



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
January 8, 2026
6:00 p.m.*

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

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

Beach Community Development District

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

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, January 8, 2026, at 6:00 p.m. at the 12788 Meritage Blvd., Jacksonville, FL 32246**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
 Engineer
 District Records

Beach Community Development District

Meeting Date: Thursday, January 8, 2026

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Audience Comments

III. Upcoming Business Items

A. Access Control Proposal –from 11/06/2025 workshop

[Exhibit 1](#)
[Pgs. 7-8](#)

B. Window Film for Fitness Center Proposal Options – from
12/04/2025 workshop

1. Clear Impression Solar & Security Window Films -
\$3,520.00
2. (2nd Quote Needed)
3. (3rd Quote Needed)

[Exhibit 2](#)
[Pg. 10](#)

C. Tamaya Hall Interior Painting Proposal Options – from
12/04/2025 workshop

1. 360 Painting – *if available*
2. Doors & More Refinishing – *if available*
3. Jax Furniture & Restoration Specialists – *if available*

D. Tamaya Hall Drinking Fountain Proposal Options

1. All Weather Contractors - \$5,890.00
2. Totally Hooked Plumbing & Drains - \$5,843.00
3. (3rd Quote Needed)

[Exhibit 3](#)
[Pgs. 12-13](#)
[Exhibit 4](#)
[Pg. 15](#)

E. Tamaya Hall Wall Building Proposal Options

1. 360 Painting - \$4,489.63
2. (2nd Quote Needed)
3. (3rd Quote Needed)

[Exhibit 5](#)
[Pgs. 17-19](#)

IV. Supervisor Projects

- A. Chair Kendig
 - 1. Pickleball/Paddleball Striping
 - 2. Arborist/Options for Oak Trees
 - 3. Drainage on Costas Way Proposal Options – from 09/15/2025 meeting
 - a. Ruppert Landscape - \$20,843.00
 - b. (2nd Quote Needed)
 - c. (3rd Quote Needed)
 - 4. Mirrors in Yoga/Group Fitness Room
- B. Vice Chair Szeszko
 - 1. Brainstorm – Other Cost Savings Initiatives
 - 2. Community Survey – Ranking of Capital Improvement Projects (\$150K in CRF FY 2026 Budget)
 - 3. CCTV
 - 4. Virtual Gate Guard/Remote Access
 - a. Questionnaire
 - b. Inex Technologies
 - c. Virtual Guard
 - d. Proptia
 - e. ButterflyMX
 - 5. Pedestrian Crosswalk
 - 6. Janitorial Cleaning Service Quote Options – from 12/04/2025 workshop
 - a. Approved Scope of Work – from 11/17/2025 meeting
 - b. Jennifer Kerridge's - \$1,600.00/week (05/01-08/31) & \$960.00/week (09/01-04/30)
 - c. Quality Cleaning by Viktoriia - \$2,290.00/month (05/01-08/31) & \$1,760.00/month (09/01-04/30)
 - d. Coverall Options - \$2,681.00/month (05/01-08/31) & \$1,652.00/month (09/01-04/30)
 - e. High Tech Commercial Cleaning - \$7,551.00/month (05/01-08/31) & \$5,668.00/month (09/01-04/30)

[Exhibit 6](#)
[Pgs. 21-23](#)

[Exhibit 7](#)
[Pgs. 25-30](#)

[Exhibit 8](#)
[Pg. 32](#)

[Exhibit 9](#)
[Pgs. 34-40](#)

[Exhibit 10](#)
[Pgs. 42-51](#)

[Exhibit 11](#)
[Pgs. 53-58](#)

[Exhibit 12](#)
[Pgs. 60-67](#)

[Exhibit 13](#)
[Pgs. 69-75](#)

[Exhibit 14](#)
[Pgs. 77-79](#)

[Exhibit 15](#)
[Pgs. 81-82](#)

[Exhibit 16](#)
[Pgs. 84-91](#)

[Exhibit 17](#)
[Pgs. 93-111](#)

[Exhibit 18](#)
[Pgs. 113-130](#)

IV. Supervisor Projects – continued

B. Vice Chair Szeszko – continued

7. **“Tennis for Everyone” – Nonprofit Project**
8. **Swimming Safari Swim School – Summer 2026**
9. **Tamaya Facility Rental Agreement – Option 1 & 2**
10. **Gate Access Control Post Orders – *Under Separate Cover***

[Exhibit 19](#)
[Pgs. 132-161](#)

C. Supervisor Young

1. Capital Improvement Plan Projects

2. Mailbox Painting in Phases I & II Proposal Options – from 08/07/2025 workshop

- a. Estatic LLC - \$27,000.00
- b. 360 Painting - \$23,914.81
- c. RBQ Construction Group - \$28,500.00

[Exhibit 20](#)
[Pgs. 163-164](#)
[Exhibit 21](#)
[Pgs. 166-167](#)
[Exhibit 22](#)
[Pgs. 169-170](#)

3. Tamaya Hall Floor Refinishing Proposal Options

- a. Driskell's Flooring LLC - \$16,482.00
- b. Classy Estate Remodeling - \$13,915.68
- c. (3rd Quote Needed)

[Exhibit 23](#)
[Pg. 172](#)
[Exhibit 24](#)
[Pg. 174-176](#)

D. Supervisor Repak

E. Supervisor Caprita

1. Timing of Irrigation Cycles, Irrigation Inspection Reports, and Irrigation Inspections

V. Pending from Prior Workshop(s)

A. Crosswalk Options – from 12/04/2025

VI. Discussion Topics

- A. Carole Repak (Resident) regarding Converting Construction Entry Gate to an Emergency Entry/Exit Gate – from 05/12/2025 workshop

- B. Family Pool Refinishing – deferred from 11/06/2025 workshop

- C. Use of Boardroom for Storage – from 11/17/2025 meeting

- D. Front Pergola Replacement

[Exhibit 25](#)
[Pg. 178](#)

VII. Adjournment

EXHIBIT 1

VIZpin Inc

355 E. Liberty Street, Suite 210
Lancaster, PA 17602

**VIZPIN**

Quote # 45897242
Create Date: 8/28/25
Exp. Date: 9/12/25
Prepared by: MC Patton

Bill To

Name: Tamaya
Address: 12788 Meritage Blvd
Jacksonville, FL 32246

Ship To

Name: Tamaya
Address: 12788 Meritage Blvd
Jacksonville, FL 32246

	Quantity	Unit	Total Price
Hardware with 3 Years of PLUS Service			
Door/Gate Controller	4	953.00	3,812.00
Lever Set, Brushed Stainless	3	1,254.00	3,762.00
Misc			
Device Setup & Onboarding	7	10.00	70.00
Total Price:			\$7,644.00

Pricing based on tariffs on date this quote was created

Renewing the PLUS service will cost \$2100/year or \$4200 for 3 years

This Quote, pricing, and terms are confidential. This Quote is valid for 15 days and does not include shipping charges, federal, state or local taxes. Shipping and Taxes will be paid by the Buyer. This quote does not include the cost of installation labor. Orders require a signed purchase order. VIZpin reserves the right to correct clerical errors at any time. VIZpin may supply substitute products of equal or higher quality. This Quote is subject to stainless steel or other material cost surcharge caused by global supply constraints, unpredictable logistics costs or import tariffs, and would be in addition to the quoted price. For Quotes totaling \$5,000 or more, VIZpin will only accept online payment via ACH or by check mailed to 355 East Liberty Street, Suite 210 Lancaster, PA 17602. VIZpin Inc. Terms and Conditions of Sale Apply. This Quote is subject to the potential addition of a surcharge due to currency exchange, tariffs, fuel surcharges, or freight increases caused by any global events, such as pandemic, changes in tariff rates due to government policy changes, strikes, fuel shortages, war, terrorism and/or acts of God. Any surcharges, if applicable, would be in addition to the base price quoted herein.

VIZpin Inc. Sales Terms & Conditions, Rev. July 1, 2024: If there are any conflicts between the Certified Partner Agreement and these Terms & Conditions, the Certified Partner Agreement will control.

TERMS AND CONDITIONS: Goods, software and services (Products) furnished by VIZpin Inc. (VIZpin) are sold only on the terms and conditions stated herein. VIZpin's performance of any contract is expressly made conditional on Customer's agreement to these Terms and Conditions of Sale (Terms and Conditions). All references in these Terms and Conditions to the "sale," "sales," "sell," "sold," or "selling" means (a) with respect to Products, excluding any and all software, any sale, lease, license, rental or other transfer of such Product to any end user; and (b) with respect to software, the granting of a limited license to use the software, solely and exclusively as embedded in the Products.

SERVICE FEES AND PAYMENT: VIZpin will bill and collect in advance for all services. VIZpin service renewal invoices will be sent via email 45 days before service expiration; invoices are due upon the date set forth on the invoice. If payment is not received by the due date, VIZpin may suspend the account and will charge a fee of 25% of the renewal invoice payable prior to account reactivation.

PRICE NOTIFICATION: Prices for Products are subject to change without notice.

SHIPPING CHARGES, TITLE, TAXES AND RISK OF LOSS: Title to Products passes from VIZpin to Customer upon shipment from any authorized VIZpin facility. Shipping and taxes are an additional cost and any loss or damage that occurs during shipment is the Customer's responsibility. Customer must notify VIZpin within 21 days from the invoice date if any part of the purchase is missing, wrong or damaged. Unless VIZpin is provided with a valid and correct tax exemption certificate applicable to the purchase of Products and the Product's ship-to location, Customer will be responsible for sales and other taxes associated with the order.

WARRANTY: All VIZpin Products include a limited warranty, which covers factory defects in materials and workmanship (Limited Warranty). Doo/Gate Controllers with PLUS service will be warranties for the life of the PLUS service. Door/Gate Controllers with LITE service, Solar Kit components, Video Intercom Panels, Keypads and FOBs is one year (Warranty Period). The warranty period for Smart Lock mechanical parts is five years. Smart Lock motors are and electrical parts have a one year (Warranty Period). This warranty does not cover damage caused by improper care or use, exposure to environments outside the rated specifications or damage caused by an act of God. During the Warranty Period, VIZpin will, at its discretion, repair or replace the products with new parts, or with serviceable used parts that are superior or equivalent in performance to new parts. This Limited Warranty extends only to the original purchaser and to Products purchased from VIZpin or its Partners. All defective products should be returned, freight and insurance pre-paid, in packaging equivalent to the packaging when originally received by the returning party, to VIZpin Inc. c/o Warranty Department. VIZpin will pay freight and insurance when returning the Product. Please call Customer Support (717) 327-4244 to obtain a Return Material Authorization Number (RMA) prior to returning Product. Unauthorized returns will not be accepted. Complete warranty description available on VIZpin.com.

CREDIT TERMS: Subsequent to the review and approval of a completed and signed Account Information/Credit Application, open account terms with defined credit limits may be authorized at the discretion of the VIZpin. Customers without approved account terms must prepay orders with credit card, ACH/wire transfer or certified check to establish a payment history. Service renewals are not eligible for credit terms; Service renewals will be invoiced and payable online via credit card or ACH prior to subscription expiration.

OVER CREDIT LIMIT: When the Customer exceeds its credit limit, it must pay down current invoices or request an increase in its credit limit. A current signed Account Information/Credit Application form must be on file before VIZpin will consider the request.

PAST DUE BALANCES: Orders will be placed on a ship-hold for past-due balances.

LIMITATION ON WARRANTIES: THE WARRANTY FOR THE PRODUCTS SHALL RUN FROM VIZPIN TO END USER CUSTOMERS ONLY. NO WARRANTY OF ANY NATURE AS TO THE PRODUCTS, SHALL RUN FROM VIZPIN TO A CERTIFIED PARTNER UNDER ANY CIRCUMSTANCES AND VIZPIN DISCLAIMS ALL SUCH WARRANTIES. EXCEPT AS EXPLICITLY PROVIDED HEREIN, VIZPIN DISCLAIMS ALL OTHER WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY. VIZPIN ALSO MAKES NO WARRANTY THAT THE PRODUCTS ARE DELIVERED FREE OF THE RIGHTFUL CLAIM OF ANY THIRD PARTY BY WAY OF PATENT INFRINGEMENT OR THE LIKE.

LIMITATION OF LIABILITY: VIZpin's MAXIMUM LIABILITY TO CUSTOMERS FOR DAMAGES SHALL BE LIMITED TO THE DOLLAR AMOUNT OF THE DEFECTIVE PRODUCTS PURCHASED BY CUSTOMER FROM VIZpin. VIZpin SHALL IN NO EVENT BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL OR SPECIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, GOODWILL, AND/OR INTERFERENCE WITH BUSINESS RELATIONSHIPS, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO THE EXTENT THAT IT IS ILLEGAL OR UNENFORCEABLE UNDER APPLICABLE LAW.

INTELLECTUAL PROPERTY RIGHTS: VIZpin does not convey any right, license, or ownership to the Customer with respect to any intellectual property rights or the like of VIZpin. However, VIZpin grants to the Customer a royalty-free, non-exclusive, non-transferable right to use VIZpin's trademarks solely in connection with the Certified Partner's marketing, sale and servicing of the VIZpin products, subject to VIZpin's right to pre-approve all uses by the Certified Partner of the trademarks (including without limitation, advertising and other printed material which contain or bear the trademarks).

CHANGES: VIZpin reserves the right at any time, without notice, to make changes in design or additions to or improvements in its Products without liability or obligation to install such change, addition or improvement in any Product manufactured prior thereto.

INDEMNIFICATION: Customer shall indemnify and hold VIZpin harmless against any claims, liabilities, loss, damages, cost and expense (including court costs and reasonable attorneys' fees) arising out of any breach by Customer of this Agreement.

RELATIONSHIP OF THE PARTIES: Certified Partner is an independent contractor and has no power, right or authority to bind VIZpin or to assume or to create any obligation or responsibility, express or implied, on behalf of VIZpin. Nothing stated in this Agreement shall be construed as creating a partnership relationship between Certified Partner and VIZpin, or as creating the relationships of employer and employee, or principal and agent between the parties hereto. Certified Partners may not assign any rights under this Agreement without VIZpin's prior written consent.

FORCE MAJEURE: Except for Customer's payment obligations, neither party shall be liable to the other for delays in performing any obligations under this Agreement due to circumstances beyond its reasonable control, including but not limited to, inability to secure materials or transportation and acts of God or governmental authorities.

NOTICES: All notices which either party may be required or desire to give the other party shall be given by email, registered carrier, second-day delivery to the other party at its respective address as set forth in the agreement to which these terms are attached, or by facsimile. Notices shall be deemed to be received on the second business day following the date of mailing, and on the date of transmission when confirmed by facsimile transmission.

APPLICABLE LAW: This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, exclusive of any applicable choice of law rules. Both parties agree to submit to the exclusive jurisdiction of, and waive any venue objection against, the applicable Federal or State court in Lancaster County, Pennsylvania. The United Nations Convention on the International Sale of Goods shall not apply to these Terms and Conditions.

SEVERABILITY WAIVER: If any provision of this Agreement is held to be invalid or unenforceable for any reason, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way. The waiver by either party of a breach of any provision of this Agreement by the other party will not operate or be interpreted as a waiver of any other or subsequent breach by each party.

ATTORNEYS' FEES: The prevailing party in any action arising between the two parties in connection with this Agreement shall be entitled to reasonable attorneys' fees and all costs of proceedings incurred in enforcing this Agreement in addition to any other amount of recovery ordered by the court.

MODIFICATIONS: These Terms and Conditions may be modified only by a writing signed by an authorized representative of VIZpin.

NO UNAUTHORIZED USE: Customers shall not disassemble, decompile, reverse engineer, copy, modify, prepare derivative works of, or otherwise change any of the software or firmware or its form with respect to any Product.

INTERNATIONAL ORDER TERMS: Pre-payment via wired funds transfer (WFT) or major credit card.

INTERNATIONAL SHIPPING: All prices for international orders are quoted FCA, VIZpin's authorized facility or Lancaster, Pennsylvania, in accordance with Incoterms 2010, with freight, taxes and import duties the responsibility of Customer. In all cases, title shall pass upon delivery to the carrier at point of shipment and thereafter all risk of loss or damage shall be upon Customer (without regard to which party pays for the shipping costs). VIZpin will not drop ship to international addresses.

EXPORT CONTROL LAWS: The export of any Products purchased from VIZpin is subject to compliance with the export control laws of the United States. Customers shall comply with all applicable export regulations or restrictions and shall provide all such certifications and other documentation as VIZpin may request to ensure compliance with such export regulations. Certified Partners shall permit VIZpin to inspect Partner's inventories, service records, commercial and shipment documents and other relevant documents as designated by VIZpin. Any such document review shall be conducted in as efficient a manner as circumstance will allow and, when possible, during regular business hours.

U.S. GOVERNMENT RESTRICTED RIGHTS: Customers shall state in every license agreement, under which an agency, department or entity of the United States Government (Government) obtains rights to use the Products, and shall ensure that each such end user understands and agrees, that (i) use, reproduction, release, modification or disclosure of the Products, or any part thereof, including technical data, is restricted in accordance with Federal Acquisition Regulation ("FAR") 12.212 for civilian agencies and Defense Federal Acquisition Regulation Supplement ("DFARS") 227.7202 for military agencies, (ii) the Product is a commercial product, which was developed at private expense, and (iii) use of the Products by any Government agency, department or other agency of the Government is further restricted as set forth in this Agreement.

ENTIRE AGREEMENT: These Terms and Conditions, together with Certified Partner Agreement constitute the entire understanding and agreement of VIZpin and Customer with respect to the subject matter hereof, and supersedes all prior agreements or understandings, whether oral or written, between the parties with respect to such subject matter.

EXHIBIT 2

Tamaya Ammenity Center 12788 Meritage Blvd Jacksonville, FL 32246-0705	 (904) 730-3400 Clearimpressionsfla.com	Sales Rep: Phone # Email	Christie Page (904) 813-0227 clearimpressions@me.com
Contact Person	OLIVER	Date of Bid:	11/5/25
Subdivision / Side of Town	Tamaya	Date of Install:	
How did you hear about us?	Prev. Customer		

Linear Feet	2214	Cost of Adhesive		Total SqFt W/ Waste	785.00
		Notes		Total Cost of Job	3520.00
				Adhesive	0.00
				Adjustments	
				Adjustments	
REMOVAL OF HOURS STICKERS ON INSIDE & INSTALLATION OF NEW HOURS NO CHARGE & INSTALLED ON EXTERIOR -BRING DOUBLE SIDED TAPE FOR REAPPLICATON OF USE THIS DOOR SIGN				Grand Total	3520.00
Window Types:		Silicon / Wood / Paint / Ladder			
A 3% processing fee will be applied to all credit card transactions. Cash, Checks, Bank Transfers, & debit transactions are not subject to a surcharge.			Credit 3% Fee		
			106.00	Credit Total	3626.00

EXHIBIT 3



1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060

Job Quote

Job Quote #: 273799

Quote Date: 12/16/2025

Page: 1 of 2

Service Location: Beach CDD/Tamaya-
12788 Meritage Blvd
Club house
Jacksonville, FL 32246

Bill to: Beach CDD/Tamaya
250 International Parkway
Vesta District Services
Suite 208
Lake Mary, FL 32746

Job Description	Price
-----------------	-------

Drinking fountains/ bottle filler w/ filter \$5,890.00

All Weather Contractors, Inc., is proposing the following service for the above-mentioned price.

Additional Details:

- Remove existing 2 Kohler ceramic drinking fountains at fitness center and haul away
- Remove section of drywall behind drinking fountains to expose water supply and drain
- Rough in water and waste to accommodate new drinking fountains
- Provide and install (1) Stainless steel Elkay bi-level wall mounted drinking fountains with filtered bottle filler- model LZSTL8WSSP
- Test for proper flow and operation after installation
- Customer responsible for wall repairs and paint
- Note: Customer responsible to provide electrical outlet for new drinking fountains per spec sheet

Validity/ Terms of Payment

1. This proposal is valid for 30 days from the date of the proposal.
2. Terms of Payment: Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply).
3. Deposits are necessary when indicated.
4. Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.
5. Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.
6. This proposal may be withdrawn at any time.

Qualifications and Clarifications

1. Customer to verify that the unit # on this proposal is correct prior to commencement of work.
2. Workdays are Monday - Friday 8:00am to 5:00pm.
3. Weather-related issues may delay completion.
4. Payment and performance bond not required; permitting is the responsibility of owner/manager unless otherwise noted.
5. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.
6. Any work outside of the SOW will require a change order.
7. Work shall be inspected by the customer representative at the completion of the work .

CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS

1. GC-CGC1523954 - HVAC-CMC1250093 - Plumbing-CFC1432682- Roofing-CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000



1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060

Job Quote

Job Quote #: 273799

Quote Date: 12/16/2025

Page: 2 of 2

Service Location: Beach CDD/Tamaya-
12788 Meritage Blvd
Club house
Jacksonville, FL 32246

Bill to: Beach CDD/Tamaya
250 International Parkway
Vesta District Services
Suite 208
Lake Mary, FL 32746

Job Description

Drinking fountains/ bottle filler w/ filter

Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway. **Return Signed Proposal to: Plumbingquotes@allweathercontractors.com**

PROPOSAL SUBMITTED BY: All Weather Contractors

PROPOSAL ACCEPTED BY:

Name: _____

Title: _____ Date: _____ PO# _____

General Statement: This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

***AWC is not responsible for moving personal belongings from any work area.**

***AWC is not responsible for old CPVC pipes in the building or existing water damage.**

***AWC is not responsible for sheet rock, trim, paint or flooring unless other wise noted in the SOW.**

***Debris removal and haul away are not included unless otherwise noted in the SOW.**

***This proposal does not include previous service call unless otherwise noted.**

***All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project.**

EXHIBIT 4



Totally Hooked Plumbing and Drains

Estimate 17878366

Job 17799124

Estimate Date 12/30/2025

Customer PO

Billing Address

Ron Zastrocky
12788 Meritage Boulevard
Jacksonville, FL 32246 USA

Job Address

Ron Zastrocky
12788 Meritage Boulevard
Jacksonville, FL 32246 USA

Estimate Details

ELKAY BI LEVEL WATER BOTTLE FILLER FOUNTAIN: Totally Hooked will remove and dispose of existing drinking fountain. Supply and install new ELKAY Model #ELZSTL8WSLK bi-level water fountain with bottle filler. Connect to existing electrical, 3/8" water supply, tie into existing drain, secure wall, mounting, brackets, and test for proper operation. Verified chilled water, flow rate bottle, fill sensor activation, and pressure, and also clean work area up upon completion.

Totally Hooked is not responsible for drywall or any tile replacements.

Service #	Description	Quantity	Your Price	Your Total
CUSTOM TASK	Totally Hooked will install an ELKAY Bi Level Water Bottle filling Fountain. Model #ELZSTL8WSLK	1.00	\$5,843.00	\$5,843.00
			Sub-Total	\$5,843.00
			Tax	\$0.00
			Total	\$5,843.00
			Est. Financing	\$81.40

Thank you for allowing us to perform services for you.
We truly appreciate the opportunity.

