussion Items*** • 1. Change start time of "adult" events from 6PM to 7PM • 2. Billy Mitchell (Resident) regarding Security Services (from 4/21/2025 meeting) • 3. Carole Repak (resident) regarding converting construction entry gate to an emergency entry/exit gate (5/12/2025 workshop)	• 6a. Exhibit 12 from 8/7 workshop

BEACH CDD MEETING AGENDA MATRIX

October, 2025	***Regular Meeting: 10/20***	***Vendor Reports*** ***Presentations*** ***Consent Agenda Items*** • Minutes o 1. Workshop—10/2/2025 o 2. Regular Meeting—9/15/2025 • 3.Unaudited Financials—August 2025 ***Business Items*** ***Discussions*** ***Staff Reports*** • District Manager o 1. Resident(s) Subject to Disciplinary Action o 2. Incident Report Tracker o 3. Action Item Report o 4. Meeting Matrix • District Counsel • District Engineer	

BEACH CDD MEETING AGENDA MATRIX

Unscheduled Items		***Presentations*** ***Consent Agenda Items*** ***Business Items*** ***Discussions (Workshop)*** ***Public Hearing*** ***Vendor Reports***	

BEACH CDD MEETING AGENDA MATRIX

Enhancements to Be Considered During FY 2025 Budget Review	
• Spin Bike ($2042)	
• Pickleball Courts ($145,890; discussed at 1/2/2025 workshop—exhibit 10 of the agenda package)	
• Playground Shade ($35,000; discussed at 1/2/2025 workshop—exhibit 11 of the agenda package)	
• RFID Technology for Entry Gate ($5,600; discussed at 1/2/2025 workshop—exhibit 19 of the agenda package)	
• Pickleball Courts ($$83,066.40 (Duval Asphalt) or $76,000 (Carson Vandeven); discussed at the 6/5/2025 workshop—exhibit 12 of the agenda package)	
• Dog Park 4' Fence ($25,160; discussed at the 7/3/2025 workshop--exhibit 11 of the agenda package) & 5' fence ($29,352; discussed at the 7/3/2025 workshop--exhibit 12 of the agenda package)	

BEACH CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Advanced Disposal (GFL Environmental)/Refuse Removal	4/1/2029
Amenity Management/Vesta Property Services	12/13/2021-9/30/2025 (District 60 days without cause; Contractor has 90 days). First Amendment was effective on 2/7/2022.
Aquatic Management/Lake Doctors	10/1/2024-9/30/2025 (30 days)
Arbitrage Services/LLS Tax Solutions	2024 Series: Period ending 7/16/2026; 2015 Series : Period ending 5/5/2027
Audit Services/DMHB	Fiscal Year ending 9/30/2029
Cintas/AED Lease-Purchase	Ending 11/2026
Criminal Background Checks/Screening One	3/15/2023-1 year auto renewal
District Counsel Services/Kutak Rock LLP	12/27/2022-
District Engineer Services/England-Thims & Miller, Inc.	Period ending 9/30/2025
District Management Services/DPFG (d/b/a Vesta District Services)	5/1/2022- 9/30/2023-1 year auto renewal
Fire Alarm Monitoring & Inspection/Wayne Automatic Fire Sprinklers, Inc.	10/1/2022-10/1/2023-auto renews for 1 year twice (60 days for failure to perform; 30 days without cause)
Gym Equipment Lease/American Capital	10/1/2023-9/30/2028
Janitorial Services—Quality Cleaning by Viktoriia LLC	3/1/2025-9/30/2025 – 1 year auto renewal 5 times (30 days)
Landscape Maintenance/Tree Amigos Outdoor Services, Inc.	7/1/2023-6/30/2026 (60 days for failure to perform; 30 days without cause)
Pest Control/Turner Pest Control	3/23/2017-
Security Guard Service/Advanced Security Specialist & Consulting LLC	6/14/2024- (30 days)

BEACH CDD MEETING AGENDA MATRIX

Towing Service/ASAP Towing and Storage	12/6/2022-
Website Hosting/Campus Suite	4/1/2022-9/30/2022; 1 year auto renewal

Return to Agenda