5860 Old Timuquana Road
Jacksonville, Florida 32210

CFC1432554
(904) 736-7967

WORK AUTHORIZATION: I, the undersigned, am owner/authorized representative/tenant for the premises, 12788 Meritage Boulevard, Jacksonville, FL 32246 USA. I hereby authorize **Totally Hooked Plumbing and Drains** to perform the above recommendation, and to use such labor and materials as deemed advisable by Justin G or other company representatives.

Unless prior authorization for billing, payment for all work is due upon completion (C.O.D.). A job is considered complete for billing purposes when substantial work is completed, and a fully functioning product is delivered. There may be times when third-party work is pending, or inspection is still required to be finalized after payment is required. Quoted work must be started within 30 days after signed estimate or it is subject to change.

A \$25.00 BILLING CHARGE is due thereafter. An office billing charge and/or finance charge of 1.75% per month (21% per annum) will be added after 10 days past due. I agree to pay reasonable attorney's fees, court costs, and collection fees in the event of legal action.

I understand that is a legal contract for professional services provided by Totally Hooked Plumbing and Drains and that they reserve all rights afforded to them by the State of Florida. All old parts will be removed from the premises and discarded unless otherwise specified in writing prior to the start of work. The warranty is valid only with full payment of the agreed project price. Quoted work must be started within 30 days after signed estimate or it is subject to change.

FINANCING CUSTOMERS: You have the right to cancel the financial agreement without any penalty or obligation, within three (3) business days.

I HEREBY AUTHORIZE Totally Hooked Plumbing and Drains **TO PROCEED WITH THE WORK WITH THIS AUTHORIZED AMOUNT:**
\$5,843.00

EXHIBIT 5

TIP Use the **←** and **→** arrows below to turn the page and learn more. **X**



Turn Page



Proposal

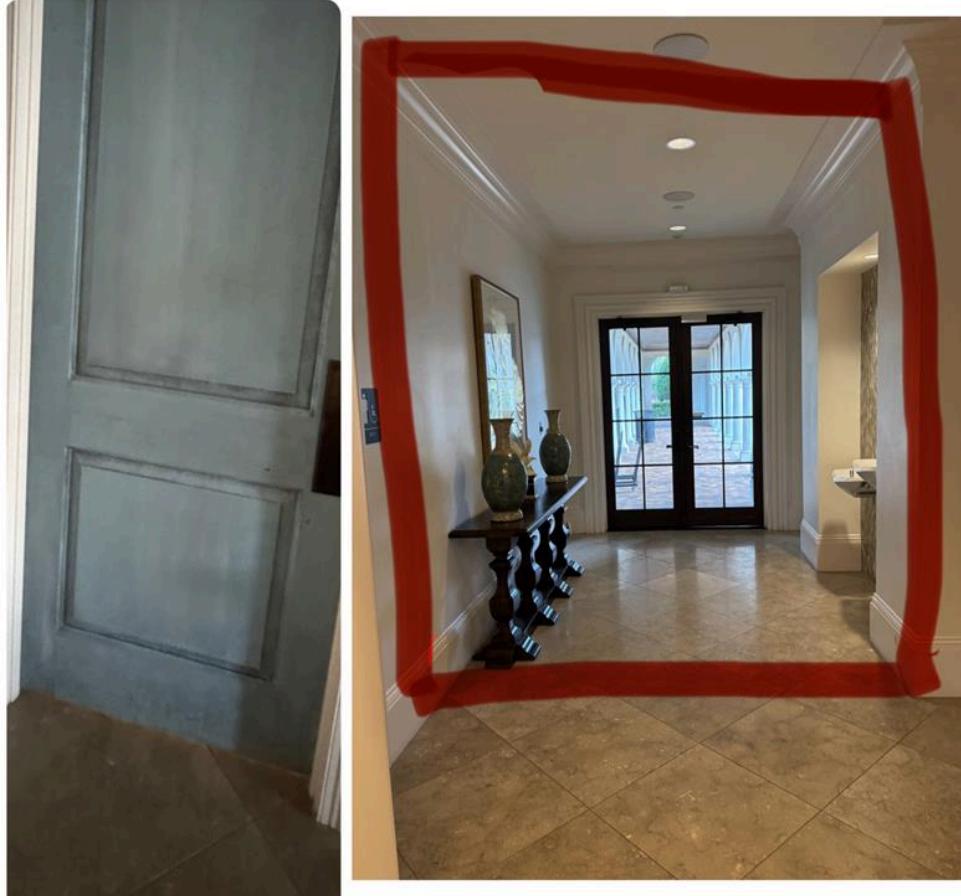
#32392154

Beach - 32392154
- New Wall/2
Doors

**360 Painting of
Jacksonville**

- Welcome
- About Us
- Insurance
- About Your Project
- Proposal
- Agreement
- Certificate of Completion

Erect Wall w/2 Doors



PIC COLLAGE

NEW COLOR	#COATS
Install wall L4 Sheetrock	N/A
Install 2 Doors w/Lock	N/A
Install Crown & Baseboard	N/A
Material	N/A
ERECT WALL W/2 DOORS SUBTOTAL	
\$3,152.79	

Paint to match

NEW COLOR	#COATS
Ceilings	1
<hr/>	
Materials: Pro Mar Ceiling Paint :	
<hr/>	
Base Boards	2
<hr/>	
Materials: INT Superpaint Semi-Gloss :	
<hr/>	
Walls	3
<hr/>	
Materials: PVA Interior Primer - Sealer :, INT Superpaint:	
<hr/>	
Crown Molding	2
<hr/>	
Materials: INT Superpaint Semi-Gloss :	
<hr/>	
Set Up/Prep/Clean Up	N/A
<hr/>	
PAINT TO MATCH SUBTOTAL	\$1,196.52

LABOR \$4,156.09

LABOR SUBTOTAL \$4,156.09

MATERIALS \$333.54

TAX \$0.00

MATERIALS SUBTOTAL \$333.54

GRAND TOTAL \$4,489.63

EXHIBIT 6

From: [David C. McInnes](#)
To: [Jackie Leger](#)
Subject: Beach CDD: 1/8 Workshop Exhibit (FW: Landscape and Arborist)
Date: Monday, January 5, 2026 1:56:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Jackie:

Please use the email below from Ron as the exhibit for the workshop agenda item entitled “Arborists/Options for Oak Trees” found under Chair Kendig’s section.

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

Sincerely,



Your Community.
Our Commitment.

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

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



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



CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Sent: Monday, January 5, 2026 1:45 PM
To: boardmember3@beachcdd.com; David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Re: Landscape and Arborist

Good afternoon,
From Dylan at Rupperts. This is from the arborist.

Root Pruning

Prune roots on street trees along sidewalk approximately 10-12 feet to prevent sidewalk upheaving. This will need to eventually be done again to prevent root upheaving in approximately 5 to 6 years depending on root growth. Price is \$200.00 per tree.

Growth Regulator

Application to slow canopy growth and redirect energy towards fibrous root production to improve the health and vitality of the street trees. This is good for 3 years and could be done again after 3 years to control tree growth. Price is \$100.00 per tree.

Ron Zastrocky

Your Community. Field Operations Manager

Our Commitment. C. 904-577-3075

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

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

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>

Sent: Saturday, January 3, 2026 10:46 AM

To: David C. McInnes <dmcinnes@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

Subject: Landscape and Arborist

David

Having reviewed the agenda I noticed that we have several proposal for landscaping but last time I heard from the vice chair, at a mtg or workshop, they were still with Wes (legal).....when did the supervisors receive notice that this was being bid out....I certainly could have missed it?

Ron any news from the arborist on this recommendations? Thx Jim

EXHIBIT 7

Chair Korsakova:

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

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

Sincerely,



Your Community.
Our Commitment.

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

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



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



CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

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

David,
I would like all party agree on what is the best fix, especially engineer. Please proceed.
Elena Korsakova
Beach CDD Board Member

904-881-7259
3070 Pescara Dr

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

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

Chair Korsakova:

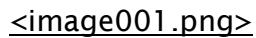
To answer your question, the 10/4/2024 email is the last one from Scott Wild on this matter.

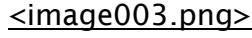
That said, the river rock suggestion came about based on observations made by Kyle (Ruppert Landscaping) and Ron. There were heavy rains after the 10/4 email from Scott and it was noted that mulch floated down and covered the existing drains. Based on their observations, they believed that even if the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

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

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

Sincerely,

 **David C. McInnes**
District Manager
P. 321-263-0132 ext. 193
Your Community.
Our Commitment.
Vesta District Services
250 International Parkway
Suite 208
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers | Request Proposal](#)

[<image004.jpg>](#)
[<image005.jpg>](#)
[<image006.jpg>](#)
[<image007.jpg>](#)
[<image008.jpg>](#)

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.



January 30, 2025

**12788 Meritage Boulevard
Jacksonville , FL 32246**

Attn: Ron

Re: Tamaya River Rock

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

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

Materials:

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

Miscellaneous:

Description
Weed Barrier
Equipment

Total price* : \$20,843 Initial

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

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

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

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

Additional watering:

YES NO

Terms and Conditions

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

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

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

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

Acceptance of Proposal:

Ron Zastrocky

Ruppert Landscape, Inc.

Kyle Carasea

813-293-0587 cell

kcarasea@ruppertcompanies.com

Date: _____

EXHIBIT 8

From: Paweł Szczęska
To: boardmember5@beachcdd.com
Subject: CCTV Upgrade Research

I enlisted the help of Microsoft Copilot AI to compile the results of my research into camera upgrades.

To future-proof the setup, we should prioritize **brand reliability, night vision capabilities, and AI detection features**.

It is not necessary to replace all cameras, only ones in priority areas to maximize visual coverage of key locations.

Here's the complete and updated comparison table of outdoor CCTV cameras from top brands, now including columns for **typical price range** and **average user review score** based on recent market data and verified sources.

Outdoor CCTV Cameras Without Subscription

Brand	Model	Resolution	Color Night Vision	Field of View	AI Features	Local Storage	No Fees	Dome Style	Vandal Resistant	Price Range (USD)	Avg. Review Score
Amcrest	IP5M-T1179EW-28MM	5MP	Yes (via spotlight)	103° diagonal	Motion Detection, Zones	microSD + Amcrest NVR	Yes	Yes	\$65–\$85	(4.3)	
Amcrest	IP8M-2779EW-AI	4K Ultra HD	Yes (Enhanced IR)	105° diagonal	Human/Vehicle Detection	microSD + Amcrest NVR	No	Yes	\$95–\$120	(4.4)	
Eufy	EufyCam 3	4K Ultra HD	Yes	135° diagonal	On-device AI (Face, Vehicle)	HomeBase 3 (up to 16TB)	No	Yes	\$470–\$550 (2-pack)	(4.5)	
Lorex	E851AD	4K Ultra HD	Yes (Enhanced IR)	105° horizontal	Person Detection	microSD + Lorex NVR	Yes	Yes	\$130–\$160	(4.4)	
Lorex	Fusion 4K NVR Kit	4K Ultra HD	Yes	105° horizontal	Person Detection (varies by cam)	Lorex NVR (HDD)	Yes	Yes	\$500–\$700 (kit)	(4.6)	
Lorex	H30	12MP	Yes (Smart Lighting + IR)	139° diagonal	Person, Vehicle, Face, Animal, Package Detection	microSD + Lorex NVR	Yes	Yes	\$180–\$220	(4.7)	
Reolink	ColorX CX820	4K Ultra HD	Yes (ColorX sensor)	105° horizontal	Person/Vehicle Detection	microSD + Reolink NVR	No	Yes	\$110–\$140	(4.6)	
Reolink	RLC-1212A	12MP	Yes (via spotlight)	96° horizontal	Person, Vehicle, Animal Detection	microSD + Reolink NVR	No	Yes	\$95–\$120	(4.5)	
TP-Link	Tapo C120	2K QHD	Yes	127° diagonal	Motion Zones, Smart Alerts	microSD	No	No	\$25–\$35	(4.6)	
TP-Link	Tapo C560WS	2K QHD	Yes (Starlight sensor)	360° Pan/Tilt	Motion Zones, Smart Alerts	microSD	No	No	\$45–\$65	(4.5)	
Ubiquiti	UniFi G4 Dome	4MP	Yes (via IR + LED)	86° horizontal	Smart Detection (via UniFi Protect)	UniFi NVR	Yes	Yes	\$180–\$220	(4.6)	
ZOSI	C291	5MP	Yes (via spotlight)	90° horizontal	Motion Detection	microSD + ZOSI NVR	Yes	Yes	\$40–\$60	(4.3)	
ZOSI	C306 5MP PoE Dome	5MP	Yes	90° horizontal	Motion Detection	ZOSI NVR (HDD)	Yes	Yes	\$55–\$75	(4.4)	

Insights:

- **Best AI suite:** Lorex H30, EufyCam 3, Reolink CX820
- **Best dome-style picks:** Lorex H30, UniFi G4 Dome, Amcrest IP5M, ZOSI C306
- **Best value under \$100:** Reolink RLC-1212A, Amcrest IP5M, ZOSI C291

EXHIBIT 9

Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.

Complete cost estimates are required for initial consideration.

1. Vendor Company Name:

2. Official Website:

3. Business Model (check all that apply):

Managed Service Product/Software Software Suite Service

4. Type (check one):

National Regional (Specify State/Geography): _____

5. Primary Focus (check all that apply):

- Access Control
- AI Integration
- Biometrics
- CCTV Integration
- Cloud-Based Access
- Gate Operators
- Hybrid
- ID / Driver's License Scanning
- Integrated Access Control
- Integration
- License Plate Recognition (LPR)
- LPR-focused Virtual Guards
- Managed Access
- Mobile Access
- Remote Video Monitoring
- Smart Access
- Smart Intercoms
- Surveillance

- Virtual Gate Guards
- Virtual Security
- Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: Yes No

Brief Description:

6b. Priority – Mobile App for Residents with Robust Support: Yes No

Brief Description:

6c. Priority – Offline / Redundancy Capability: Yes No

Brief Description:

6d. Priority – Integration with Existing Gate Hardware: Yes No

Brief Description:

6e. Priority – Integration with Existing Surveillance Infrastructure: Yes No

Brief Description:

6f. Priority – Integration with Existing Mobile App “Tek Control”: Yes No

Brief Description:

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: Yes No

Brief Description:

7b. Live Remote Monitoring / Guarding: Yes No

Brief Description:

7c. Live / AI Screening (+ alerts): Yes No

Brief Description:

7d. Video Intercom: Yes No

Brief Description:

7e. Kiosk: Yes No

Brief Description:

7f. Two-Way Audio: Yes No

Brief Description:

7g. Custom Reporting / Analytics:

Yes

No

Brief Description:

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

- Breakdown of installation costs for each hardware/equipment:

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

Note to Vendor on Cost Estimates

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

Please refrain from marketing theoretical “savings” relative to traditional manned security.

EXHIBIT 10

About Inex Technologies

For over 30 years, Inex Technologies has been a global leader in License Plate Recognition (LPR) and vehicle imaging solutions. Founded in 1993, the company has earned the trust of thousands of customers across more than 20 countries who rely on Inex for accurate, reliable, and high-performance ALPR systems used in access control, parking, tolling, and security applications.

Inex combines decades of engineering expertise with advanced neural-network analytics, edge-processing camera technology, and proprietary ALPR software that achieves industry-leading accuracy. Our solutions are designed, built, and supported in the United States, ensuring compliance, quality, and data ownership for every client.

Leveraging this experience, Inex developed the IZCloud platform—a next-generation, AI-powered ecosystem that delivers secure, scalable, and fully automated vehicle access and management for residential, commercial, and government properties

Introduction and Overview for Cost Transparency

Inex Technologies is committed to providing the Board with a fully transparent and itemized cost estimate for the proposed IZCloud AI Virtual Guard and Access Control System. Our goal is to deliver a clear, dollar-based breakdown for hardware, installation, and subscription costs — without ranges or estimates. However, to prepare this accurately, we must first collect a few essential project details that directly impact system design and pricing.

To proceed, please confirm the following:

- **Total number of households** in the community (for SaaS subscription tier)
- **Total number of entrances/exits** and **number of lanes** (resident vs. visitor)
- **SIP Call Box locations** – visitor lanes only or at all lanes
- **ALPR Coverage** – resident-only or all lanes
- **Available power/conduit** at each gate or need for trenching/boring
- **Network setup** – number of routers or network segments required
- **Total number of parking sites**, both **paid and unpaid**

I'd like to propose including NetPlanner to help schedule a site walk next week so their team can review the site infrastructure and installation requirements. Before the visit, Inex's team can host a short Teams meeting to give an overview of the system, discuss layout options, features, and possible integration details.

Once the site walk is complete, we'll prepare a precise, fixed-cost proposal -fully transparent and aligned with the Board's expectations.

Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.

Complete cost estimates are required for initial consideration.

1. Vendor Company Name: Inex Technologies

2. Official Website: www.inextechologies.com

3. Business Model (check all that apply):

Managed Service Product/Software Software Suite Service

4. Type (check one):

National

5. Primary Focus (check all that apply):

Access Control
 AI Integration
 Biometrics
 CCTV Integration
 Cloud-Based Access
 Gate Operators
 Hybrid
 ID / Driver's License Scanning
 Integrated Access Control
 Integration
 License Plate Recognition (LPR)
 LPR-focused Virtual Guards
 Managed Access
 Mobile Access
 Remote Video Monitoring
 Smart Access
 Smart Intercoms
 Surveillance
 Virtual Gate Guards
 Virtual Security
 Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: Yes

Brief Description:

IZCloud AI Virtual Guard uses **License Plate Recognition (LPR / ALPR)** as the primary method for vehicle access. Each resident's license plate serves as a secure digital credential, automatically opening gates without remotes or key fobs. The system instantly identifies and grants entry to authorized vehicles while logging all events for security. It also recognizes **Make, Model, and vehicle type**, detects unregistered or speeding cars (radar equipped system required), and integrates with community access rules for guests, vendors, and deliveries. This ensures a seamless, fully automated gate experience with accurate, real-time vehicle verification.

6b. Priority – Mobile App for Residents with Robust Support: Yes

Brief Description:

IZCloud AI Virtual Guard eliminates the need for any mobile app—**residents simply call or text the AI Assistant phone number** to manage all access needs. **A dedicated phone number will be provided to the community.** Residents can say or text commands like:

- “Open the [Main] gate for my guest John,”
- “Create a PIN for my babysitter every Friday from 9:00–11:00 AM,” or
- “Register my car — license plate ABC123, Toyota Camry.”

The AI instantly verifies and updates records, issues PINs, and manages scheduled or one-time entries. Residents' vehicles are automatically recognized by plate, and deliveries or guests are handled the same way. **No apps, logins, or passwords-just a simple call or text to the AI Assistant for full, automated access control.**

6c. Priority – Offline / Redundancy Capability: Yes

Brief Description:

Our ALPR cameras feature an **onboard computer that stores all registered residents' license plate numbers**, allowing full gate functionality even if the internet connection to the cloud is temporarily lost. All **PIN codes are also synchronized to the AI Smart SIP Call Boxes** at the entrances, ensuring that authorized visitors can still gain access during outages.

In the unlikely event of a complete internet failure, each site is equipped with a **Global SIM-enabled router** that automatically switches to cellular data, providing a **redundant backup connection** to maintain continuous system operation and prevent service disruption.

6d. Priority – Integration with Existing Gate Hardware: Yes

Brief Description:

The IZCloud system is **gate agnostic** and integrates seamlessly with any existing gate or barrier brand. Connection is made through a **simple dry-contact interface** using a **web relay module** supplied by Inex. This allows the Virtual Guard system to trigger gate opening and closing without replacing current controllers or motors, making installation quick, cost-effective, and fully compatible with both new and legacy gate hardware.

6e. Priority – Integration with Existing Surveillance Infrastructure: Yes

Brief Description:

While the existing surveillance infrastructure details are unknown, Inex does offer **custom integration and development services** to connect IZCloud with third-party video management systems (VMS), NVRs, or camera networks. Compatibility and scope depend on the site's current setup, and **integration costs are determined after system evaluation (TBD)**.

6f. Priority – Integration with Existing Mobile App “Tek Control”: Yes

Brief Description:

If desired, Inex can **custom integrate IZCloud Virtual Guard** with the existing *Tek Control* mobile app—Inex has completed **over 100 live integrations** with various third-party platforms. However, the core advantage of **Virtual Guard** is that **no mobile app is required**: residents simply **call or text the AI Assistant phone number** to open gates, issue PIN codes, or register vehicles. This design keeps access control simple, universal, and app-free while still allowing optional custom integrations upon request.

7. General Feature Evaluation

7a. ID / Driver’s License Image Scanning: Yes (via Driver’s License Photo Submission)

Brief Description:

At the entry point, visitors can **text a photo of their driver’s license to the phone number provided at the gate**. The image is securely received and logged by the AI system along with all other entry details — including **time of entry, method of entry (PIN, call, or text), and the vehicle photo with license plate number**. This offers a convenient and contactless way to

verify visitor identity without requiring any app or kiosk.

7b. Live Remote Monitoring / Guarding Yes/No

Brief Description:

IZCloud **AI Virtual Guard** eliminates the need for on-site guards by providing **fully automated, AI-driven remote monitoring**. The system verifies residents, guests, deliveries, and emergency responders using **License Plate Recognition, PIN codes, Make & Model identification, and voice or text interaction** with the AI Assistant. All events are logged and viewable in real time through the **IZCloud Portal**, giving property managers complete visibility and control without requiring live staff at the gate

7c. Live / AI Screening (+ alerts): Yes

Brief Description:

IZCloud **AI Virtual Guard** delivers real-time **AI-driven screening and alerting** for every vehicle entering or exiting the property. Using **License Plate Recognition and Make & Model identification**, the system automatically detects and flags **unknown, unauthorized, or speeding vehicles**. (Note: *speeding detection requires radar-equipped ALPR cameras.*)

For enhanced security, Inex also offers “**see-through-the-windshield**” **camera setups** that capture the **driver’s face inside the vehicle** as part of the event record. This configuration uses the **IZA GDFC dual-sensor system**, allowing property managers to log driver identity, time of entry, vehicle image, and method of access within each event for complete situational awareness

7d. Video Intercom: Yes

Brief Description:

Inex provides an **AI Smart SIP Intercom** equipped with a **built-in camera** that supports **live video streaming**. The video feed can be **recorded or monitored by third-party VMS or NVR systems**, ensuring compatibility with existing surveillance infrastructure. The intercom also connects directly with the **IZCloud AI Virtual Guard**, enabling residents or staff to manage visitor access through **voice or text communication** with the AI Assistant, combining convenience, security, and seamless video integration.

7e. Kiosk: Yes/No

Brief Description:

While IZCloud Virtual Guard does not require a traditional physical kiosk, it provides the **same functionality through the Intercom** installed at the gate or entrance. This **intercom acts as a virtual kiosk**, allowing visitors to speak naturally or text the AI Assistant—for example, “I’m visiting John Smith” or “Delivery for 123 Maple Drive.”

The system verifies access automatically using **License Plate Recognition, PIN codes, or resident confirmation** via text or call. The AI Smart Intercom also includes a **camera with live video streaming** capability that can integrate with **third-party VMS or NVR systems**, ensuring full video and audio documentation of each interaction. This approach eliminates the need for bulky kiosks while maintaining all their capabilities in a **modern, contactless, and automated format**.

7f. Two-Way Audio: Yes

Brief Description:

IZCloud **AI Virtual Guard** supports full **two-way voice communication** through either the **AI Assistant phone number** (posted at the gate) or an **AI Smart Intercom call box** equipped with a “Call” button that connects directly to the Virtual Guard.

When a vehicle arrives, the system automatically reads the license plate and checks access rights.

- If the plate is registered, the gate opens automatically.
- If not, the driver can enter a valid PIN code.
- If neither applies, the driver can **call the Virtual Guard number or press the intercom button** to speak with the AI system.

The **AI Assistant then engages in a natural voice conversation** — asking questions such as the purpose of the visit, name or address of the resident, or delivery details — and may even contact the resident to confirm the visitor. From the driver’s perspective, it feels like speaking with a real person.

All interactions are logged and stored with event details (time, vehicle and LP image, LP Number, and access method). All access rules - including PIN code validity, license plate permissions, and guest verification - are fully customizable to each community’s needs.

7g. Custom Reporting / Analytics: Yes

Brief Description:

IZCloud AI Virtual Guard offers powerful custom reporting and analytics tools that allow property managers to easily sort and filter access events by time, date, gate location, or entry method. Reports can be exported in CSV format for use by law enforcement or for internal analytics. The system supports advanced searches by full or partial license plate, vehicle make and model, or resident name, providing precise visibility into all gate activity and enhancing investigative and operational efficiency.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

All prices are MSRP:

HARDWARE	MSRP
IZA500GR Kit - 1 Camera (one per ALPR lane)	\$3,987.00
IZ-REM-RELAY-4 (one per entrance)	\$486.00
ROUTER IZRUT241-5Y (one per entrance)	\$390.00
Akuvox T912K intercom	\$2,000.00
IZCloud one-time setup fee	\$2,500.00

Breakdown of installation costs for each hardware/equipment:

At this stage, it is **not possible to provide an accurate installation cost breakdown** without a **site walk** conducted by our preferred installation partner, **NetPlanner**. Every property layout is unique - factors such as the number of **entry and exit lanes**, **SIP call boxes**, **routers**, available **power sources**, and potential **boring or trenching requirements** must be reviewed on-site.

We would be glad to **schedule a call with your team** to discuss project details and determine:

- How many **ALPR cameras** are required (entry only or both entry and exit — with exit cameras, you can track who is currently on the premises and detect overstays).
- The number and placement of **SIP call boxes** and **network routers**.
- Existing **power and network infrastructure** conditions.

Following that discussion, **NetPlanner** will perform the **site walk** and provide a detailed **installation quote** for each hardware component and labor category.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

At this point, it is not possible to estimate monthly or annual hardware maintenance costs without first determining the exact system configuration and installation details. The final cost depends on the number of ALPR cameras, SIP call boxes, routers, and network components to be installed.

All Inex equipment is covered by a basic manufacturer warranty included in the active subscription cost, which covers software updates and remote diagnostics. However, any on-site physical maintenance or support (such as hardware inspection, cleaning, or replacement) will be handled by our installation partner, NetPlanner, who will provide a detailed maintenance quote once the system layout and equipment list are finalized.

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

To provide an accurate SaaS subscription cost, we must first know several key details about your property — including the number of households, entry and exit lanes, ALPR cameras, SIP call boxes, and the number of Voice-over-IP lines required. These factors determine the total scope of the system and directly affect subscription pricing.

On average, our IZCloud AI Virtual Guard subscription cost varies depending on community size and configuration, typically ranging from \$2.50 to \$5.50 per household per month. Exact pricing will be confirmed once we receive your site details and household count.

- Monthly/Annual cost of monitoring services:

Included in the above SaaS

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

In addition to the standard subscription, there are several optional and supporting services that may apply depending on the site configuration:

Database Management Service – \$97/month (optional):

Covers ongoing data maintenance such as resident list updates

ALPR Connection to Towing Company (optional):

Enables automated alerts and data sharing with the designated towing provider to enforce parking or access violations.

Voice-over-IP (VoIP) Service (required):

Supports AI Smart Intercom audio communication between visitors and the Virtual Guard system. This is a mandatory service for properties using SIP call boxes.

All other optional services—such as database management or towing company integration—can be added or omitted based on the community’s operational needs and preferences.

Note to Vendor on Cost Estimates Reply

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

Please refrain from marketing theoretical “savings” relative to traditional manned security.

We fully understand the Board’s requirement for **cost transparency** and its intent to perform an independent ROI analysis. To provide an accurate, itemized cost breakdown (in dollars) for hardware, installation, and subscriptions, we must first collect the following **key site details**:

1. **Total number of households** in the community (to determine the SaaS tier).
2. **Number of entrance and exit points.**
3. **Number of lanes** at each gate (resident vs. visitor).
4. **SIP Call Boxes:** Should these be installed **only at visitor lanes, or at all lanes?**
5. **ALPR Coverage:** Should ALPR cameras be placed **only on resident lanes, or on both resident and visitor lanes?**
6. **Availability of power and conduit** at each gate, or whether **boring/trenching** will be required.
7. **Router/network setup** if entrances are spread out.
8. **Total number of parking sites** (paid and unpaid).

Inex’s system allows residents to **register their own license plates** and their **visitors’ vehicles** through AI Connect (text or voice), and to **issue PIN codes** for guests. Understanding how many lanes, gates, and parking areas are in use is critical to prepare a precise and transparent proposal.

To finalize a detailed cost breakdown, **our installation partner, NetPlanner, will need to walk the site** to assess infrastructure, cabling distances, and power availability.

Would your team be available **next week** for a **site walk with NetPlanner?**

In addition, **Inex’s team can host a short Teams presentation** to provide an **overview of the system**—covering functionality, options for ALPR and PIN management, and integration details—before the site visit, if that would be helpful for the Board’s review.

Once the site walk is completed, we will provide a **fully transparent dollar-based quote** for hardware, installation, and ongoing service components.

EXHIBIT 11

Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.

Complete cost estimates are required for initial consideration.

1. Vendor Company Name: Virtual Guard

2. Official Website: www.virtualguard.com

3. Business Model (check all that apply):

Managed Service Product/Software Software Suite Service

4. Type (check one):

National Regional (Specify State/Geography): _____

5. Primary Focus (check all that apply):

Access Control
 AI Integration
 Biometrics
 CCTV Integration
 Cloud-Based Access
 Gate Operators
 Hybrid
 ID / Driver's License Scanning
 Integrated Access Control
 Integration
 License Plate Recognition (LPR)
 LPR-focused Virtual Guards
 Managed Access
 Mobile Access
 Remote Video Monitoring
 Smart Access
 Smart Intercoms
 Surveillance

Virtual Gate Guards
 Virtual Security
 Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: Yes No

Brief Description:

Yes, we include LPR and ALPR at no additional charge on all of our Virtual Gate Guard sites.

6b. Priority – Mobile App for Residents with Robust Support: Yes No

Brief Description:

We do have an app / web portal that is user friendly but robust enough to include features that enable residents to safely and securely allow access to their visitors.

6c. Priority – Offline / Redundancy Capability: Yes No

Brief Description: We do require two things from our communities, power and internet. However, we do install a power back up. It will last between 20-45 minutes. We do offer suggestions for communities to install a redundancy for power and internet.

6d. Priority – Integration with Existing Gate Hardware: Yes No

Brief Description: Yes, we can integrate with your existing gate hardware.

6e. Priority – Integration with Existing Surveillance Infrastructure: Yes No

Brief Description: Yes, with 98% of camera types we can integrate with and your existing infrastructure. We would need to use our own LPR cameras because we have specific software written for them.

6f. Priority – Integration with Existing Mobile App “Tek Control”: Yes No

Brief Description: We do not currently integrate with Tek Control, however our software is an open source API which allows us to integrate with third parties.

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: Yes No

Brief Description: We use a credit card style scanner, where the visitor simply slides the ID in, and pulls it out.

7b. Live Remote Monitoring / Guarding: Yes No

Brief Description: We've been in business for almost twenty years and are considered a pioneer in remote video monitoring / guarding.

7c. Live / AI Screening (+ alerts): Yes No

Brief Description: We use AI with our remote video monitoring solution (have been for years) and have started to incorporate AI into our Virtual Gate Guard solution / screening. It has not been fully deployed but it is in testing.

7d. Video Intercom: Yes No

Brief Description: We use two way audio so visitors can speak with our guards and our guards can speak with visitor and one way video.

7e. Kiosk: Yes No

Brief Description: Self-contained, interactive kiosk houses all equipment & technology inside. No need for additional temperature-controlled equipment boxes. Dual-hinged, weather resistant sealed door. Two way audio, one way video (our guards can see the visitor) plus QR code scanning ability, smart pin access to allow access for your visitors and driver's license imager. We use a pinhole camera to minimize strikes, a digital touch screen to advertise community events, welcome visitors. Recessed, protected noise-cancelling, marine-grade microphone & speaker. Microwave initiation sensor detects any object in front of the kiosk to initiate pre-recorded message and automated VOIP call to attendant.

7f. Two-Way Audio: Yes N

Brief Description: Recessed, protected noise-cancelling microphone & speaker.

7g. Custom Reporting / Analytics: Yes No

Brief Description: We can pull any type of reports that you see fit. We have a standard set of reports that can be pulled, plate report, DL report, LPR report etc. but we can also create reports when needed.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators): Upfront expense would be the installation (labor) of the hardware and the hardware itself. If any electrical or internet work is needed that would fall under the CDD.
 - Bullet Cameras: \$220
 - LPR Cameras: \$1,300
 - 16 Port switch: \$899
 - Battery Backup: \$110
 - Smart Connect: \$717
 - Web Controlled Power Switch: \$358
 - Aluminum Post: \$700
 - Cat 6 wire: \$184
 - Boring: \$32 per foot
 - Trenching: \$16 per foot
 - Monitor: \$220
 - Kiosk: We do not sell the kiosk
- Breakdown of installation costs for each hardware/equipment: We have a cost to install the kiosk, run any wires (if needed) camera install (if needed) potentially any bore or trenching that would need to be done. Labor for this install would be approximately \$9,060. Equipment and labor total install cost would be approximately \$19,900.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs: We give two options when a quote is delivered. The first option would have a monthly maintenance fee which is 1% of the total install cost which is \$200. The second option is where we finance the community at 0% APR and put the install cost into the monthly, THIS option includes the maintenance plan at no additional cost. If it breaks we fix it and upgrade the equipment (when permitting) at no additional cost (exception is acts of god and vandalism).

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions: Virtual Guard has never and does not pass any software subscriptions or have any software update fees. This comes at no additional charge for our services. Once you agree to our monthly fee, that is the fee that you will pay for the duration of the contract.
- Monthly/Annual cost of monitoring services: Virtual Guard has a monthly per home fee, kiosk rental fee and a server rental fee. In some cases when we finance the install, there is also a hardware expense in the monthly.

- Server rental fee: \$200
- Kiosk rental fee: \$850
- Per home fee: \$9, Approximate monthly would be \$9,555

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned: The only other cost would be taxes, internet and any power requirements. These cost would need to be paid by the CDD.

 **Note to Vendor on Cost Estimates**

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., "it depends"). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

Please refrain from marketing theoretical "savings" relative to traditional manned security.

EXHIBIT 12



Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

◆ Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.

Complete cost estimates are required for initial consideration.

1. Vendor Company Name: Proptia

2. Official Website:www.proptia.com

3. Business Model (check all that apply):

Managed Service Product/Software Software Suite Service

Our Virtual Guarding partners are www.securiteam.us and <https://techprosecurity.com/virtual-gate-guard/>. They provide their service on top of the Proptia Platform. You would need to get a proposal from one or both of these companies.

4. Type (check one):

National Regional (Specify State/Geography): _____

5. Primary Focus (check all that apply):

Access Control
 AI Integration
 Biometrics
 CCTV Integration
 Cloud-Based Access
 Gate Operators
 Hybrid
 ID / Driver's License Scanning
 Integrated Access Control
 Integration
 License Plate Recognition (LPR)
 LPR-focused Virtual Guards
 Managed Access
 Mobile Access
 Remote Video Monitoring
 Smart Access
 Smart Intercoms

Surveillance
 Virtual Gate Guards
 Virtual Security
 Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: Yes No

Brief Description:

Proptia provides a suite of ALPR features both for automatic ID of all vehicle plates, image of vehicle, make, model, color, style in real time. ALPR also can be used as a method of access for both visitors and residents. Powerful reporting and filtering. Search by vehicle type, attribute, time parameters, pass types, and tags.

- Capture Make, Model, Color, and Type
- Gathers plate and vehicle image
- Transactions
- Vehicles Onsite
- Vehicle Activity
- Muster Report
- Time On-Site
- Unregistered Vehicle Report
- Cut Through Report
- Roving Vehicle Report
- Overstay Report

6b. Priority – Mobile App for Residents with Robust Support: Yes No

Brief Description: Robust mobile app for residents. Manage visitors, use bluetooth credentials,

manual controls of gates and doors for convenience, submit tickets and service requests, add events, view vehicle and credentials. Household directory of associated residents. Text ePasses. View short demo:

https://www.youtube.com/watch?v=YcfjFeuJKO8&embeds_referring_euri=https%3A%2F%2Fpr.optia.odoo.com%2F&source_ve_path=OTY3MTQ

6c. Priority – Offline / Redundancy Capability: Yes No

Brief Description: All components are internet independent and can operate offline.

6d. Priority – Integration with Existing Gate Hardware: Yes No

Brief Description: Yes, not a problem.

6e. Priority – Integration with Existing Surveillance Infrastructure: Yes No

Brief Description: Surveillance system will be stand alone. Proptia will handle LPR's

6f. Priority – Integration with Existing Mobile App “Tek Control”: Yes No

Brief Description: Proptia has its own mobile app.

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: Yes No

Brief Description: Yes, can be scanned at the kiosk. We do not store the images of the drivers license for privacy.

7b. Live Remote Monitoring / Guarding: Yes No

Brief Description: Our virtual guarding partners provide monitoring and remote visitor management.

7c. Live / AI Screening (+ alerts): Yes No

Brief Description:

7d. Video Intercom: Yes No

Brief Description:

7e. Kiosk: Yes No

Brief Description:

7f. Two-Way Audio: Yes No

Brief Description:

Virtual guarding visitor kiosk. Guards can “drop” into the kiosk at any lane and speak with the person in the vehicle. Two-way audio allows for communication between visitors and virtual guard. Guard has full visitor management tools at their fingertips for access granted, denied, and remote control of gates/barrier arms.

7g. Custom Reporting / Analytics: Yes No

Brief Description: Several out of the box reports and custom reports that can be built, saved, and set to automatically reoccur and emailed to pre-defined individuals.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators): Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and install.

- Breakdown of installation costs for each hardware/equipment: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and install.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and installation.

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and installation.

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce a local channel partner for pricing on hardware and install.

❖ Note to Vendor on Cost Estimates

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

Please refrain from marketing theoretical “savings” relative to traditional manned security.

EXHIBIT 13

Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.

Complete cost estimates are required for initial consideration.

1. Vendor Company Name:

ButterflyMX

2. Official Website: **www.butterflymx.com**

3. Business Model (check all that apply):

Managed Service **Product/Software** Software Suite Service

4. Type (check one):

National Regional (Specify State/Geography): in 21,000 buildings nationwide with over 1.8 million users

5. Primary Focus (check all that apply): **ones that apply in red**

- Access Control
- AI Integration
- Biometrics
- CCTV Integration
- Cloud-Based Access
- Gate Operators
- Hybrid
- ID / Driver's License Scanning
- Integrated Access Control
- Integration
- License Plate Recognition (LPR)
- LPR-focused Virtual Guards
- Managed Access
- Mobile Access
- Remote Video Monitoring
- Smart Access
- Smart Intercoms
- Surveillance
- Virtual Gate Guards

- Virtual Security
- Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: Yes No

Brief Description:

We have LPR capabilities on cameras

6b. Priority – Mobile App for Residents with Robust Support: Yes No

Brief Description:

Can use mobile app to unlock all doors in community, 24/7 365 support team 1 call away. Can let in visitors through a video call to their phone.

6c. Priority – Offline / Redundancy Capability: Yes No

Brief Description:

ButterflyMX systems offer robust offline and redundancy capabilities, allowing fobs and PIN codes to work even during internet outages, with credentials stored locally to ensure continued access. Cloud-based redundancies and local device storage preserve access permissions and logs, while cellular backup options are in development for added reliability

6d. Priority – Integration with Existing Gate Hardware: Yes No

Brief Description:

Integrate with access control that is weigand compliant

6e. Priority – Integration with Existing Surveillance Infrastructure: Yes No
Brief Description:

Cameras integrate with any ONIV compliant cameras

6f. Priority – Integration with Existing Mobile App “Tek Control”: Yes No
Brief Description:

On our product roadmap

7. General Feature Evaluation

7a. ID / Driver’s License Image Scanning: Yes No
Brief Description:

Intercom will take a picture every time it unlocks the door. You can have a guest hold up ID when the gate is unlocked. You have a 365 day audit trail with date and time stamped photos of all entries but no specific scanner for Driver license,

7b. Live Remote Monitoring / Guarding: Yes No
Brief Description:

You can view all cameras in live time, but we do not provide people to monitor the cameras that are on property management or onsite security. We just have the tools so they can easily access all footage and monitor it easily.

7c. Live / AI Screening (+ alerts): Yes No
Brief Description:

7d. Video Intercom: Yes No

Brief Description:

7e. Kiosk: Yes No

Brief Description:

We have guard and concierge software that can be downloaded on any computer and allows for property managers / security team to speak out of intercoms, message and call residents, have all visitors passes available to know who is to enter community and when, and live monitoring of all cameras.

7f. Two-Way Audio: Yes No

Brief Description:

7g. Custom Reporting / Analytics: Yes No

Brief Description:

Have a log of all entries into every door in the community with time and date - as well as what resident allowed access and when - with camera integration you get 1 minute video clip of every entry event easily searchable in our Back end Operating System which you can access from any computer.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

Need scope of work in order to provide accurate number. [ButterflyMX sales deck with pricing](#)

- Breakdown of installation costs for each hardware/equipment:

Need scope of work - also need installer to go onsite to determine wiring needed with exiting setup.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

Nothing all covered in annual subscription

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

Each product has a subscription - the more products bigger discount. Need to know what products and counts, as well as unit count to provide accurate number.

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

📌 **Note to Vendor on Cost Estimates - In order for me to provide an accurate quote I need**

- Name/address of the property
- No. of units/apts
- No. of intercoms required & type (8" or 12", surface or flush mounted)
- No. of access readers & type (mullion, single gang, or keypad)
- Package room (Y/N)?
- RFID vehicle reader (Y/N)? If yes, how many tag readers and how many tags?
- No. of Cameras - (Dome / Bullet)
- Elevator Controls (Y/N)? If yes, how many floors?

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., "it depends"). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

Please refrain from marketing theoretical "savings" relative to traditional manned security.

EXHIBIT 14

Comprehensive Scope of Janitorial Services

General Terms and Service Details

1. Commencement of Services

The performance of the scheduled services shall commence on the _____ day of _____, 2025.

2. Service Location

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

3. Named Areas

The following areas are included under this Agreement (“Named Areas”):

- Entrance
- Hallway
- Gym
- Kitchen
- Restrooms (approx. 19 toilets, 6 urinals, 2 showers)
- Palm Court
- Pool Cabana
- Boardroom
- Management Office
- Banquet Hall

4. Service Schedule

- **From May 01 – Aug 31:** Five (5) days per week (Mon, Wed–Sat), between 10:00 PM and 6:00 AM.
- **From Sep 01 – April 30:** Three (3) days per week (Mon, Thu, Sat), between 10:00 PM and 6:00 AM.

5. Contractual Payment Amounts

Service Period	Frequency	Monthly Contract Amount
May 01 – Aug 31	5 days/week	\$(quote)
Sep 01 – Apr 30	3 days/week	\$(quote)

6. Consumables and Supplies

Contractor shall furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, including:

- Trash liners, toilet tissue, paper towels, hand soap, urinal screens/blocks, sanitary bin liners.
- Cleaning chemicals: EPA-registered disinfectants, neutral floor cleaner, de-greaser, glass cleaner, deodorizer.
- Floor care equipment: vacuums, mops, buckets, auto-scrubbers, and carpet extractors as needed.

7. Quality Control and Reporting

- **Checklists:** Nightly and monthly checklists aligned with the Room-by-Room Cleaning Schedule.
- **Logbook:** Maintained onsite, recording date/time, areas completed, consumables replenished, and issues noted.
- **Inspections:** Monthly walk-through with amenity manager; corrective actions documented.
- **Special Requests:** Additional services beyond scope marked as “Extra” and quoted separately.

8. Ad-hoc Cleaning (Service Schedule Day Shift)

- **Service Schedule:** With 10-day notice, amenity manager may request a day shift in the weekly service schedule to accommodate ad-hoc cleaning requests at no additional cost.

9. Add-On Janitorial Services (“Extra”)

- **Quoted Separately:** Floor stripping/waxing, carpet shampooing, exterior window cleaning, high dusting (beams, fixtures), restroom odor remediation, electrostatic disinfection spraying

Room-by-Room Cleaning Checklist

Area / Task	Regular Cleaning (Nightly Services)	Deep Cleaning (Monthly Services)
ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)		
Baseboards/door frames	Dust	Wash
Blinds/locks/sills	Dust	Wash
Carpets	Vacuum	If needed, extraction & deodorize
Cobwebs	Removed	Removed
Doors	Wiped and Sanitized	Full inside/outside cleaning
Floors	Sweep. mop nightly (remove footprints)	If needed, machine scrub
Glass	Spot clean	Full inside/outside cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside/outside cleaning
Kitchen		
Appliances	Outside wiped	Inside & outside cleaned
Cabinets	Spot clean	Inside & outside cleaned
Microwave	Inside/outside cleaned	Deep scrub
Sink & countertops	Wiped and Sanitized	Degreased, sanitized & polished
Top of fridge	—	Dust/clean
Bathrooms		
Baby Changing Station	Clean & disinfect	Clean & disinfect
Cabinets	Spot clean	Inside & outside cleaned
Consumables	Refill soap, paper, tissue	Full restock & dispenser maintenance
Floors	Mop with disinfectant	Machine scrub & grout brightening
Mirrors & chrome	Wipe streak-free	Polish
Showers	Light scrub	Full scrub & grout cleaning
Sinks & countertops	Sanitized	Sanitized & polished
Toilets & urinals	Clean & disinfect	Deep descale, deodorize
Walls (non-tile)	Spot clean	Light wash & disinfect

Walls (tile)	Spot clean	Full scrub & grout cleaning
Fitness Center / Gym		
Equipment	Wipe & sanitize	Full sanitization (hospital-grade)
Floors	Spot clean, vacuum & deodorize	If needed, carpet extraction / machine scrub
Mirrors & chrome	Wipe streak-free	Polish
Living/Meeting Areas (Boardroom, Mgmt Office, Banquet Hall)		
Furniture (hard surface)	Wiped and Sanitized	Polish
Furniture (fabric)	Spot clean	Vacuum, clean & deodorize
Lamps & lampshades	Dust	Deep dust/polish

EXHIBIT 15

From: [Jennifer Kerridge](#)
To: [David C. McInnes](#)
Subject: Re: Beach CDD--Information regarding Janitorial Services
Date: Saturday, November 22, 2025 11:30:01 AM
Attachments: [image003.png](#)
[image001.png](#)
[image002.png](#)

Good Afternoon,

Thank you very much for giving me this opportunity. I am highly qualified for this position and have over 25 years of professional cleaning experience. Throughout my career in Michigan, I have worked in residential and commercial facilities, providing detailed cleaning. I am fully **insured and bonded**, and I take great pride in delivering consistent, high-quality service. As a member of the community, it would be my pleasure to contribute my skills to help maintain and enhance this beautiful area.

Based on the scope outlined for **Tamaya Beach CDD**, I am confident in providing reliable janitorial service for all Named Areas. I hold myself to a very high standard and ensure every space is maintained to pristine conditions.

Rate

My hourly rate is **\$40 per hour**, reflecting my experience and the quality of my work.

- **Five days/week (May 1 – Aug 31):** \$1,600 per week
- **Three days/week (Sep 1 – Apr 30):** \$960 per week

I am also able to provide quotes for additional services upon request, including:

- Power washing the exterior of the clubhouse and gatehouse
- Patios and roofs

I am open to offers and willing to discuss any adjustments needed to meet the community's expectations. Thank you again for this opportunity. I look forward to the possibility of working with you.

Sincerely,
Jennifer Kerridge

989-239-5607

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, November 19, 2025, 3:12 PM, David C. McInnes <dmcinnes@vestapropertyservices.com> wrote:

Hello:

The Board of Supervisors of the Beach Community Development District (commonly known as the Tamaya community) is interested in obtaining a quote for cleaning services. Attached is a comprehensive Scope of Services. If you are **insured and bonded** and interested in providing janitorial services, please provide a proposal to be at your earliest convenience.

Thank you.

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

Sincerely,



Your Community.
Our Commitment.

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

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



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



CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

EXHIBIT 16

Quality cleaning

by Viktoriia LLC

5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

Dear Tamaya Beach CDD Management Team,

Thank you for considering Quality Cleaning by Viktoriia LLC for your janitorial service needs. We appreciate the opportunity to present this professional cleaning proposal and look forward to the possibility of working together.

Enclosed is a comprehensive cleaning program that includes:

Full scope of work
Nightly service schedule
Monthly deep-cleaning plan
Service frequency and pricing details

Your monthly service fee is fully inclusive and covers:

All labor
All supervision
All cleaning supplies
All equipment

Payroll taxes, insurance, and administrative costs

Since your facility is already being serviced by our team, the building does not require an Initial Cleaning that other companies would typically charge for when onboarding a new client. Our continued partnership eliminates this cost and gives you the advantage of a fully familiar and trained team already in place.

A Certificate of Insurance will be provided upon approval.

If you have any questions or need clarification, please feel free to contact us at +1 (904) 356-3619.

Warm regards,
Viktoriia Osypchuk
Quality Cleaning by Viktoriia LLC

Quality cleaning

by Viktoriia LLC

Quality Cleaning by Viktoriia LLC is a professional janitorial company with more than four years of experience delivering consistent, high-quality service. Our team of over ten trained professionals is equipped to handle routine, deep, and post-construction cleaning for large commercial facilities.

We have provided services for well-known brands such as:

- Tamaya Beach CDD
- Five Below
- Party City
- Tory Burch
- Marshalls
- DXL
- Dick's Sporting Goods
- HomeSense
- Lululemon

We maintain strict quality standards and ensure clean, safe, and well-organized environments for all clients.

Our Services:

- Regular commercial cleaning
- Deep cleaning and post-construction cleaning
- Flexible scheduling tailored to client needs

Our Advantages:

High Quality Standards — consistency, precision, and attention to detail.

Professional Staff — each employee undergoes structured training.

Insurance & Guarantees — fully insured for client security and peace of mind.

Insurance and Guarantees: We are fully insured, providing our clients with confidence in our reliable and safe service.

Maintenance Agreement (“Agreement”) is made as of the Effective Date below, between Quality cleaning by Viktoriia LLC from Jacksonville (Quality cleaning by Viktoriia LLC) and Tamaya Beach CDD (Client). In consideration of the mutual obligations set forth in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. The performance of the scheduled services shall commence on the _____ day of _____, 2025.
- b. The services shall be provided at the following location: Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, Florida, 32246.
- c. The premises included in the work area under this Agreement shall hereinafter be referred to as the “Named Areas,” which include: Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall.
- d. Quality cleaning by Viktoriia LLC agrees to service the Named Areas according to the following schedule: **From the 1st of September to the 30th of April — three (3) days per week (Monday, Tuesday, and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day. From the 1st of May to the 31st of August— five (5) days per week (Monday, Wednesday, Thursday, Friday and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day.**
- e. **Ad-hoc daytime shift (upon request):** With a 10-day notice, the Amenity Manager may request moving one scheduled night shift to a daytime cleaning shift at no additional cost. This daytime shift will replace the corresponding night service for that week and will not count as an extra visit.
- f. **Ad-hoc day substitution (weekly schedule adjustment):** With a 10-day notice, the Amenity Manager may request shifting one scheduled cleaning day to another day of the same week to accommodate an ad-hoc cleaning need. This adjustment will replace the originally scheduled day and will not count as an additional visit.
- g. Quality cleaning by Viktoriia LLC agrees to furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, as outlined in the attached Cleaning Schedule, which is an integral part of this Agreement.

2. PAYMENT FOR SERVICES

- a. Client agrees to pay Quality cleaning by Viktoriia LLC a monthly minimum amount stated in the attached Pricing Schedule, by check sent to 5632 Jeremy Ln, Jacksonville, FL 32257, or by Zelle transfer to phone number 904-302-0025, no later than the last day of each month in which services are rendered. Additionally, the Client agrees to pay any sales or use tax imposed by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due to Quality cleaning by Viktoriia LLC will be deemed received only upon the delivery of the check to the specified address or upon receipt of the Zelle transfer.
- b. Credits for holidays recognized by the Client have been predetermined as part of the monthly charge. No other adjustments will be made for holidays.

Customer Initials _____

Quality cleaning by Viktoriia LLC

Maintenance Agreement

- c. The amount payable by the Client may be increased or decreased to reflect an increase or decrease in the area of space serviced, the type, volume, or frequency of service rendered. Such modifications will only be binding if in writing and signed by both parties.
- d. In the event that payment for services is not received within fifteen (15) days from the due date, Quality cleaning by Viktoriia LLC may suspend services until payment is received. Suspension of services by Quality cleaning by Viktoriia LLC under this section does not deprive Quality cleaning by Viktoriia LLC of any rights to collect payment for services or other remedies.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. Quality cleaning by Viktoriia LLC will select and assign all personnel to perform its obligations under this Agreement.
- b. Quality cleaning by Viktoriia LLC and its contractors are not, and shall not be considered, employees of the Client. They are independent contractors. In this regard, contractors of Quality cleaning by Viktoriia LLC will not be covered under the Client's Workers' Compensation Insurance, and no deductions for Social Security, Federal or State Income Taxes, or other withholdings will be made from the amounts agreed to be paid to Quality cleaning by Viktoriia LLC under this Agreement, as these are contract payments and not wages.
- c. The Client agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any contractors, agents, representatives, or franchisees of Quality cleaning by Viktoriia LLC without the express written consent of Quality cleaning by Viktoriia LLC. Quality cleaning by Viktoriia LLC agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any employees, agents, or representatives of the Client without the express written consent of the Client.

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for one year from the date services are scheduled to begin, as stated in Section 1a, and shall automatically renew each year on the same terms and conditions, unless either party provides written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given, the Agreement shall expire at midnight on the anniversary date. Otherwise, the Agreement may only be terminated for non-performance, as set forth below.

Customer Initials _____

Quality cleaning by Viktoriia LLC

Maintenance Agreement

b. Non-performance is defined as the failure, refusal, or neglect to perform any act specified in the attached Cleaning Schedule. Before any termination for non-performance becomes effective, the terminating party must provide written notice to the other party specifying in detail the nature of any deficiency or failure in performance. Upon receipt of the notice, Quality cleaning by Viktoriia LLC will have fifteen (15) days to remedy the deficiencies to the reasonable satisfaction of the Client. If the deficiencies are not satisfactorily resolved by the end of the fifteen-day period, the terminating party shall provide a second written notice of the failure to remedy. The Agreement shall terminate thirty (30) days after the second notice.

c. All notices between the Client and Quality cleaning by Viktoriia LLC must be in writing and sent prepaid and certified through the U.S. Postal Service or a recognized courier service with express, receipted delivery to the address specified in this Agreement. Any other notices, including those personally delivered to individuals performing services under this Agreement, will be ineffective.

d. Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

a. If it becomes necessary for either party to bring suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to recover all costs associated with the suit, including reasonable attorney's fees, administrative fees, court costs, and damages as part of any judgment entered in its favor.

b. The terms of this Agreement shall be binding upon and inure to the benefit of Quality cleaning by Viktoriia LLC and the Client and their respective heirs, representatives, successors, and assigns, except as otherwise provided herein.

c. Any waiver by either party of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

Customer Initials _____

Room-by-Room Cleaning Checklist*(Nightly Services vs. Monthly Deep-Cleaning Services)*

Area / Task	Regular Cleaning (Nightly Services)	Deep Cleaning (Monthly Services)
ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)		
Baseboards/door frames	Dust	Wash
Blinds/locks/sills	Dust	Wash
Carpets	Vacuum	If needed, extraction & deodorize
Cobwebs	Removed	Removed
Doors	Wiped and Sanitized	Full inside/outside cleaning
Floors	Sweep, mop nightly (remove footprints)	If needed, machine scrub
Glass	Spot clean	Full inside cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside cleaning
Kitchen		
Appliances	Outside wiped	Inside & outside cleaned
Cabinets	Spot clean	Inside & outside cleaned
Microwave	Inside/outside cleaned	Deep scrub
Sink & countertops	Wiped and Sanitized	Degreased, sanitized & polished
Top of fridge	—	Dust/clean
Bathrooms		
Baby Changing Station	Clean & disinfect	Clean & disinfect
Cabinets	Spot clean	Inside & outside cleaned
Consumables	Refill soap, paper, tissue	Full restock & dispenser maintenance
Floors	Mop with disinfectant	Machine scrub & grout brightening
Mirrors & chrome	Wipe streak-free	Polish
Showers	Light scrub	Full scrub & grout cleaning
Sinks & countertops	Sanitized	Sanitized & polished
Toilets & urinals	Clean & disinfect	Deep descale, deodorize
Walls (non-tile)	Spot clean	Light wash & disinfect
Walls (tile)	Spot clean	Full scrub & grout cleaning
Fitness Center / Gym		
Equipment	Wipe & sanitize	Full sanitization (hospital-grade)
Floors	Spot clean, vacuum & deodorize	If needed, carpet extraction / machine scrub

Mirrors & Chrome	Wipe streak-free	Polish
Living/Meeting Areas (Boardroom, Mgmt Office, Banquet Hall)		
Furniture (hard surface)	Wiped and Sanitized	Polish
Furniture (fabric)	Spot clean	Vacuum, clean & deodorize
Lamps & lampshades	Dust	Deep dust/polish

Additional Services (Not Included in Monthly Contract)

Exterior window cleaning — \$180.00

- Performed by a specialized team
- Scheduled separately during daylight hours
- Can be performed less frequently upon request

Restroom Consumables Management (Optional Monthly Add-On)

If requested, we can take full responsibility for monitoring, purchasing, and delivering all restroom consumables, including toilet tissue, paper towels, hand soap, urinal blocks, and similar products.

Monthly pricing structure:

Service fee for consumables management - \$100.00 per month
(covers inventory checks, purchasing, quality control, delivery, and restocking)

Cost of consumables:

Billed separately based on actual receipts.

Proof of purchase:

Photos of all receipts will be provided each month.

If this service is added, the following two items will appear each month in both documents:

- **Consumables management service — \$100 per month**
- **Reimbursement for purchased supplies (based on receipts)**

These charges will be reflected in **both the monthly invoice and the monthly service report.**

This add-on is available upon request and is **not included in the standard monthly janitorial contract.**

This service is optional and provided only if requested by the Client.

Customer Initials _____

Quality cleaning

by Viktoriia LLC

Agreement

CUSTOMER NAME & ADDRESS

Tamaya Beach CDD
12788 Merita ge Blvd
Jacksonville, FL 32246

NAME & ADDRESS

Quality Cleaning by Viktoriia LLC
5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
From May 1st - August 31st: 5 days per Week: (Mon, Wed, Thur, Fri, Sat) between the hours of 10:00pm and 6:00am of the following day	2290.00 (plus tax per month)
From September 1st - April 30th 3 days per Week: (Mon, Thu, Sat) between the hours of 10:00pm and 6:00am of the following day	1 760.00 (plus tax per month)

CUSTOMER

Signature of Authorized Representative

Print Name, Title

Date

Account Payable Contact

Billing Address

City, State ZIP

Quality Cleaning by Viktoriia LLC

DocuSigned by:
Viktoriia Osypchuk

E56D7FF4145E458...
Signature of Authorized Representative

Viktoriia Osypchuk

Print Name, Title

11/25/2025

Date

904-302-0025

Account Payable Phone Number

victoryosipchuk@gmail.com

Account Payable Email Address

EXHIBIT 17

Customized Service Plan and Proposal

Prepared for:

Tamaya Clubhouse

By:
Connor Brannen

Date:
September 10, 2025



September 10, 2025

Tamaya Clubhouse
Oliver Ingram
12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Dear Oliver,

Thank you for talking with me about your cleaning program and your business needs. I have created a proposal based on our discussion. Please review the attached documents to see exactly how the Coverall® Program will help your facility look and smell clean, and actually be a cleaner, healthier place for everyone.

Thank you again for the opportunity to present this customized Service Plan. The entire Coverall team looks forward to the next steps!

Sincerely,

Connor Brannen

Connor.Brannen@coverall.com



Coverall Service Plan

The Coverall® Program has been customized to meet your requests and requirements for a clean, healthy work environment. The details of your Service Plan are documented below.

Company: Tamaya Clubhouse
Phone: (904) 329-2277
Contact: Oliver Ingram
Email: oingram@vestapropertyservices.com
Address where service will be performed: 12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA
Frequency of Regular Service: 3x per week
Total Cleanable Area: 10,017 square feet

Areas to be Serviced:

- Aerobics Room
- General Offices
- Lobby / Reception
- Two Outdoor Pool Area
- Gather Spaces
- Cardio Areas
- Hallways
- Pool Areas
- Fellowship Hall
- Kitchenette / Coffee
- Restrooms

Exclude:



Regular Services included in your Service Plan:

The following tasks will be included in your Service Plan and delivered by a trained and certified Coverall Franchised Business using the Coverall® Program.

Dusting And Disinfecting

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Community Surfaces - Detail Clean Thoroughly dust and clean accessible community area fixtures and office furniture including file cabinets, desks, credenzas, counter tops, display units, window sills. <i>Note: Detailed Focus High Touch/Traffic Areas. Includes Indoor/Outdoor Resident Gather Area Furniture</i>	1x per week
Damp Wipe and Disinfect High Community Touch Points Clean and disinfect the community area high touch points such as light switches and door knobs. Fully clean both sides of main entrance glass doors.	1x per week
Counters, Sinks Clean and disinfect counters and sinks in areas other than the restrooms or kitchens. <i>Note: Includes Outdoor Resident Gather Area by Pool</i>	1x per week
Damp Wipe and Disinfect Community & Personal Area Telephones Damp wipe and disinfect desktop telephones in community areas and personal work spaces.	1x per week
Damp Wipe and Disinfect Drinking Fountains and Water Coolers Damp wipe and disinfect exterior (outside) of drinking fountains and water coolers. <i>Note: Includes Water Fountains in Clubhouse and Fitness Center</i>	1x per week
High and Low Dusting Clean items up to 12 feet from the floor (high dusting), such as ceiling vents, light fixtures, high window sills and corners not cleaned as part of normal wiping; and items near floor (low dusting), such as vents, corners, outlets, baseboards, etc.	1x per month
Dust Vertical or Horizontal Blinds Dust or Vacuum vertical or horizontal blinds, not to exceed 12 feet from the floor, to remove dust and visible soil.	1x per month
Vacuum Furnishings or Wet Wipe Vacuum fabric-covered furnishings and or wet wipe other furniture to remove visible dust or soil. <i>Note: Includes Indoor/Outdoor Resident Gather Area Furniture</i>	1x per month

Glass

INCLUDED TASKS	FREQUENCY
Clean Half-Wall and Railing Mirror	1x per week



Provide full cleaning on Half-Wall and Railing mirrors, under 10 ft, throughout facility. Note: Fitness Center Mirrors	
Spot Clean Internal Glass Provide spot cleaning on internal partition glass.	2x per week

Carpet And Floor Care

INCLUDED TASKS	FREQUENCY
Wall-to-Wall Vacuum Carpet - Detail Clean Detail vacuum accessible carpeted areas with approved HEPA backpack units.	1x per week
Wall-to-Wall Vacuum Carpet - Spot Clean Spot vacuum visible soil from carpets on days when wall-to-wall vacuuming is not scheduled. Detail High traffic and entrance areas.	2x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	1x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	1x per week
Targeted Mopping Targeted sweeping and mopping of hard surface entrance, lobby & waiting area floors using a no-dip protocol and changing pad often to ensure removal of dirt.	2x per week

Trash

INCLUDED TASKS	FREQUENCY
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	3x per week

Note: Includes Trash by Outdoor Resident Gather Areas

Kitchen Areas



coverall.com

Proposal Page 5

Proposal Date: 9/10/2025 | Initials: _____ / _____
©2025 Coverall North America, Inc. Confidential Information.

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Counters, Tables and Sinks - Detail Clean Thoroughly damp wipe and disinfect counters, tables and sinks. <i>Note: Includes Outdoor Resident Gather Area</i>	3x per week
Damp Wipe and Disinfect Refrigerator - Spot Clean Spot clean exterior (outside) of refrigerator to remove smudges and fingerprints.	1x per week
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	3x per week
Damp Wipe and Disinfect Microwave(s) Thoroughly damp wipe and disinfect inside and outside of microwave with all-purpose disinfectant cleaner to rinse food contact surfaces.	1x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	3x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	3x per week

Restroom Service

INCLUDED TASKS	FREQUENCY
Clean and Disinfect Restrooms Restroom Fixtures: Pre-spray, wipe and polish dispensers and fixtures. Clean and disinfect wash basins, toilet bowls, urinals, and counter tops. Restroom Walls: Clean accessible walls and toilet partitions to remove visible soil. Restroom Floors: Mop all floors using coded microfiber flat mopping system and disinfecting finished floor cleaner. Restroom Mirrors: Polish all chrome and mirrors. Restroom Supplies: Restock expendable products such as paper towels, toilet tissue, hand soap, liners and deodorant products from customer inventory. Restroom Trash Removal: Empty trash cans, replace liners, spot clean receptacles as needed and take trash to designated area. <i>Note: Detailed Focus All Restrooms</i>	3x per week



Workout Areas (Fitness)

INCLUDED TASKS	FREQUENCY
Cardio Machines Damp wipe and disinfect high touch points on cardio and weight training equipment. <i>Note: All Machines in Fitness Center</i>	1x per week

Closing Task

INCLUDED TASKS	FREQUENCY
Turn off lights as instructed	3x per week
Set alarms as instructed	3x per week
Lock doors and windows as instructed	3x per week
Clean and organize the janitor closet	3x per week



Coverall Value Summary

The technology behind cleaning has changed a lot in the last 5-10 years. Just making things look nice is not enough. The Coverall® Program goes much deeper to help improve the health and wellness of your facility by removing the maximum amount of dirt and germs at each cleaning.

Can you imagine what it will be like to have a cleaner, healthier work environment?

Your Top Priorities:

1. Indoor & Outdoor Resident Areas
2. Restrooms
3. Fitness Center

Monthly Service Price for your Coverall® Service Plan: \$1,652.00



Commercial cleaning services provided by an independently owned and operated Coverall Franchised Business



Customized Service Plan and Proposal

Prepared for:

Tamaya Clubhouse

By:
Connor Brannen

Date:
September 10, 2025



September 10, 2025

Tamaya Clubhouse
Oliver Ingram
12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Dear Oliver,

Thank you for talking with me about your cleaning program and your business needs. I have created a proposal based on our discussion. Please review the attached documents to see exactly how the Coverall® Program will help your facility look and smell clean, and actually be a cleaner, healthier place for everyone.

Thank you again for the opportunity to present this customized Service Plan. The entire Coverall team looks forward to the next steps!

Sincerely,

Connor Brannen

Connor.Brannen@coverall.com



Coverall Service Plan

The Coverall® Program has been customized to meet your requests and requirements for a clean, healthy work environment. The details of your Service Plan are documented below.

Company: Tamaya Clubhouse
Phone: (904) 329-2277
Contact: Oliver Ingram
Email: oingram@vestapropertyservices.com
Address where service will be performed: 12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA
Frequency of Regular Service: 5x per week
Total Cleanable Area: 10,017 square feet

Areas to be Serviced:

- Aerobics Room
- General Offices
- Lobby / Reception
- Two Outdoor Pool Area
- Gather Spaces
- Cardio Areas
- Hallways
- Pool Areas
- Fellowship Hall
- Kitchenette / Coffee
- Restrooms

Exclude:



Regular Services included in your Service Plan:

The following tasks will be included in your Service Plan and delivered by a trained and certified Coverall Franchised Business using the Coverall® Program.

Dusting And Disinfecting

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Community Surfaces - Detail Clean Thoroughly dust and clean accessible community area fixtures and office furniture including file cabinets, desks, credenzas, counter tops, display units, window sills. <i>Note: Detailed Focus High Touch/Traffic Areas. Includes Indoor/Outdoor Resident Gather Area Furniture</i>	2x per week
Damp Wipe and Disinfect High Community Touch Points Clean and disinfect the community area high touch points such as light switches and door knobs. Fully clean both sides of main entrance glass doors.	2x per week
Counters, Sinks Clean and disinfect counters and sinks in areas other than the restrooms or kitchens.	2x per week
<i>Note: Includes Outdoor Resident Gather Area by Pool</i>	
Damp Wipe and Disinfect Community & Personal Area Telephones Damp wipe and disinfect desktop telephones in community areas and personal work spaces.	2x per week
Damp Wipe and Disinfect Drinking Fountains and Water Coolers Damp wipe and disinfect exterior (outside) of drinking fountains and water coolers.	2x per week
<i>Note: Includes Water Fountains in Clubhouse and Fitness Center</i>	
High and Low Dusting Clean items up to 12 feet from the floor (high dusting), such as ceiling vents, light fixtures, high window sills and corners not cleaned as part of normal wiping; and items near floor (low dusting), such as vents, corners, outlets, baseboards, etc.	1x per month
Dust Vertical or Horizontal Blinds Dust or Vacuum vertical or horizontal blinds, not to exceed 12 feet from the floor, to remove dust and visible soil.	1x per month
Vacuum Furnishings or Wet Wipe Vacuum fabric-covered furnishings and or wet wipe other furniture to remove visible dust or soil. <i>Note: Includes Indoor/Outdoor Resident Gather Area Furniture</i>	1x per month

Glass

INCLUDED TASKS	FREQUENCY
Clean Half-Wall and Railing Glass	1x per week



Provide full cleaning on Half-Wall and Railing glass, under 10 ft, throughout facility. Note: Fitness Center Mirrors	
Spot Clean Internal Glass Provide spot cleaning on internal partition glass.	3x per week

Carpet And Floor Care

INCLUDED TASKS	FREQUENCY
Wall-to-Wall Vacuum Carpet - Detail Clean Detail vacuum accessible carpeted areas with approved HEPA backpack units.	1x per week
Wall-to-Wall Vacuum Carpet - Spot Clean Spot vacuum visible soil from carpets on days when wall-to-wall vacuuming is not scheduled. Detail High traffic and entrance areas.	4x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	1x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	1x per week
Targeted Mopping Targeted sweeping and mopping of hard surface entrance, lobby & waiting area floors using a no-dip protocol and changing pad often to ensure removal of dirt.	4x per week

Trash

INCLUDED TASKS	FREQUENCY
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	5x per week

Note: Includes Trash by Outdoor Resident Gather Areas

Kitchen Areas



coverall.com

Proposal Page 5

Proposal Date: 9/10/2025 | Initials: _____ / _____
©2025 Coverall North America, Inc. Confidential Information.

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Counters, Tables and Sinks - Detail Clean Thoroughly damp wipe and disinfect counters, tables and sinks. <i>Note: Includes Outdoor Resident Gather Area</i>	5x per week
Damp Wipe and Disinfect Refrigerator - Spot Clean Spot clean exterior (outside) of refrigerator to remove smudges and fingerprints.	1x per week
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	5x per week
Damp Wipe and Disinfect Microwave(s) Thoroughly damp wipe and disinfect inside and outside of microwave with all-purpose disinfectant cleaner to rinse food contact surfaces.	1x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	5x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	5x per week

Restroom Service

INCLUDED TASKS	FREQUENCY
Clean and Disinfect Restrooms Restroom Fixtures: Pre-spray, wipe and polish dispensers and fixtures. Clean and disinfect wash basins, toilet bowls, urinals, and counter tops. Restroom Walls: Clean accessible walls and toilet partitions to remove visible soil. Restroom Floors: Mop all floors using coded microfiber flat mopping system and disinfecting finished floor cleaner. Restroom Mirrors: Polish all chrome and mirrors. Restroom Supplies: Restock expendable products such as paper towels, toilet tissue, hand soap, liners and deodorant products from customer inventory. Restroom Trash Removal: Empty trash cans, replace liners, spot clean receptacles as needed and take trash to designated area. <i>Note: Detailed Focus All Restrooms</i>	5x per week



Workout Areas (Fitness)

INCLUDED TASKS	FREQUENCY
Cardio Machines Damp wipe and disinfect high touch points on cardio and weight training equipment. <i>Note: All Machines in Fitness Center</i>	1x per week

Closing Task

INCLUDED TASKS	FREQUENCY
Lock doors and windows as instructed	5x per week
Turn off lights as instructed	5x per week
Clean and organize the janitor closet	5x per week
Set alarms as instructed	5x per week



Coverall Value Summary

The technology behind cleaning has changed a lot in the last 5-10 years. Just making things look nice is not enough. The Coverall® Program goes much deeper to help improve the health and wellness of your facility by removing the maximum amount of dirt and germs at each cleaning.

Can you imagine what it will be like to have a cleaner, healthier work environment?

Your Top Priorities:

1. Indoor & Outdoor Resident Areas
2. Restrooms
3. Fitness Center

Monthly Service Price for your Coverall® Service Plan: \$2,681.00



Commercial cleaning services provided by an independently owned and operated Coverall Franchised Business





COVERALL SERVICE AGREEMENT

The Undersigned ("CUSTOMER") hereby accepts the proposal of Coverall North America, Inc. d/b/a Coverall ("COVERALL"), and the parties agree that COVERALL's franchisees and/or subcontractors will supply Coverall® System Services for CUSTOMER's premises located at:

- Customer: Tamaya
- Street Address: 12788 Meritage Blvd
- City, State, Zip: Jacksonville, FL 32246

Upon the following terms:

1. Monthly Service Charge:

Month	Service days	RS
June	5X Wk	\$ 2,681
July	5x Wk	\$ 2,681
August	5X Wk	\$ 2,681
September	3x Wk	\$ 1,652
October	3x Wk	\$ 1,652
November	3x Wk	\$ 1,652
December	3x Wk	\$ 1,652
January	3x Wk	\$ 1,652
February	3x Wk	\$ 1,652
March	3x Wk	\$ 1,652
April	3x Wk	\$ 1,652
May	5X Wk	\$ 2,681
Total 12 month		\$ 23,940
		\$ 1,995

The monthly charge is based on the actual service days per month plus taxes, if applicable. *Initial* _____

The COVERALL® System Services are to be performed in the evening, unless otherwise agreed to by the parties.

2. CUSTOMER acknowledges that COVERALL will delegate all COVERALL System Services to be performed hereunder to a COVERALL franchisee and/or subcontractor and COVERALL may assign this Service Agreement in its entirety to a COVERALL franchisee and/or subcontractor.
3. Included in the Service Charge will be service, cleaning supplies, and any equipment which will be furnished by the COVERALL franchisee. The Service Charge does not include liners, paper supplies, and toiletries, which can be provided at CUSTOMER's expense, at competitive prices. The Service Charge also does not include any use tax, tax on sales, services or supplies, or other such tax, which taxes shall be paid by CUSTOMER. CUSTOMER agrees to reimburse COVERALL the amount of any such taxes if paid by COVERALL on CUSTOMER's behalf.
4. All COVERALL System Services specified in the "Coverall Service Plan" attached to this Service Agreement as Exhibit A will be provided to CUSTOMER in a satisfactory manner. CUSTOMER acknowledges that only those Services and/or Additional Services specifically identified in the Coverall Service Plan will be provided under this Service Agreement.
5. All COVERALL franchisees have successfully completed COVERALL's comprehensive training program and are required to carry insurance and a janitorial bond.

6. Additional services, not included in COVERALL's Service Charge, to be performed upon request, priced per occurrence, at CUSTOMER'S expense, include:

Additional Services	Charge	Area	Square Footage
a.	\$		
b.	\$		
c.	\$		
d.	\$		
e.	\$		

Additional services accepted by: _____
 Signature _____

(a) The term of this Service Agreement is for one (1) year. This one-year period shall begin on the date services are scheduled to begin. This Service Agreement shall automatically extend for additional one (1) year periods, unless at least thirty (30) days prior to each anniversary of the date services are scheduled to begin, either party gives the other written notice of its intent not to renew.

(b) Termination/Notice: If a party to this Service Agreement fails to perform its obligations (the "non-performing party"), the party claiming non-performance shall send the non-performing party written notice, specifying the manner of non-performance. This notice will provide that the non-performing party shall have fifteen (15) days from receipt of the notice to cure or correct the items of non-performance (the "Cure Period"). If these items are not corrected or cured within the Cure Period, the claiming party may issue a thirty (30) day written notice of termination and/or pursue other available remedies for default.

If the CUSTOMER's notice under this ¶7(b) concerns service issues, the CUSTOMER shall permit the COVERALL franchisee or subcontractor access to the premises during the Cure Period to cure the service issue; and shall also accompany a COVERALL representative on an inspection of the premises during the fifteen (15) day cure period. Failure to comply will entitle COVERALL to collect the full amount due through the Term of this Service Agreement.

(c) Notwithstanding the above, COVERALL may, but shall not be obligated to, terminate this Service Agreement immediately for non-payment by CUSTOMER of Service Charges due.

7. The Service Charge will remain in effect for one year unless there are changes in the original specifications for the premises. In the event of such changes, CUSTOMER will advise COVERALL accordingly, and an adjustment in the Service Charge, as agreed to by the parties, will be made. At franchisee's option, upon written notice, the Service Charge shall increase by two percent (2%) annually effective upon the start of each subsequent year after the date the services begin.

8. CUSTOMER agrees that it will not employ or contract with any COVERALL employee, franchisee, or any of the franchisee's employees during the term of this Service Agreement or for one hundred and eighty (180) days after termination of this Service Agreement, without COVERALL's written consent.

9. COVERALL will bill CUSTOMER monthly, and CUSTOMER agrees to pay COVERALL by check or ACH payment the amount that is due and owing under the terms of this Service Agreement within 30 days of billing date. Late payments will incur service and finance charges. In the event of default on payment, CUSTOMER agrees to pay COVERALL's attorney's fees and costs for collection.

10. Services shall be performed as stated in the Coverall Service Plan attached to this Service Agreement with the exception of the following six (6) legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. No Service Charge credits will be issued for these holidays. However, service can be provided on these holidays at an additional cost if required. Services shall be scheduled during the hours approved or directed by manager/owner.

11. If "Additional Special Services" are included in the Coverall Service Plan attached to this Service Agreement, and if CUSTOMER cancels any periodic Special Services described therein for which a prorated monthly charge is included in CUSTOMER'S total monthly Service Charge, any amount owing by CUSTOMER for Special Services performed prior to the cancellation shall be payable in full no later than five (5) days after the cancellation.

12. The undersigned warrant and represent that they have full authority to enter into this Service Agreement, and that it will be binding upon the parties and their respective successors and assigns. Specifically, CUSTOMER acknowledges that this Service Agreement may be assigned in its entirety to a COVERALL franchisee, a subcontractor or another third party.

13. This Service Agreement and attached exhibits constitute the complete agreement of the parties concerning the provision of cleaning services to the CUSTOMER, and supersedes all other prior or contemporaneous agreements between the parties, whether written or oral, on the same subject. No waiver or modification of this Service Agreement shall be valid unless in writing and executed by COVERALL and CUSTOMER. Additionally, in no event shall the terms and conditions of any purchase order or other form subsequently submitted by CUSTOMER to COVERALL becomes a part of this Service Agreement, and COVERALL shall not be bound by any such terms and conditions.

CUSTOMER:

Signature and Date

Print Name and Title, Its Authorized Representative

Email Address

COVERALL:

Sales Consultant (Signature and Date)

Print Name and Title, Its Authorized Representative

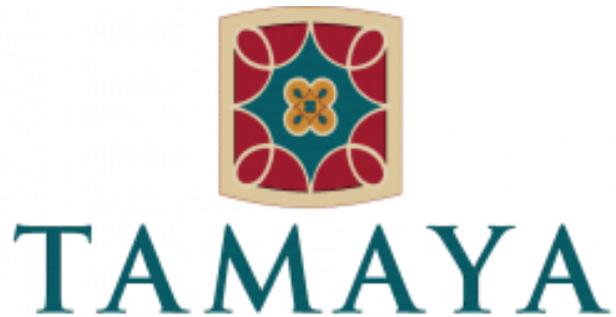
Service Start Date

Please email signed contract to: @coverall.com

EXHIBIT 18



A Cleaning Proposal designed specifically for



Submitted by:

Tom Nemeth

Account Sales Executive

904-732-7270

904-482-8021

tom.nemeth@htccleaning.com

NewVenture of Jacksonville, Inc.

DBA High Tech Commercial Cleaning



December 4, 2025

David McInnis and Oliver Ingram
Beach CDD (Tamaya Clubhouse)
12788 Meritage Blvd
Jacksonville, FL 32246

Dear David and Oliver:

Thank you for meeting with me to discuss your cleaning requirements for your facility. I sincerely appreciate this opportunity!

High Tech Commercial Cleaning "HTCC" has been the industry leader in the Jacksonville area, servicing hundreds of clients for over two decades. Some of our key partners include **Bannon Lakes CDD, Meadow View at Twin Creeks CDD, Mill Creek Forest HOA, and Tydemark Condo. Assoc., Inc**, just to name a few. We have consistently held the highest customer retention rate in the industry. There is a reason why 98% of the clients of High Tech Commercial Cleaning renew their contracts with us every year.

We understand that finding a **reliable** cleaning company is a tough choice. Our method to providing you quality janitorial services is simple: Honesty, Integrity, Loyalty and unmatched customer service. Enclosed, you will find not only the most thorough health focused cleaning schedule in the industry, but the platform that defines the High Tech Commercial Cleaning difference.

In this proposal, I have taken everything into consideration that we discussed during my on-site visit:

- **Strong focus on dusting, to ensure a clean dust free environment.**
- **Consistent quality service, so that you get what you're paying for!**
- **Cleaning focused on improving the health of employees and visitors.**

We look forward to a strong long term relationship with **Beach CDD (Tamaya Clubhouse)**. If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read 'Tom Nemeth'.

Tom Nemeth
Account Sales Executive
High Tech Commercial Cleaning
(904) 482-8021 mobile
tom.nemeth@htccleaning.com

Proactive Quality Control

We seek to find out what we can do better! Many companies offer a guarantee, but do they have a way to support it?

LODESTAR



<http://lodestar.htccleaning.com>

THE HIGH TECH SERVICE GUARANTEE

"Any complaint resulting from the neglect of duties outlined in the cleaning schedule that is not resolved within one business day, will receive a free scheduled service at no additional charge"

We are able to stand by this guarantee using Lodestar, our proprietary business process management software, which tracks your services from start to finish.

Inspections & Customer Service Calls

- Automatically system scheduled by Lodestar to ensure targeted dates are met consistently. These become permanent record in Lodestar.
- Inspection results are shared with you and are immediately emailed to your cleaning team, ensuring areas of needed improvement are communicated timely.

Complaint Resolution

When a complaint is entered into Lodestar, every step of the process is recorded and tasked to your dedicated Operations Manager until it is 100% resolved. All tasks must be completed by close of business.

Lodestar Customer Portal

A designated point of contact in your facility will be given full access to:

- Manage your company contacts
- View past inspections
- Documents
- Invoice status & history
- Account history & timeline
- Managing multiple locations

Online messaging for communication with your team & HTCC

Health Focused Cleaning

Through proper training, our cleaning techniques & equipment program are built around providing you a healthier environment.

Disinfection of Frequently Touched Surfaces

- Entrance door handles, receptionist counters, phones, kitchen & restroom surfaces and handles will be wiped with **hospital-grade quaternary disinfectants** every clean to avoid the spread of viruses and bacteria.

ZERO Cross Contamination Process

- Color coded microfiber cloths & mop heads are used to ensure no cross contamination of viruses, bacteria and germs.
- **Red** = Restrooms
- **Blue** = Kitchen/Break Rooms
- **Green** = General Purpose



Environmentally Safe Cleaning Products

- Our core cleaning agents have passed the GS-34 standard for being officially Green Seal Certified. Odorless cleaning products are available upon request.

Improved Air Quality

- HEPA filtered vacuums capture 99.9% of all dust particulates. HTCC will vacuum all carpeted areas, mats, rugs & air vents to improve your indoor air quality.

HealthShield Electrostatic Disinfecting

This service is utilized for virus outbreaks and / or proactive disinfection of your facility. Ask a HTCC representative how you can add this affordable service weekly or monthly!



Electrostatic Spray Gun

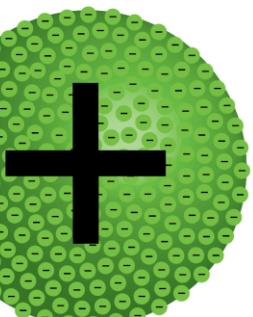
As the disinfectant passes through the gun, it receives a negative charge from an electrode.



Disinfectant droplets

Charged particles evenly coat all exposed surfaces using electrostatic force of attraction due to all surfaces carrying a positive charge.

Surface



The Right People

HTCC is a locally owned and operated woman owned business, providing first class janitorial services to businesses in the state of Florida for over a decade. Any company is only as good as the people that work there. Having the right people has been the key to our success.

- **Historical Facts**

- 98% contract renewal rate, 23 years in a row
- "Top 50 Women Owned Businesses" – *Business Journal* (12 years in a row)
- "Best of Jacksonville, Cleaning Services" (10 years in a row)
- "Top 50 Fastest Growing Private Companies" – *Business Journal*
- 100+ years of combined janitorial and business management experience

- **Your designated Operations Manager**

- Receives a monthly bonus based on customer satisfaction and measured by account retention rates
- Performs regular physical inspections of your facility
- Ready to assist you at any time during normal business hours
- Conducts on-site training with cleaning teams as needed to improve performance

- **Your Cleaning Team**

- Bonded and insured with liability and worker's compensation insurance
- Wears HTCC designated shirts and ID badges
- Certified through required professional cleaning training
- Compliant with all OSHA requirements for safety
- Receives additional industry specific training for Medical, Restaurants, Schools, Preschool, Industrial, Financial, Religious Institutions & Auto Dealerships



Customized Cleaning

No building or environment is the same, therefore an HTCC representative will work closely with you to customize our services around your needs.

- **Cleaning Schedule –The most thorough in the industry**
 - Clearly defining cleaning duties, ensures cleaning team accuracy and removes inconsistency issues.
 - Cleaning duties are customized specifically to your facility's needs.
- **Physical Inspections**
 - You are in control! Increase or decrease the frequency of quality control inspections at any time by contacting your assigned Operations Manager.



Customer Testimonials



"High Tech Commercial Cleaning provides us nightly routine cleaning services, floor services, and supplies us with our consumables for over 50 of our medical facilities. I have been very pleased with their attention to consistent execution of the scope of work, being flexible with their services, while remaining very competitive with their pricing. I strongly recommend High Tech Commercial Cleaning to anyone that is in need of a commercial cleaning service."

-Tony Newman, Facilities Manager

BAE SYSTEMS

"High Tech Commercial Cleaning has done an outstanding job for me over the past three years. Their crew is well trained, courteous, safe, and responds quickly to any special cleaning requirements that I may have. They truly are a team of professionals, and they have my strongest recommendation."

-Allen King, Facilities Manager



"I have had High Tech cleaning service for the past 2 years. We have 30,000 square feet that must be cleaned on a nightly basis. Never have I had a complaint about theft like I use to from other cleaning services. Communication is excellent between me and the crew supervisor. I would not hesitate to recommend the High Tech Cleaning service for any person or company. They make my job much easier. It's always a pleasure having them here."

-Larry Winslow, Maintenance Facilitator



TAMAYA

CLEANING SCHEDULE

NIGHTLY CLEANING

Breezeways:

- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- **Disinfect the drinking fountain(s) and remove any haze or streaks.**
- Spot clean the exterior of the vending machines.

Entrances / Lobby / Waiting Area / Common Areas / Office Areas / Hallways:

- Thoroughly clean all entrance door glass **inside and out**.
- **Clean and disinfect the receptionist desk and entrance door handles to reduce the spread of bacteria, viruses, and other harmful organisms.**
- Dust all exposed horizontal surfaces of furniture; including counters, filing cabinets, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. HTCC will not move personal items or papers without written permission.
- Clean all glass furniture tops to remove streaks and smudges.
- Spot clean all seating in the Waiting Area as needed.
- Spot clean all interior glass and reachable windows.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Remove loose debris from flooring.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Thoroughly mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- **Disinfect the drinking fountain(s) and remove any haze or streaks.**

Gym:

- Dust all exposed horizontal surfaces of furniture; including counters, gym equipment, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. HTCC will not move personal items or papers without written permission.
- Wipe and sanitize all gym equipment.

NIGHTLY CLEANING cont.



- Spot clean all interior glass, mirrors, and reachable windows.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Remove loose debris from flooring.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Thoroughly mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- In the group fitness room use a damp mop only as too much moisture may damage the wood flooring.

Kitchen / Banquet Hall / Palm Court / Pool Cabana:

- Dust and wipe clean all horizontal surfaces. Be sure to get under items on counters.
- **Disinfect faucet handles, appliance handles, counters, and the tops of the table(s).**
- **Wipe down seating at the pool cabana to remove pollen or dirt.**
- **Disinfect and scour the sink(s) and backsplash areas thoroughly.**
- Spot clean the exterior of the appliances, and vending machines. Stainless steel appliances should be free of streaks and smudges.
- Thoroughly clean the inside and outside of the microwave(s). Be sure to get the inside top and clean beneath the rotating glass tray.
- Restock all paper supplies and hand soap.
- Spot clean cabinets and walls. Pay close attention to walls around waste receptacles.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Thoroughly mop all hard surface flooring in the Kitchen and Banquet Hall using neutral cleaner to remove soil and spills.

NIGHTLY CLEANING cont.



Restrooms:

- Thoroughly dust furniture, dispensers, wall hangings, doors, partition tops, mirrors, and air vents.
- Disinfect all light switches, door handles, handrails, dispensers, counters, and fixtures to reduce the spread of bacteria, viruses, and other harmful organisms.
- Scour, clean and disinfect all sinks, urinals, toilets and toilet seats. Pay close attention to the bases of the toilets!
- Scour clean and disinfect the showers.
- Spot clean / wipe clean all mirrors and dispensers. Ensure they are free of streaks and smudges.
- Restock all consumables: soap, toilet tissue, paper towels, seat covers, etc.
- Spot clean partitions and walls as needed.
- Pay close attention to walls and baseboards under dispensers.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, behind toilets, corners, edges, etc.
- Thoroughly mop all flooring with a germicidal disinfectant.

Janitor's Closet:

- Remove trash from area.
- Maintain an orderly arrangement of all janitorial supplies and equipment.
- Hang all mop heads so they dry out properly.
- Clean and disinfect service sinks as needed.
- Sweep and spot mop floors as needed.
- High dust all reachable surfaces as needed.

WEEKLY CLEANING

Restrooms:

- Polish all stainless / chrome; including dispensers and fixtures.
- Wipe clean all baseboards and walls as needed. Pay close attention under dispensers.
- Wipe clean, then sanitize partitions and tiled walls around toilets and urinals
- Pour disinfectant down floor drains to prevent traps from drying out.

All Areas:

- Thoroughly dust all horizontal surfaces of furniture; including counters, desks, tables, cabinets, computer monitors, printers, copiers, reachable lighting, and wall hangings. Pay close attention around computer monitors and desk accessories. HTCC will not move personal items or papers without written permission.
- **Work surfaces that are cleared off will be disinfected.**
- Dust and wipe clean all windowsills high and low. Pay close attention to lower windowsills.
- **Disinfect and thoroughly clean all telephone receivers and dust the bases.**
- Spot clean light switches, walls, doors, and doorframes. Pay close attention to walls around waste receptacles. Note: some painted walls cannot be cleaned due to the type of paint or current condition.
- Clean door jambs and thresholds around all entry doors as needed.
- Polish all reachable stainless steel items like sinks and appliances, etc.
- Thoroughly vacuum all carpeted areas wall to wall with a HEPA filtered vacuum. Be sure to get all hard to reach areas like under desks, behind doors and corners. Move light items as necessary. Use the edging tool when needed.

MONTHLY CLEANING

Gym:

- Fully sanitize all gym equipment.
- Full clean of all mirrors.
- Carpet extraction may be done for an additional fee, see Operations Manager for pricing and scheduling.

Kitchen:

- Thoroughly clean the inside and outside of the refrigerators.

Windows:

- Full clean of all reachable windows inside only.

Floors (LVT and Tile):

- Machine Scrub of all LVT and Tile Flooring

Walls:

- Light wash and sanitize as needed.

Shower:

- Tile – Scrub with brush to clean tiles and grout.

All Areas:

- High dust all reachable tops of doors, door frames, air vents, ceiling fans, and light fixtures.
- Pay close attention to walls/corners high and low; remove cobwebs as needed.
- Thoroughly dust and wipe clean all vertical surfaces of furniture and wall hangings.
- Dust all baseboards, baseboards may be wet wiped and cleaned for an additional charge.
- Dust the wall molding, door molding, and the chair rails.
- Vacuum or brush all upholstered furniture.
- Dust the legs and bases of furniture.
- Thoroughly dust all blinds throughout the facility.

MISCELLANEOUS DUTIES

- Immediately report all maintenance problems to Client. (dripping faucets, broken fixture handles, etc.)
- When cleaning is complete:
 1. Inspect all completed cleaning duties.
 2. Straighten all seating throughout the facility.
 3. Turn off applicable lighting as directed by the Client.
 4. Ensure all exterior doors are properly locked & secured. If applicable; security alarm is activated.

SPECIAL NOTES

- This cleaning schedule includes windows, floorwork, refrigerator interiors, and duties being done more frequently to ensure a more detailed clean. Please read and follow this cleaning schedule carefully.
- Monthly inspections by the Operations Manager with the Amenity Manager will be required.
- A logbook will be maintained on site, to be filled out by the cleaning team.
- If the Day Clean option is chosen, the Gym duties must be performed between 12pm – 3pm
- If the Day Porter only option is chosen, duties may be limited by time constraints, and duties/frequencies will not be limited by this cleaning schedule.

Additional Services

HTCC is a full service provider. Below is a list of services that are available upon request. Contact your HTCC representative to schedule any of the services listed below.

ELECTROSTATIC DISINFECTION

HealthShield (see page 4)

CARPETED FLOORING

Hot water extraction
Bonnet Cleaning
Stain/Spot Removal
Area Rug Cleaning

UPHOLSTERY

Shampoo Seating
Spot Removal
Partition Vacuuming

OTHER SERVICES

Emergency Cleanup (\$150.00 minimum)
Day Porter Hourly Service
External Grounds Cleanup
Outdoor Furniture Cleaning
Construction Cleaning
Power Washing
Deep Cleaning Baseboards

HARD SURFACE FLOORING

Strip & Refinish
Top Scrub & Refinish
Machine Scrub
Grout Cleaning
Auto Scrub
Mat Cleaning

WINDOW CLEANING

Interior Windows
External Windows
Wash Window Blinds

PAPER & SUPPLIES PROGRAM

We can build a cost efficient standards program for your paper towels, toilet paper, hand soap, hand sanitizer, and other commonly used consumables. Contact a HTCC representative for details.



SERVICES AGREEMENT

This Agreement is made effective this day of _____ between **NewVenture of Jacksonville, Inc., DBA High Tech Commercial Cleaning "HTCC"** and **Beach CDD (Tamaya Clubhouse)** "Client". In consideration of the mutual covenants and obligations set forth in this entire Agreement, HTCC and Client agree to start services on _____ and agree to the following terms and conditions:

1. It is agreed that HTCC will select and designate a specific authorized HTCC Franchisee to perform its obligations under this agreement. The Franchisee selected to service this Agreement will be announced prior to the start date.
2. Client agrees to verbally inform HTCC of any non-performance in a timely manner, prior to any written notification. A timely manner is defined as less than 24 hours from the last clean date.
3. The term of this Agreement shall be for a period of one (1) year starting from the date services commence. The Agreement will automatically renew on each anniversary date for successive one-year terms under the same terms and conditions, unless either party provides written notice of non-renewal at least thirty (30) days prior to the upcoming anniversary date. Upon each renewal, the service rates will automatically increase by 3.5% from the prior year's rate, unless otherwise agreed upon in writing by both parties. Early termination of this Agreement is permissible solely in cases of non-performance by High Tech Commercial Cleaning (HTCC). Non-performance is defined as HTCC's failure, neglect, or refusal to fulfill obligations outlined in the attached Cleaning Schedule to the reasonable satisfaction of the Client. If the Client identifies non-performance, they must provide HTCC with detailed written notice specifying the nature of the defect or failure in performance requesting to end services. Starting from the next service date following receipt of this notice, HTCC shall have fifteen (15) days to remedy the identified issues to the Client's reasonable satisfaction. This process will entail the operations manager reviewing the service with the local contact after each service to ensure the duties are being properly addressed. If the issues are resolved within this timeframe, the Client agrees to document their satisfaction by signing a check-off list provided by HTCC as proof of resolution. If HTCC does not satisfactorily resolve the issues within the fifteen (15) day period, the Client may proceed with termination of the Agreement. All notices must be provided in writing and sent via certified mail or email. For notices sent via email, the Client must obtain confirmation of receipt from HTCC.
4. Invoices are sent prior to the first (1st) day of each month with payment due to HTCC by the tenth (10th) of that month, delinquent by the last day of that month. A 4% convenience fee will be added for any payments made using a credit card. Visa or MasterCard only. A finance charge of 1.5% per month (min. \$15.00) will be assessed on all delinquent accounts. HTCC reserves the right to suspend all services due to delinquency. Credit(s) will not be issued for any missed services that are a result of Client's failure to notify HTCC in advance of alarm and/or facility access changes. Termination shall not relieve Client of payment for all services rendered through the last service date. In the event of termination of this Agreement by HTCC due to nonpayment, Client shall be responsible for payment of all costs, legal and otherwise incurred by HTCC during the course of seeking collection, including payment for all services that would have been rendered from the last day of service through the anniversary date stated above.
5. Client agrees during the term of this Agreement and within one (1) year after termination that it will not employ or contract any HTCC franchisees, HTCC franchisee staff, employees of HTCC, or former employees of HTCC without the express written consent of HTCC.

CLIENT REPRESENTATIVE

Signature

Print Name & Title

High Tech Commercial Cleaning

HTCC REPRESENTATIVE

Signature

Print Name & Title

Page 15 of 18

Beach CDD (Tamaya Clubhouse)



PRICING AGREEMENT NIGHTLY CLEANING

CLIENT: Beach CDD (Tamaya Clubhouse)

CLEANING LOCATION: 12788 Meritage Blvd
Jacksonville, FL 32246

PRICING (plus tax)

REGULAR SERVICE May - Aug: \$7,551.00 per month

REGULAR SERVICE Sept - Apr: \$5,668.00 per month

As outlined in the attached
Cleaning Schedule

(Start Date)

FREQUENCY May - Aug:

5 times per week

NIGHTS PER WEEK:

Mo / We / Th / Fr / Sa

TIME OF CLEAN:

Between 10:00pm - 6:00am

FREQUENCY Sept - Apr:

3 times per week

NIGHTS PER WEEK:

Mo / Th / Sa

TIME OF CLEAN:

Between 10:00pm - 6:00am



HEALTHSHIELD COMPLIMENTARY SERVICE

HTCC will provide a one-time complimentary HealthShield electrostatic disinfect service annually at no additional charge upon renewal of the contract.

Additional terms & conditions:

- All pricing is valid for 90 days.
- A duplicate key must be provided by Client, prior to the Start Date, in order to perform the HealthShield complimentary service.
- **Beach CDD (Tamaya Clubhouse)** will provide all consumables: paper towels, hand soap, trash can liners, etc.
- HTCC will provide all chemicals & equipment.
- Holiday Schedule – All 6 major holidays have been taken into consideration and deducted from the service price during the preparation of this proposal for Clients receiving service 5 or more times per week. All other Clients that have a service date which falls on these holidays will receive service on an alternative day.
- Some painted walls may not be cleanable due to the type of paint or their current condition.
- Hand sanitizer contains alcohol and will remove the finish from hard surface flooring.
- If HTCC is required to incur any undisclosed fee(s) for risk management, background checks, additional insurance, or third-party billing systems, HTCC shall have the right to adjust the above price accordingly.
- Hard surface flooring will require additional floor maintenance per manufacturer specifications in addition to standard sweeping and mopping to properly maintain them. Please see the HTCC Link Book or consult with a HTCC representative to learn more.

CLIENT REPRESENTATIVE

Signature: _____

Date: _____

HTCC REPRESENTATIVE

Signature: _____

Date: _____



PRICING AGREEMENT DAY CLEANING

CLIENT: Beach CDD (Tamaya Clubhouse)

CLEANING LOCATION: 12788 Meritage Blvd
Jacksonville, FL 32246

PRICING (plus tax)

REGULAR SERVICE May - Aug: \$7,784.00 per month

REGULAR SERVICE Sept - Apr: \$5,811.00 per month

As outlined in the attached
Cleaning Schedule

(Start Date)

FREQUENCY May - Aug:

5 times per week

NIGHTS PER WEEK:

Mo / We / Th / Fr / Sa

TIME OF CLEAN:

Between 8:00am – 5:00pm

FREQUENCY Sept - Apr:

3 times per week

NIGHTS PER WEEK:

Mo / Th / Sa

TIME OF CLEAN:

Between 8:00am – 5:00pm



HEALTHSHIELD COMPLIMENTARY SERVICE

HTCC will provide a one-time complimentary HealthShield electrostatic disinfect service annually at no additional charge upon renewal of the contract.

Additional terms & conditions:

- All pricing is valid for 90 days.
- A duplicate key must be provided by Client, prior to the Start Date, in order to perform the HealthShield complimentary service.
- **Beach CDD (Tamaya Clubhouse)** will provide all consumables: paper towels, hand soap, trash can liners, etc.
- HTCC will provide all chemicals & equipment.
- Holiday Schedule – All 6 major holidays have been taking into consideration and deducted from the service price during the preparation of this proposal for Clients receiving service 5 or more times per week. All other Clients that have a service date which falls on these holidays will receive service on an alternative day.
- Some painted walls may not be cleanable due to the type of paint or their current condition.
- Hand sanitizer contains alcohol and will remove the finish from hard surface flooring.
- If HTCC is required to incur any undisclosed fee(s) for risk management, background checks, additional insurance, or third-party billing systems, HTCC shall have the right to adjust the above price accordingly.
- Hard surface flooring will require additional floor maintenance per manufacturer specifications in addition to standard sweeping and mopping to properly maintain them. Please see the HTCC Link Book or consult with a HTCC representative to learn more.

CLIENT REPRESENTATIVE

Signature: _____

Date: _____

HTCC REPRESENTATIVE

Signature: _____

Date: _____



PRICING AGREEMENT DAY PORTER

CLIENT: Beach CDD (Tamaya Clubhouse)

CLEANING LOCATION: 12788 Meritage Blvd
Jacksonville, FL 32246

PRICING (plus tax)

REGULAR SERVICE May - Aug: \$5,681.00 per month

REGULAR SERVICE Sept - Apr: \$3,947.00 per month

As outlined in the attached
Cleaning Schedule

(Start Date)

FREQUENCY May - Aug: 5 times per week

NIGHTS PER WEEK: Mo / We / Th / Fr / Sa

TIME OF CLEAN: 8:00am – 5:00pm

FREQUENCY Sept - Apr: 3 times per week

NIGHTS PER WEEK: Mo / Th / Sa

TIME OF CLEAN: 8:00am – 5:00pm

Additional terms & conditions:

- All pricing is valid for 90 days.
- **Beach CDD (Tamaya Clubhouse)** will provide all consumables: paper towels, hand soap, trash can liners, etc.
- HTCC will provide all chemicals & equipment.
- Holiday Schedule – All 6 major holidays have been taking into consideration and deducted from the service price during the preparation of this proposal for Clients receiving service 5 or more times per week. All other Clients that have a service date which falls on these holidays will receive service on an alternative day.
- Some painted walls may not be cleanable due to the type of paint or their current condition.
- Hand sanitizer contains alcohol and will remove the finish from hard surface flooring.
- If HTCC is required to incur any undisclosed fee(s) for risk management, background checks, additional insurance, or third-party billing systems, HTCC shall have the right to adjust the above price accordingly.
- Hard surface flooring will require additional floor maintenance per manufacturer specifications in addition to standard sweeping and mopping to properly maintain them. Please see the HTCC Link Book or consult with a HTCC representative to learn more.

CLIENT REPRESENTATIVE

Signature: _____

Date: _____

HTCC REPRESENTATIVE

Signature: _____

Date: _____

EXHIBIT 19

TAMAYA AMENITY CENTER FACILITY RENTAL PACKAGE

Beach Community Development District
12788 Meritage Blvd., Jacksonville, FL 32246
Phone: 904-329-2277

RENTAL INFORMATION SHEET**RENTER INFORMATION**

Resident/Member Name:

Property Address:

Email Address:

Phone Number:

Emergency Contact:

Emergency Contact Phone:

EVENT DETAILS

Today's Date:

Date of Reservation:

Setup Time (Start):

Event Start Time:

Event End Time:

Cleanup Complete By:

Total Hours Requested:

Type of Event:

Expected Number of Attendees:

FACILITY SELECTION

- Boardroom (4 hours, 12 attendees) - \$150 + \$150 deposit
- Group Fitness Room (4 hours, 25 attendees) - \$200 + \$350 deposit
- Pool Cabana (4 hours, 25 attendees) - \$150 + \$150 deposit
- Palm Court and Bar (4 hours, 50 attendees) - \$200 + \$200 deposit
- Tamaya Hall (6 hours, 80 attendees) - \$700 + \$750 deposit
- Tamaya Hall + Palm Court + Bar (8 hours, 130 attendees) - \$1,500 + \$750 deposit
- Large Event Lawn (8 hours, 100 attendees) - No charge + \$350 deposit

ADDITIONAL SERVICES

CATERING & ALCOHOL

Will food be catered?	Yes	No	
Catering Company Name:			
Will alcohol be served?	Yes	No	
Licensed Bartender Secured:	Yes	No	N/A
Liability Insurance Submitted:	Yes	No	N/A

PAYMENT SUMMARY

Rental Fee:	\$	(Check	Number
)		
Security Deposit:	\$	(Check	Number
)		
Additional Hours:	\$		
Security Officer:	\$		
TOTAL DUE:	\$		

FACILITY RENTAL AGREEMENT

This Facility Rental Agreement ("Agreement") is entered into between the Beach Community Development District ("District") and the undersigned Resident ("Renter").

1. RESERVATION POLICIES

1.1 Booking Requirements

- Reservations must be made in person at least 14 days in advance
- Reservations cannot be made more than 4 months in advance (except weddings/receptions)
- Each household limited to 6 rentals per calendar year
- Reservation secured only upon receipt of signed agreement and two separate checks (rental fee and security deposit) payable to "Beach CDD"

1.2 Unavailable Dates The facility is unavailable for private events on:

- Memorial Day Weekend, Labor Day Weekend
- Federal holiday weekends (except MLK Day, Washington's Birthday, Columbus Day, Veterans Day)
- Easter, July 4th, Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day

1.3 Capacity and Access

- Attendance must not exceed the approved capacity for the reserved area
- Guests exceeding the approved number will be denied entry
- Access limited exclusively to the reserved area
- **NO ACCESS** to Swimming Pool, Waterslide, Fitness Center, Tennis Courts, or Basketball Courts (unless Pool Cabana is rented)

2. FEES AND DEPOSITS

2.1 Payment Terms

- Rental fee and security deposit due at time of booking
- Two separate checks or money orders required
- Payment secures rental time, location, and date

2.2 Security Deposit The District may retain all or part of the security deposit if:

- Damage occurs to the facility, furniture, or equipment
- Cleaning requirements are not met

- Furniture is moved without authorization
- Rules and policies are violated
- Repairs or extraordinary cleanup are necessary

2.3 Deposit Refund Full refund within 10 business days if ALL of the following are satisfied:

- All trash removed and placed in District dumpster
- All decorations and personal items removed
- All furniture restored to original position
- All surfaces cleaned (counters, tabletops, sinks)
- Trash bags replaced
- Refrigerator and all appliances cleaned
- Windows and doors cleaned
- No damage to facility, floors, or furniture
- All facility rules followed
- Final inspection completed with staff

2.4 Additional Charges Additional fees may apply for:

- Hourly extensions beyond standard rental time (\$25/hour)
- Security officer services (\$35/hour)
- Damage repairs exceeding security deposit
- Professional cleaning services if necessary

3. SECURITY REQUIREMENTS

3.1 Mandatory Security A security officer is required when:

- Event extends past 6:00 PM
- Attendance exceeds 25 guests
- Alcohol is served (regardless of time or attendance)

3.2 Security Officer Duties

- Monitor attendance and capacity limits
- Enforce facility rules and policies
- Ensure restricted areas remain inaccessible
- Address disruptive behavior
- Report any violations or incidents

4. ALCOHOL POLICY

4.1 Insurance Requirement Events serving alcohol require:

- Event liability insurance of \$1,000,000 minimum
- Beach CDD named as additional insured and certificate holder
- Proof of insurance submitted 14 days prior to

- event
- If catered, caterer must provide liquor liability insurance

4.2 Service Requirements

- Licensed bartender must serve all alcohol
- No service to persons under 21 or appearing intoxicated
- No glass containers or alcohol in pool areas

5. FACILITY USE RULES

5.1 Decorations

- Tabletop decorations only
- NO** wall or ceiling decorations
- NO** tape, nails, adhesives, or hooks
- NO** confetti, glitter, or similar materials
- NO** candles, open flames, smoke machines, or fog machines
- Table linens required when food is served

5.2 Prohibited Activities

- Smoking or vaping anywhere in the facility
- Moving furniture without written approval
- Exceeding occupancy limits
- Commercial activities or sales
- Animals (except service animals with proper identification)
- Parking on Event Lawn or grass areas

5.3 Kitchen Use

- Full kitchen available for use
- All equipment must be cleaned after use
- All food items must be removed
- Refrigerator must be emptied and wiped clean
- All countertops, appliances, and surfaces must be sanitized
- Floor must be swept and mopped

5.4 Parking

- Parking restricted to Amenity Center parking lot only
- Maximum capacity: 96 vehicles
- No parking on Event Lawn or landscaped areas
- Vehicles parked improperly may be towed at owner's expense

6. CLEANUP RESPONSIBILITIES

6.1 Renter Obligations

The Renter must:

- Be present during setup and teardown
- Remove all trash to designated dumpster
- Clean all surfaces used during event

- Sweep and spot-clean floors
- Return furniture to original configuration
- Remove all decorations and personal property
- Complete cleanup by end of rental period

6.2 Cleaning Supplies

- Broom, mop, and vacuum provided by District
- Only District-approved cleaning chemicals permitted
- Renter must supply own trash bags or use District supply

7. CANCELLATION POLICY

7.1 Renter-Initiated Cancellation

- 14+ days notice: Full refund of rental fee and deposit
- Less than 14 days notice: Rental fee refunded, deposit forfeited
- No-show or 15+ minutes late: All fees forfeited

7.2 District-Initiated Cancellation

The District may cancel for:

- Facility maintenance emergencies
- Severe weather or safety concerns
- Policy violations
- Full refund provided if District cancels

8. LIABILITY AND INDEMNIFICATION

8.1 Hold Harmless

Renter agrees to defend, indemnify, and hold harmless the District, its supervisors, agents, employees, and contractors from any and all liability, claims, actions, suits, or demands for injuries, death, theft, or property damage arising from the event or use of facilities.

8.2 Scope

This indemnification applies to:

- Renter and all guests, vendors, and contractors
- Any activities conducted during the rental period
- Actions or omissions of any event attendees
- Nothing herein waives the District's sovereign immunity under Florida Statute §768.28

9. INSURANCE REQUIREMENTS

9.1 General Liability

For events with 100+ guests or any event with third-party vendors:

- Minimum \$1,000,000 general liability insurance required
- Certificate must name District as additional insured

- Submit certificate 14 days prior to event

9.2 Vendor Insurance

- All third-party vendors must provide proof of liability insurance

10. DOCUMENTATION

10.1 Photo Evidence

Renter is strongly encouraged to:

- Take time-stamped photographs before event (facility condition, furniture placement, floors, equipment)
- Take time-stamped photographs after event (same areas, showing restored condition)
- Retain photos for records in case of dispute

10.2 Pre-Event Walkthrough

- Conducted with District staff before event begins
- Documents existing condition
- Notes any pre-existing damage

10.3 Post-Event Inspection

- Conducted with District staff after cleanup complete
- Determines deposit refund eligibility
- Documents any damage or deficiencies

11. ACKNOWLEDGMENT

By signing below, Renter certifies:

- Has read and understands all terms and conditions
- Agrees to be bound by all facility rules and policies
- Accepts responsibility for all guests, vendors, and contractors
- Understands deposit may be forfeited for violations
- Will ensure all attendees comply with facility rules

RENTER SIGNATURE

Renter Signature:

Print Name:

Date:

DISTRICT REPRESENTATIVE

Staff Signature:

Print Name:

Title:

Date:

TAMAYA HALL ADDENDUM

SPECIAL REQUIREMENTS FOR TAMAYA HALL RENTAL

This Addendum applies to all rentals that include Tamaya Hall. These requirements are in addition to the standard rental agreement terms.

Tamaya Hall is a premium banquet facility featuring immaculate hardwood floors and high-value custom furniture. The community is extremely protective of this space. These enhanced protections are necessary to preserve the facility for all residents.

By initialing each section below, Renter acknowledges understanding and acceptance of these strict requirements.

1. HARDWOOD FLOOR PROTECTION

Initial:

1.1 Floor Characteristics

- Tamaya Hall features hand-finished hardwood flooring throughout
- These floors are highly susceptible to scratching, scuffing, and water damage
- Even minor damage is visible and costly to repair
- Floor refinishing requires facility closure and significant expense

1.2 Floor Protection Requirements Renter must ensure:

- No dragging of any items across the floor
- All equipment placed with protective pads or mats
- Immediate cleanup of all spills
- No tape, adhesives, or marking materials on floors
- Guests wear appropriate footwear (no metal cleats, sharp heels)

1.3 Consequences

- Any visible floor damage will result in full forfeiture of security deposit
- Repair costs exceeding deposit will be billed to Renter
- Severe damage may result in loss of future rental privileges

2. FURNITURE MOVEMENT PROHIBITION

Initial:

2.1 Absolute Prohibition FURNITURE MAY NOT BE MOVED UNDER ANY CIRCUMSTANCES. This prohibition includes:

- Tables of any size
- Chairs
- Sofas and seating
- Cabinets and storage units
- Kitchen equipment
- Any other furnishings

2.2 Reason for Prohibition

- Moving furniture causes floor scratching and gouging
- Even lifting and placing furniture can damage floors
- The existing furniture arrangement is professionally designed

2.3 Alternative Arrangements

- If different furniture configuration is needed, submit written request 7 days in advance
- District staff will reposition furniture as approved
- Renter may NOT move furniture personally

2.4 Enforcement

- Any unauthorized furniture movement will result in immediate forfeiture of entire security deposit
- Event may be terminated if furniture movement is observed
- Future rental privileges may be suspended

3. PREMIUM FURNITURE CARE

Initial:

3.1 Furniture Value

- Tamaya Hall is equipped with new, premium-quality furniture
- Furniture selected for durability, appearance, and comfort
- Replacement costs are substantial

3.2 Prohibited Actions

- Standing on chairs or tables
- Sitting or leaning on table edges
- Placing hot items directly on furniture
- Cutting or preparing food on furniture surfaces
- Any rough handling or misuse

3.3 Protection Requirements

- Use linens or protective coverings for all food service
- Clean spills immediately
- Report any damage to staff immediately

3.4 Damage Responsibility

- Renter responsible for full repair or replacement cost
- Costs may significantly exceed security deposit
- Renter will be invoiced for amounts exceeding deposit

4. KITCHEN STANDARDS

Initial:

4.1 Kitchen Availability

- Full commercial kitchen available for Renter use
- All appliances must be used per manufacturer instructions
- Only for food preparation related to the event

4.2 Mandatory Cleanup

Renter must:

- Clean all appliances used (oven, stove, microwave, refrigerator)
- Wipe down all countertops and surfaces
- Clean sink and disposal area
- Remove ALL food items and supplies
- Empty and clean refrigerator interior
- Sweep and mop kitchen floor
- Ensure no grease, food residue, or stains remain

4.3 Grease Prevention

- Use ventilation when cooking
- Clean splatter immediately
- Cover adjacent surfaces during cooking
- Any grease damage will result in professional cleaning charges

5. PHOTO DOCUMENTATION REQUIREMENT

Initial:

5.1 Mandatory Photography

Due to the premium nature of Tamaya Hall, Renter MUST take comprehensive photographs:

BEFORE EVENT (upon arrival):

- All floor areas (wide shots and close-ups)
- All furniture items (tables, chairs, sofas)
- All kitchen appliances and countertops
- Windows and doors
- Any areas where decorations will be placed

- Any pre-existing marks or damage

AFTER EVENT (before departure):

- Same areas photographed before event
- Showing restored condition
- Demonstrating cleanliness
- Documenting furniture in original positions

5.2 Photo Requirements

- Time-stamped (use phone camera with timestamp enabled)
- Minimum 24 photographs total
- Clear, well-lit images
- High resolution

5.3 Use of Photos

- Photos serve as primary evidence in deposit disputes
- District may request photos before processing refund
- Failure to provide adequate photos may delay or affect refund

6. ENHANCED DEPOSIT CONDITIONS

Initial:

6.1 Strict Standards

The requirements for deposit return are **EXTREMELY STRICT** for Tamaya Hall rentals because:

- Community investment in this premium facility
- High replacement and repair costs
- Facility must remain pristine for all residents

6.2 Deposit May Be Forfeited For:

- Any floor scratches, scuffs, or marks
- Any furniture damage (scratches, stains, tears)
- Furniture moved from original position
- Inadequate cleaning
- Missing or damaged equipment
- Any rule violation
- Failure to complete photo documentation
- Insufficient or incomplete cleanup

6.3 Inspection Process

- District will conduct thorough inspection after event
- Inspection performed in natural daylight when possible
- May take up to 5 business days for full assessment
- Renter will receive itemized explanation if deposit retained

6.4 Amounts Exceeding Deposit

- Certain damages may exceed security deposit
- Renter will be invoiced for additional amounts
- Payment due within 30 days of invoice
- Unpaid balances may accrue interest and collection fees

7. CAPACITY AND TIMING

Initial:

7.1 Occupancy Limits

- Tamaya Hall alone: Maximum 80 attendees
- Tamaya Hall + Palm Court + Bar: Maximum 130 attendees
- Exceeding capacity is a fire code violation and grounds for immediate event termination

7.2 Time Limits

- Standard Tamaya Hall rental: 6 hours
- Combined rental: 8 hours
- Additional hours by prior approval only (\$25/hour)
- All events must conclude by time specified in agreement

8. SPECIAL EVENT REQUIREMENTS

Initial:

8.1 Large Events

Events with 50+ attendees require:

- Additional security personnel
- Enhanced cleanup standards
- More detailed documentation

8.2 Events with Alcohol

In addition to standard alcohol requirements:

- Spills must be cleaned immediately to protect floors
- No glassware near hardwood areas
- Licensed bartender must monitor service area

8.3 Catered Events

- Caterer must acknowledge these Tamaya Hall requirements

- Caterer responsible for kitchen cleanup
- Caterer must use protective measures for floor and furniture

9. FINAL TAMAYA HALL ACKNOWLEDGMENT

Initial:

I UNDERSTAND AND AGREE:

Tamaya Hall has immaculate hardwood floors requiring special protection

Furniture may NOT be moved under any circumstances

Any furniture movement will result in immediate forfeiture of entire security deposit

I must take comprehensive before-and-after photographs

Deposit return requirements are extremely strict

Damage costs may exceed the security deposit

I accept full responsibility for protecting this premium facility

I will ensure all guests and vendors comply with these requirements

I understand failure to comply may result in:

- Loss of entire security deposit
- Additional charges for damages
- Immediate event termination
- Suspension of future rental privileges

TAMAYA HALL ADDENDUM SIGNATURE

Renter Signature:

Print Name:

Date:

Staff Signature:

Print Name:

Date:

RENTAL CHECKLIST FOR DEPOSIT RETURN

COMPREHENSIVE INSPECTION CHECKLIST

This checklist must be completed for deposit refund. Both Renter and District staff must sign.

Renter Name:

Rental Date:

Check-in Time:

Check-out Time:

PART 1: PRE-EVENT INSPECTION

Completed by District Staff with Renter Present

Initial: (Renter) Initial: (Staff)

A. GENERAL FACILITY CONDITION

Item	Condition				Notes
Hardwood floors	Excellent	Good	Fair	Poor	
Furniture (tables)	Excellent	Good	Fair	Poor	
Furniture (chairs)	Excellent	Good	Fair	Poor	
Furniture (sofas/seating)	Excellent	Good	Fair	Poor	
Kitchen surfaces	Excellent	Good	Fair	Poor	
Windows/doors	Excellent	Good	Fair	Poor	
Walls	Excellent	Good	Fair	Poor	
Lighting fixtures	All functional		Issues		
HVAC/temperature	Functional		Issues		

B. FURNITURE INVENTORY

Item	Quantity Present	Condition	Location	Verified
Banquet tables		Good	Fair	Yes No
Chairs		Good	Fair	Yes No
Sofas		Good	Fair	Yes No
Coffee tables		Good	Fair	Yes No
Other:		Good	Fair	Yes No

C. KITCHEN EQUIPMENT INVENTORY

Item	Present	Clean	Functional
Refrigerator	Yes	Yes	Yes
Oven/Range	Yes	Yes	Yes
Microwave	Yes	Yes	Yes
Dishwasher	Yes	Yes	Yes
Sink/faucet	Yes	Yes	Yes
Countertops	Yes	Yes	N/A
Cabinets	Yes	Yes	N/A

D. CLEANING SUPPLIES PROVIDED

Item	Provided	Location	Shown
Broom	Yes	No	Yes
Mop and bucket	Yes	No	Yes
Vacuum	Yes	No	Yes
Trash bags	Yes	No	Yes
Approved cleaning supplies	Yes	No	Yes

E. IMPORTANT LOCATIONS SHOWN

Item	Location	Shown
Dumpster location	Yes	No
Trash bag storage	Yes	No
Cleaning supply storage	Yes	No
Emergency exits	Yes	No
Light switches	Yes	No
Thermostat	Yes	No

Pre-Event Documentation Completed:

Renter has taken before-event photographs

Any pre-existing damage has been noted above

Furniture positions documented

Renter understands all requirements

Pre-Event Signatures:

Renter Signature: _____ Date: _____
Time: _____

District Staff Signature: _____ Date: _____
Time: _____

PART 2: POST-EVENT CLEANUP VERIFICATION**ALL ITEMS MUST BE COMPLETED FOR FULL DEPOSIT REFUND**

Initial: (Renter) Initial: (Staff)

A. TRASH REMOVAL

Task	Completed	Verified by Staff
All trash removed from facility	Yes	No
Trash placed in District dumpster	Yes	No
All trash receptacles emptied	Yes	No
New trash bags installed	Yes	No
All disposable items removed (cups, plates, napkins)	Yes	No
All leftover food removed	Yes	No

B. DECORATIONS AND PERSONAL ITEMS

Task	Completed	Verified by Staff
All decorations removed	Yes	No
All tape/adhesives removed	Yes	No
All signage removed	Yes	No
All personal items removed	Yes	No
All gifts/favors removed	Yes	No
All vendor equipment removed	Yes	No

C. SURFACE CLEANING

Task	Completed	Verified by Staff
All tabletops wiped clean	Yes	No
All countertops wiped clean	Yes	No
Sink area cleaned	Yes	No
All food/beverage spills cleaned	Yes	No
All surfaces free of sticky residue	Yes	No
Bar area cleaned (if applicable)	Yes	No
	N/A	Yes No N/A

D. FLOOR CARE (CRITICAL FOR TAMAYA HALL)

Task	Completed	Verified by Staff
All floors swept completely	Yes	No
All visible debris removed	Yes	No
All spills cleaned immediately	Yes	No
Floors spot-mopped as needed	Yes	No
No sticky spots or residue	Yes	No
No scuff marks or stains	Yes	No
NO VISIBLE SCRATCHES	Yes	No

OR DAMAGE**E. FURNITURE RETURN (CRITICAL FOR TAMAYA HALL)**

Task	Completed		Verified by Staff	
	Yes	No	Yes	No
ALL furniture in original positions				
NO furniture was moved by Renter	Yes	No	Yes	No
All tables properly positioned	Yes	No	Yes	No
All chairs properly arranged	Yes	No	Yes	No
All sofas/seating properly positioned	Yes	No	Yes	No
Furniture free of debris	Yes	No	Yes	No
Furniture free of stains	Yes	No	Yes	No
Furniture free of tears or damage	Yes	No	Yes	No
No food residue on furniture	Yes	No	Yes	No

F. WINDOWS, DOORS, AND FIXTURES

Task	Completed			Verified by Staff		
	Yes	No	N/A	Yes	No	N/A
All windows cleaned/wiped	Yes	No	N/A	Yes	No	N/A
All glass doors cleaned	Yes	No	N/A	Yes	No	N/A
No fingerprints or smudges	Yes	No		Yes	No	
All doors properly closed/locked	Yes	No		Yes	No	
Light switches wiped clean	Yes	No		Yes	No	
All lights turned off (per staff instruction)	Yes	No		Yes	No	

G. PHOTO DOCUMENTATION

Renter provided before-event photos:	Yes	No
Number of before photos:		
Renter provided after-event photos:	Yes	No
Number of after photos:		
Photos adequately document condition:	Yes	No
Staff took additional photos:	Yes	No
Number of staff photos:		

PART 3: FINAL INSPECTION AND ASSESSMENT

A. OVERALL FACILITY CONDITION

Area	Satisfactory	Requires Attention	Notes
Hardwood Floors			
Furniture Condition			
Furniture Positioning			
Kitchen			
Windows/Doors			
Cleanliness Overall			
Trash Removal			

B. DAMAGE ASSESSMENT

Any damage observed? No Yes

If yes, describe damage in detail:

Estimated repair cost: \$

Photographic evidence attached: Yes No

C. RULE COMPLIANCE VERIFICATION

C. RULE COMPLIANCE VERIFICATION		Complied	Violated	Notes
Rule				
No furniture moved				
Capacity limit observed				
No restricted area access				
Security present (if required)				N/A
Alcohol policy followed				N/A
No smoking/vaping				
Decorations policy followed				
Time limits observed				

PART 4: DEPOSIT DETERMINATION

A. DEPOSIT REFUND DECISION

All cleanup requirements met: Yes No
No damage observed: Yes No
All rules followed: Yes No
Photo documentation provided: Yes No

DEPOSIT REFUND STATUS:

FULL REFUND APPROVED - Amount: \$

PARTIAL REFUND - Amount Returned: \$

FULL FORFEITURE - Entire deposit retained: \$

Amount Retained: \$

B. REASONS FOR DEPOSIT RETENTION (if applicable)

Check all that apply:

Floor damage (scratches, scuffs, stains)
Furniture damage (tears, stains, breaks)
Furniture moved without authorization

Inadequate cleaning
Kitchen not properly cleaned
Trash not removed
Damage to walls/doors/windows
Equipment missing or damaged
Rules violated during event
Capacity exceeded
Unauthorized area access
Time limits exceeded
Smoking/vaping violation
Inadequate photo documentation
Other:

Detailed explanation of deposit retention:

C. ADDITIONAL CHARGES (if damage exceeds deposit)

Repair/replacement costs exceed security deposit: Yes No

If yes, estimated additional charges: \$

Invoice to be sent: Yes No

Invoice date:

PART 5: FINAL SIGNATURES AND ACKNOWLEDGMENTS**A. RENTER FINAL ACKNOWLEDGMENT**

I certify that:

- I have completed all cleanup requirements to the best of my ability
- I have removed all trash, decorations, and personal items
- I have cleaned all surfaces, appliances, and floors
- I have NOT moved any furniture
- I have taken after-event photographs
- I understand the deposit determination is based on this inspection
- I understand any damage costs exceeding the deposit will be billed to me

Additional comments or concerns from Renter:

Renter Signature:

Print Name:

Date: Time:

B. DISTRICT STAFF FINAL CERTIFICATION

I certify that:

- I have conducted a thorough inspection of the facility
- I have documented all conditions accurately

I have photographed any damage
The deposit determination is fair and accurate
The Renter has been informed of the determination

Staff observations and comments:

District Staff Signature:

Print Name:

Title:

Date:

Time:

C. DEPOSIT REFUND AUTHORIZATION

Authorized by: _____ Title: _____

Authorization Date:

Refund Amount: \$ _____

Refund Method: Check Other:

Expected Refund Date:

Notes:

IMPORTANT REMINDERS FOR RENTER

- ✓ Take comprehensive photos before and after your event
- ✓ Do NOT move any furniture - this is the #1 cause of deposit forfeiture
- ✓ Clean immediately - don't leave cleanup until the last minute
- ✓ Ask for help - if you're unsure where the dumpster is or have questions, ask staff
- ✓ Check the time - ensure all cleanup is complete before your rental period ends
- ✓ Do a final walkthrough - walk through with staff to address any concerns immediately
- ✓ Protect the floors - clean spills immediately, don't drag anything
- ✓ Remember the kitchen - this is often overlooked; ensure it's thoroughly cleaned

Thank you for choosing Tamaya Amenity Center for your event!

Beach Community Development District
12788 Meritage Blvd., Jacksonville, FL 32246
Phone: 904-329-2277

For emergencies during your event, contact:

This checklist is part of your rental agreement and must be completed for deposit refund consideration.
Revised: December 2025

TAMAYA AMENITY CENTER: COMPREHENSIVE FACILITY RENTAL AGREEMENT

This **Master Facility Rental Agreement** ("Agreement") is entered into between the **Beach Community Development District** ("District"), located at 250 International Pkwy., Suite 208, Lake Mary, FL 32746, and the undersigned **Resident/Member** ("Renter").

The Tamaya Amenity Center is located at 12788 Meritake Blvd., Jacksonville, FL 32246. This unified document incorporates all policies regarding space usage, fees, conduct, and legal responsibilities for the temporary use of the Tamaya Amenity Center.

SECTION I: RESIDENT AND EVENT REGISTRATION DATA

The following information must be provided in full at the time of application to ensure all necessary data is captured for the booking.

1.1 Resident Information

Field	Resident Data
Full Legal Name	
Tamaya Property Address	
Primary Phone Number	
Primary Email Address	
Emergency Contact Name	
Emergency Contact Phone	
Today's Date	

1.2 Event Specifications

Field	Data
Date of Reservation	
Alternate Date	
Type of Event	
Total Expected Attendance	
Adults	
Minors (Under 18)	
Setup/Access Time	AM/PM

Field	Data
Event Start Time	AM/PM
Event End Time	AM/PM (Standard curfew is 7:00 PM)
Cleanup/Departure Time	AM/PM
Total Block Hours	

SECTION II: FACILITY SELECTION AND CAPACITY VERIFICATION

Check the specific area(s) to be reserved. Standard durations and attendee limits apply.

Selection	Facility Area	Max Capacity	Standard Duration	Rental Fee	Security Deposit
<input type="checkbox"/>	Boardroom	12	4 Hours	\$150.00	\$150.00
<input type="checkbox"/>	Group Fitness Room	25	4 Hours	\$200.00	\$150.00
<input type="checkbox"/>	Pool Cabana (Includes pool access)	25	4 Hours	\$150.00	\$150.00
<input type="checkbox"/>	Palm Court and Bar	50	4 Hours	\$350.00	\$350.00
<input type="checkbox"/>	Tamaya Hall (Hardwood floors - Addendum applies)	80	6 Hours	\$700.00	\$750.00
<input type="checkbox"/>	Combo (Hall, Palm Court, and Bar)	130	8 Hours	\$1,500.00	\$750.00
<input type="checkbox"/>	Large Event Lawn	100	8 Hours	\$0.00	\$350.00

SECTION III: VENDOR AND SERVICE DETAILS

All third-party vendors must be identified and provide proof of insurance.

Field	Data
Catering Services	<input type="checkbox"/> Yes <input type="checkbox"/> No
Catering Company Name	

Field	Data
Caterer Contact Info	
Alcohol Service	<input type="checkbox"/> Yes <input type="checkbox"/> No (Requires Licensed Bartender and Security)
Licensed Bartender Name	
Entertainment (DJ, Band, etc.)	
Other Vendors (Florist, Photographers)	
Special Requests	

SECTION IV: SECURITY AND INSURANCE REQUIREMENTS

Security is mandatory for events past 6:00 PM, over 25 guests, or where alcohol is present.

Field	Data
Security Officer Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Security Rate	\$35.00/hour (Payable at time of booking)
Total Security Hours Required	
Total Security Cost	\$
Officer Dress Preference	<input type="checkbox"/> Uniform <input type="checkbox"/> Suit (No Jeans) <input type="checkbox"/> Plain Clothes
Liability Insurance Certificate Received?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Insurance Requirements	\$1,000,000.00 limit, naming Beach CDD as co-insured/certificate holder

SECTION V: FINANCIAL SUMMARY AND PAYMENT TRACKING

Payments must be made via two separate checks or money orders payable to Beach CDD.

Payment Category	Amount Due	Check #	Date Collected
Base Rental Fee	\$		

Payment Category	Amount Due	Check #	Date Collected
Security Deposit	\$		
Addl. Hours (\$25/hr)	\$		
Security Fee (\$35/hr)	\$		
TOTALS	\$		

SECTION VI: GENERAL RESERVATION POLICIES AND ELIGIBILITY

6.1 Residency and Good Standing

The use of the Tamaya Amenity Center is a privilege reserved exclusively for **Residents and Members in good standing** with the District. Good standing implies the Renter has no outstanding violations or unpaid fees owed to the District. All reservations must be made by a Resident, and the Resident **must be present** for the entire duration of the event, including setup and teardown.

6.2 Reservation Timelines and Frequency

Lead Time: Reservations must be submitted in person at least **two (2) weeks (14 days)** prior to the event.

Advance Booking: Reservations may be made up to **four (4) months** in advance. **Weddings and receptions** may be booked up to **one (1) year** in advance with District approval.

Frequency Limit: Each household is limited to renting facility portions no more than **six (6) times per calendar year**.

6.3 Availability and Blackout Dates

The Tamaya Amenity Center is **unavailable for private events** on major holidays and holiday weekends, including:

- Easter, July 4th, Thanksgiving, Christmas Eve/Day, and New Year's Eve/Day
- Memorial Day Weekend and Labor Day Weekend
- Any weekend where a federal holiday falls on a Monday or Friday (with the exception of MLK Day, Washington's Birthday, Columbus Day, and Veterans Day)

SECTION VII: ATTENDANCE AND GUEST MANAGEMENT

7.1 Occupancy Limits

The Renter agrees to strictly adhere to the maximum occupancy limits listed in Section II. These capacities are set by building and fire codes. The Facility Manager has the discretion to limit event size further after reviewing event details. **Any guests in excess of the approved number will be turned away** by staff or security.

7.2 Renter Responsibility

The Renter represents they have the authority to bind all attendees and vendors to the terms of this Agreement. The Renter is solely responsible for the conduct of all guests and any damage they may cause.

SECTION VIII: OPERATIONAL HOURS AND CURFEWS

8.1 Event Conclusion

All events must conclude, and the facility must be fully vacated, no later than **7:00 p.m.** Any request for an event to end later than 7:00 p.m. must be approved in writing by the **Beach CDD Board of Supervisors**.

8.2 Total Block Time

The "Time of Reservation" is the "Total Block Time," which must include time for vendor deliveries, setup, the event itself, and post-event cleanup/load-out. Access will not be granted before the start time, and the facility must be vacated by the end time to avoid charges.

8.3 Additional Time and Extensions

Indoor areas (excluding the Large Event Lawn) may be rented for an additional **\$25.00 per hour** beyond the standard duration. All additional hours must be paid for at the time of registration. Staying past the scheduled end time without approval may result in **deposit forfeiture** or additional fees of \$50 per 15-minute increment.

SECTION IX: FINANCIAL OBLIGATIONS AND DEPOSITS

9.1 Payment Submission

At the time of reservation, the Renter must submit **two (2) separate checks or money orders** made payable to the **Beach Community Development District** (or Beach CDD): one for the Rental Fee and one for the Security Deposit.

9.2 Security Deposit Conditions

The security deposit is a performance bond held to ensure compliance with cleaning standards and to cover potential damage. The District may retain all or part of the deposit for:

- **Property Damage:** Repairs to floors, walls, furniture, or equipment
- **Insufficient Cleaning:** Failure to remove trash, wipe surfaces, or clean appliances
- **Rule Violations:** Using prohibited items like tape on walls, glitter, or unauthorized movement of furniture
- **Late Departure:** Staying past the contracted block time

9.3 Refund Timeline

Refunds for security deposits are typically processed within **10 to 30 days** after a successful post-event inspection.

SECTION X: MANDATORY SECURITY AND AFTER-HOURS STAFFING

10.1 Requirements for Security Personnel

A professional security officer, hired through the District's approved vendor at the Renter's expense, is **mandatory** for:

- Any event where **alcohol is present** (regardless of time or attendee count)
- Any event with **more than 25 attendees**
- Any reservation in Tamaya Hall or Palm Court extending **past 6:00 p.m.**

10.2 Security Costs and Authority

Security services are billed at a rate of **\$35.00 per hour**. The security officer has the authority to enforce rules, monitor noise, and **terminate an event immediately** for serious violations or illegal activity.

SECTION XI: ALCOHOL AND CATERING POLICIES

11.1 Alcohol Consumption and Insurance

Prior Approval: Alcohol must be disclosed and approved at the time of application.

Insurance: Event Liability Insurance of **\$1,000,000.00** naming Beach CDD as co-insured and certificate holder is **required** and must be submitted 14 days prior to the event.

Service: A **licensed bartender** must serve all alcohol; self-service is prohibited.

Prohibited Areas: Alcohol is strictly prohibited in the pool area, waterslide area, and fitness center.

Age Restrictions: No service is permitted to minors (under 21) or intoxicated persons.

11.2 Catering and Kitchen Usage

Vendor Disclosure: Renters must identify catering companies on the application.

Kitchen Standards: Tamaya Hall includes a kitchen for staging and warming; it is not for high-grease cooking. All equipment must be cleaned, and the refrigerator emptied and wiped at the conclusion of the event.

Caterer Insurance: Professional caterers must provide proof of insurance, including liquor liability if serving alcohol.

SECTION XII: CONDUCT, DECORATIONS, AND PROHIBITED ITEMS

12.1 Decorating Guidelines

Tabletop Only: Decorations are limited to **tabletops only**. No wall or ceiling decorations are permitted.

Prohibited Attachments: No tape, nails, staples, tacks, or adhesives may be used on walls, woodwork, or ceilings.

Prohibited Items: No confetti, glitter, rice, birdseed, or smoke/fog machines.

Fire Safety: **No candles or open flames** are permitted.

Table Linens: Linens **must be used** on all tables if food is served to protect the furniture surfaces.

12.2 General Conduct

No Smoking: All indoor facilities are smoke-free; smoking and vaping are prohibited.

Commercial Activity: Facilities may not be used for profit-making, commercial activity, solicitation, or for-profit engagements.

Illegal Activity: Engaging in illegal activity results in immediate arrest and removal.

Animals: Pets are prohibited; only **documented service animals** with proper identification are permitted.

SECTION XIII: PARKING AND ACCESS RESTRICTIONS

13.1 Parking Lot Usage

Capacity: Use is restricted to the parking lot, which has a maximum capacity of **96 vehicles**.

Prohibited Areas: Parking on the Event Lawn or grass is strictly prohibited and subject to towing.

13.2 Limited Access

Non-Exclusive Amenities: The Swimming Pool, Waterslide Area, and Fitness Center are community assets and **cannot be reserved for exclusive use**.

Reserved Access: Access is limited strictly to the area booked. No access is granted to tennis or basketball courts.

Pool Access: The **Pool Cabana** is the only rental that permits guest access to the pool.

SECTION XIV: TAMAYA HALL PREMIUM FACILITY ADDENDUM

Tamaya Hall is the premier asset of the Tamaya community, featuring high-performance hardwood floors and premium custom finishes. Because this space is a "showcase" status, the District maintains an uncompromising standard for its care.

14.1 Absolute Furniture Prohibition

Under no circumstances shall any furniture (tables, chairs, sofas) be dragged, slid, or moved by the Renter, guests, or vendors. Moving furniture risks scratching the floors and will result in **immediate and automatic forfeiture of 100% of the security deposit (\$750.00)**. Custom layouts must be requested 7 days in advance for staff execution.

14.2 Rigorous Floor Protection and Decoration Rules

Vendor Equipment: All external equipment (DJ booths, catering carts, photo booths) must have non-marring rubberized feet or be placed on District-approved protective mats/rugs.

Footwear and Spills: Guests are discouraged from wearing stiletto heels (≥ 2.5 in), metal cleats, or spikes. All liquid spills must be blotted immediately; notify staff within 5 minutes.

Restricted Adhesives: No tape, nails, staples, tacks, or screws may be applied to walls, woodwork, or floors. Decorations are limited to **tabletops only**.

Fire Safety: No candles, open flames, smoke machines, or fog machines are permitted.

14.3 Mandatory Photo-Audit Protocol

To ensure transparency and protect the Renter from liability for pre-existing conditions, the following "Photo-Audit" is required:

- Pre-Event Photos:** Renter must take **12-15 time-stamped photographs** of the entire hall (floors, furniture legs, kitchen, and walls) immediately upon arrival and prior to any setup.
- Post-Event Photos:** Renter must take an identical set of photos after cleanup but before departure.
- Legal Assumption:** Failure to capture "Before" photos constitutes a binding admission that the facility was in perfect, pristine condition upon arrival.

14.4 Kitchen and Restoration Standards

Tamaya Hall must be returned in "Guest-Ready" condition.

Category	Requirement
Kitchen	Appliances wiped clean; refrigerator emptied/wiped; sink cleared of debris
Trash	All waste bagged and moved to external District dumpster; new liners installed
Surfaces	Tabletops and bar areas wiped free of sticky residue/spills; linens must be used if food is served
Floors	Entire area swept and spot-mopped using only District-approved cleaning agents

14.5 Financial Obligations and Staffing for Tamaya Hall

Fees: Rental is **\$700.00** (6-hour limit) or **\$1,500.00** for a Combo rental (8-hour limit).

Security Deposit: A **\$750.00** performance bond is required at the time of booking.

Mandatory Security: A security officer (\$35/hr) is required for events with alcohol, >25 guests, or extending past 6:00 p.m.

Alcohol: Requires **\$1,000,000.00** liability insurance naming the District as co-insured and a licensed bartender.

SECTION XV: CLEANUP AND RESTORATION REQUIREMENTS

The facility must be returned in "Guest-Ready" condition to receive a full deposit refund.

Requirement Category	Cleaning Task
Trash Disposal	All trash removed to external District dumpster; liners replaced
Surfaces	All tabletops, counters, and bar areas wiped clean of residue
Kitchen	Refrigerator emptied and wiped; microwave cleaned; sinks cleared
Floors	All floors swept and spot-mopped for spills using approved agents
Furniture	Tables and chairs returned to exact original positions (lifting, not dragging)
Decorations	All tape, balloons, string, and signage removed; no wall damage

Requirement Category	Cleaning Task
Glass/Restrooms	Handprints wiped from glass doors; toilets flushed; debris removed
Personal Property	All catering supplies and personal items removed from premises

SECTION XVI: LEGAL, CANCELLATION, AND INDEMNIFICATION

16.1 Cancellation Policy

Full Refund: Written notice must be communicated at least **two (2) weeks (14 days)** prior to the event.

Late Cancellation: If cancelled less than two weeks prior, the **security deposit is forfeited**, though the rental fee is returned.

No-Show: Reservations are considered cancelled if the Renter is more than **15 minutes late** for the start time, resulting in forfeiture of fees and deposits.

16.2 Indemnification and Liability

The Renter agrees to defend, indemnify, and hold harmless the Beach Community Development District, its supervisors, and staff from all liability, claims, actions, or personal property damage arising from the use of the facilities. Nothing in this Agreement waives the District's sovereign immunity under Section 768.28, Florida Statutes.

SECTION XVII: FACILITY INSPECTION CHECKLIST

This section must be completed by District Staff for office use.

Field	Data
Resident Check-in Time	
Check-out Time	
Floors (Scratches)	Pre-Event: ____ Post-Event: ____ Staff Notes:
Furniture Layout	Pre-Event: ____ Post-Event: ____ Staff Notes:
Kitchen Cleanliness	Pre-Event: ____ Post-Event: ____ Staff Notes:
Trash/Liners	Pre-Event: ____ Post-Event: ____ Staff Notes:
Wall/Paint Condition	Pre-Event: ____ Post-Event: ____ Staff Notes:

Final Disposition of Deposit:

- Full Refund Approved

- Partial Deduction:
Reason _____ (Amt: \$_____)
- Total Forfeiture:
Reason _____ (Amt: \$_____)

SECTION XVIII: PRE-EVENT INSPECTION (CHECK-IN)

This section must be completed before any setup or decorations are placed.

Item / Area	Satisfactory? (Y/N)	Pre-Existing Damage / Notes
Floors (Hardwood/Tile/Carpet)		Note any scratches, scuffs, or stains
Furniture (Tables/Chairs/Sofas)		Count present and verify integrity
Walls, Doors, and Baseboards		Note existing marks or adhesive residue
Windows and Glass Doors		Inspect for smudges or fingerprints
Kitchen: Appliances/Countertops		Verify fridge is empty and microwave is clean
Lighting and HVAC Panels		Confirm functional settings
Trash Receptacles		Ensure all bins are empty with liners

Mandatory Requirement: The Resident is **strongly encouraged** to take **12–30 time-stamped photographs** of the facility (floors, furniture legs, and surfaces) upon arrival to establish a baseline.

SECTION XIX: POST-EVENT CLEANUP CHECKLIST (GUEST-READY STANDARDS)

The Renter must satisfy all of the following conditions to be eligible for a full deposit refund.

19.1 General Area Restoration

- **Furniture:** All tables and chairs returned to their **exact original positions**
- **Furniture Movement:** Absolutely no furniture was **dragged or slid** across hardwood floors (Tamaya Hall)

- **Trash Disposal:** All waste bagged, tied, and removed to the **external District dumpster**
- **Liners:** New trash bags/liners installed in all internal receptacles
- **Surfaces:** All tabletops, bar areas, and counters wiped free of sticky residue and debris
- **Decorations:** All tape, strings, balloons, and signs removed; no damage from adhesives

19.2 Kitchen and Appliances

- **Refrigerator:** Completely emptied and interior/exterior wiped down
- **Microwave:** All food residue, grease, and splatters cleaned
- **Sinks and Cabinets:** Sinks cleared and scrubbed; all used cabinets wiped out

19.3 Floors, Glass, and Utilities

- **Floors:** Swept completely and spot-mopped using **District-approved chemicals only**
- **Glass Doors/Windows:** Handprints and smudges wiped from all glass surfaces
- **Restrooms:** Toilets flushed and floors cleared of debris
- **HVAC and Lights:** Lights off and HVAC returned to **74°F / standard unoccupied settings**

SECTION XX: FINAL INSPECTION AND DISPOSITION

To be completed by a District Representative after the Renter completes cleanup.

Area	Satisfactory? (Y/N)	Staff Notes / Deduction Charges
Trash and Liners		\$
Floor Condition		\$
Furniture Layout		\$
Kitchen Restoration		\$
Rule Compliance		\$

Deposit Disposition:

- Full Refund Approved
- Partial Deduction:

Reason _____ (Amt: \$ _____)

- Total Forfeiture:
Reason _____ (Amt: \$ _____)

Note: Security deposits are typically processed via check within **10–30 business days** following a satisfactory inspection.

SECTION XXI: ACKNOWLEDGMENT, AUTHORIZATION, AND SIGNATURE

By signing below, the Resident/Member acknowledges and represents as follows:

ACKNOWLEDGMENT OF RECEIPT AND REVIEW: I acknowledge that I have received, read, and fully understand this comprehensive Master Facility Rental Agreement, including all Sections I through XXI contained herein. I have received the full Facility Use Agreement and agree to adhere to all rules, including the **Tamaya Hall Addendum** (if applicable), which strictly prohibits the movement of furniture and requires mandatory photographic documentation to protect the security deposit.

AUTHORIZATION TO BIND ATTENDEES: I represent that I have the full authority to execute this Agreement and to bind all attendees, guests, vendors, contractors, and other persons participating in or attending the event covered by this Agreement to all terms and conditions contained herein. I accept full responsibility for the conduct of all such persons and for any damage they may cause to the Premises.

ACKNOWLEDGMENT OF STRICT DEPOSIT REQUIREMENTS: I understand that Tamaya Hall contains immaculate hardwood floors and new, premium furniture that require special protection. I acknowledge that the requirements for return of the security deposit are extremely strict. I specifically understand and agree that:

- **NO FURNITURE SHALL BE MOVED, RELOCATED, OR REARRANGED UNDER ANY CIRCUMSTANCES** without the prior written approval of the Facility Manager. Any unauthorized movement of furniture will result in the immediate and automatic forfeiture of 100% of the security deposit (\$750.00).
- I am strongly encouraged to take comprehensive time-stamped photographs of the Premises before and after the event to document the condition and protect myself from liability for pre-existing conditions.
- Failure to take "Before" photographs constitutes a binding admission that the facility was in perfect, pristine condition upon my arrival.
- I accept full financial liability for any damage exceeding the security deposit, including floor refinishing or furniture replacement costs.

COMPLIANCE WITH RULES AND REGULATIONS: I agree to comply with all rules, regulations, policies, and directions from Amenity Facility Staff. I understand that any violation—particularly regarding furniture movement, floor care, unauthorized area access (Pool/Slide), or prohibited items—will result in the total forfeiture of the Security Deposit and potential additional billing.

INDEMNIFICATION AND HOLD HARMLESS: In consideration of being permitted to use the Premises, I hereby agree to defend, indemnify, and hold harmless the Beach Community Development District, its supervisors, agents, employees, and contractors from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for any injuries, death, theft, and real or personal property damage of any nature arising out of or in connection with the use of the facilities contemplated by this Agreement.

UNDERSTANDING OF CONSEQUENCES: I understand that failure to comply with the requirements of this Agreement may result in: forfeiture of all or part of the security deposit; additional charges for damage; immediate termination of the event; and loss of future rental privileges.

STEWARDSHIP RESPONSIBILITY: By renting Tamaya Hall or any facility of the Tamaya Amenity Center, I accept a responsibility to serve as a steward of these valuable community assets. I agree to use the facility only for its intended purposes, leave the facility in the same or better condition than it was found, report any damage or maintenance issues to the District, and encourage guests to respect the facility and its rules.

RENTER SIGNATURE AND CERTIFICATION

By signing below, I, the undersigned, hereby certify that I have read and understand this entire Agreement, that all information provided by me is accurate and complete, that I have had the opportunity to ask questions and receive satisfactory answers, and that I agree to be bound by all terms, conditions, and obligations set forth herein.

Resident/Member Signature:	
Printed Name:	
Date:	

DISTRICT REPRESENTATIVE ACKNOWLEDGMENT

District Representative Signature:	
Printed Name/Title:	
Date:	

WITNESS ACKNOWLEDGMENT (OPTIONAL)

Witness Signature:	
Printed Name:	
Date:	

Beach Community Development District 250 International Pkwy. Suite 208, Lake Mary, FL
32746 Phone: 904-329-2277

Document Revision Date: January 2026

EXHIBIT 20

ESTIMATE

ESTatic, LLC

122 Terracina Dr.

Saint Augustine, FL 32092

jenie.estatic@gmail.com

+1 (904) 477-4951



Tamaya HOA

Bill to

Ron Zastrocky

Beach CDD

c/o Vesta Property Services

12788 Meritage Blvd.

Jacksonville, FL 32246

Ship to

Ron Zastrocky

Tamaya HOA

c/o Vesta Property Services

12788 Meritage Blvd.

Jacksonville, FL 32246

Estimate details

Estimate no.: 1135

Estimate date: 03/04/2024

Expiration date: 05/04/2024

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

Note to customer

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

Expiry date

05/04/2024

Accepted date

Accepted by

EXHIBIT 21

TIP Use the ← and → arrows below to turn the page and learn more. ×

Turn Page



Proposal

Phase 1 & 2 Mailboxes



#32391896

Beach - 32391896

- Phase 1&2

Mailboxes

360 Painting of
Jacksonville

Welcome

About Us

Insurance

Proposal

Agreement

Certificate of
Completion

NEW COLOR	#COATS
Pressure Wash Pads	N/A
Wash/sand post/boxes	N/A
Wire Brush Surface Rust	1
Apply Opho on Penetrating Rust, (24 hour Cure)	1
Paint Mailboxes	3

Materials:

Extreme Bond Primer: Plastic only,
Kem Bond US Metal Primer.

REIN BOND HS Metal Primer
Sher-Cryl HPA : Tri Corn Black

Set	N/A	1
Up/Prep/Clean		
Up		
Remove & Replace Box Numbers	N/A	1
PHASE 1 & 2 MAILBOXES SUBTOTAL <u>\$23,914.81</u>		

LABOR \$15,172.90

LABOR SUBTOTAL \$15,172.90

MATERIALS \$8,741.91

MATERIALS SUBTOTAL \$8,741.91

GRAND TOTAL \$23,914.81

EXHIBIT 22

RBG Construction Group Inc



Ricardo Burke	DATE
Business Number 9043051117	12/30/2025
7167 Glendyne Dr N, Jacksonville FL 32216	TOTAL
9043051117	USD \$28,500.00
rbgconstructiongroupinc@gma il.com	

TO

Beach CDD

250 International PKWY, 208, Lake Mary, FL, 32746

rzastrocky@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
Prep + repaint mailboxes *Wash and sand mailbox posts and boxes. *Wire brush surface rust. *Apply Opho on penetrating rust with a 24-hour cure time. *Paint mailboxes.	\$28,500.00	1	\$28,500.00

Lo Materials:

Extreme Bond Primer.

Bond HS Metal Primer.

Sher-Cryl HPA in Tri Corn Black.

Includes setup, preparation, and cleanup.

Notes:

Wire brush surface rust.

Apply Opho on penetrating rust with a 24-hour cure time.

Remove and replace mailbox numbers.

TOTAL	USD \$28,500.00
--------------	------------------------

EXHIBIT 23

Driskell's Flooring, LLC

driskells.flooring.llc@gmail.com



Estimate

ADDRESS

Residence of Tamaya
Tamaya Country Club

SHIP TO

Residence of Tamaya
Tamaya Country Club

ESTIMATE # 1696**DATE** 12/03/2025

ACTIVITY	QTY	RATE	AMOUNT
Sand and Finish Sand and finish the entire floor, we will make samples for you to choose from. This will include 3 coats of Bona Traffic. This does not include the office with carpet, we are waiting for a price on the wood.	2,747	6.00	16,482.00
TOTAL			\$16,482.00

Accepted By

Accepted Date

EXHIBIT 24

Classy Estate Remodeling

Flooring Proposal & Estimate

Classy Estate Remodeling

Phone: 412-508-1346

Email: alex.semenenko@gmail.com

Website: www.classyestatremodeling.com

Alex Semenenko

✓

Classy Estate Remodeling

Flooring Proposal & Estimate

Estimate

Refinishing Labor (Rooms 1 & 2)	2,170 sq. ft.	\$1.90	\$4,123.00
Corner Detail Labor (Refinishing)	62 corners	\$7.00	\$434.00
Sander Machine Rental (Incl. Edger)	4 Machines (Flat Rate) -		\$500.00
Material - Sandpaper & Poly Finish	3-pass & 2-coat minimum		\$3,200.00
Removal of Old Floor (Room 3)	364 sq. ft.	\$1.50	\$546.00
Engineered Wood (w/ 10% waste)	400 sq. ft.	\$5.50	\$2,200.00
Underlayment (Moisture Barrier)	364 sq. ft.	\$0.75	\$273.00
Installation Labor (Room 3)	364 sq. ft.	\$3.50	\$1,274.00
Corner Detail Labor (Installation)	16 corners	\$8.00	\$128.00
Transitions & Moldings	Lump Sum	-	\$200.00
Site Cleanup & Waste Disposal	Lump Sum	-	\$250.00
		Subtotal	\$13,128.00
		Sales Tax (6%)	\$787.68
		Total Estimated Cost	\$13,915.68

Terms & Notes

- Estimate valid for 30 days
- 50% deposit due upon scheduling
- Client responsible for moving furniture unless otherwise arranged
- Estimated project timeline: 4-6 business days
- Includes 1-year warranty on installation and workmanship

Thank you for considering Classy Estate Remodeling for your flooring project.

We look forward to transforming your space with care and craftsmanship.

Sincerely,

Andrey Semenenko

Classy Estate Remodeling

Flooring Proposal & Estimate

Date: _____

Prepared for: _____

Project Address: _____

Project Overview

- Room 1: 55 ft x 37 ft = 2,035 sq. ft. (54 corners) - Refinish
- Room 2: 9 ft x 15 ft = 135 sq. ft. (8 corners) - Refinish
- Room 3: 26 ft x 14 ft = 364 sq. ft. (16 corners) - Demo & Install

Total Area: 2,534 sq. ft.

Refinishing Area: 2,170 sq. ft.

New Install Area: 364 sq. ft.

Scope of Work

For Rooms 1 & 2 (Refinishing):

- Sanding to bare wood (3-pass system: coarse, medium, fine)
- Vacuum and prep between sanding passes
- Apply minimum of 2 separate coats of premium polyurethane finish (oil- or water-based)
- Detailed corner sanding and blending in 62 corners
- Final walk-through inspection with client

For Room 3 (Installation):

- Removal and disposal of old flooring
- Subfloor prep and leveling
- Install moisture barrier underlayment
- Install engineered hardwood flooring
- Precision cuts around 16 corners
- Install transitions and base molding
- Clean-up and haul-away

EXHIBIT 25

TIP Use the **←** and **→** arrows below to turn the page and learn more. **X**



Turn Page



Proposal

New Pergola Phase Four

	NEW COLOR	#COATS	
Demolition and Removal	N/A	1	
Stucco Repair	N/A	1	
Install Cypress Pergola	N/A	1	
Install as the same dimensions as old on both sides of pavillon.			
All hardware will be stainless steel where possible.			
Crane Rental	N/A	1	
Seal with a Poly Urethane	N/A	2	
Structure to cure for four to six month prior to application.			
Contracter recommends a clear coat; however, CCD Board will choose color.			
Set Up/Prep/Clean Up	N/A	1	

NEW PERGOLA PHASE FOUR SUBTOTAL \$37,136.22

GRAND TOTAL \$37,136.22

#32413024

Beach - 32413024

- Phase 4 Pergola

360 Painting of Jacksonville

Welcome

About Us

Insurance

Proposal

Agreement

Certificate of Completion