



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Monday
February 9, 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 Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, February 9, 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: Monday, February 9, 2026 Call-in Number: +1 (929) 205-6099
Time: 6:00 PM Meeting ID: 705 571 4830#
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246 (Listen Only)

Agenda

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)**
- V. Vendor Reports – Questions from Board Members Only**
 - A. Ruppert Landscape LLC/Tree Amigos Outdoor Services
 - B. Vesta Property Services
 - 1. Lifestyle Management Report
 - 2. Field Management Report
- VI. Staff Reports – Questions from Board Members Only**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Resident(s) Subject to Disciplinary Action
 - 2. Complaint & Incident Management Tracker
 - 3. Action Item Report
 - 4. Meeting Matrix – *To Be Distributed*
- VII. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 12, 2026
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on February 5, 2026 – *To Be Distributed*
 - C. Consideration for Acceptance – The January 2026 Unaudited Financial Statements – *To Be Distributed*
 - D. Ratification of Tekwave Solutions LLC – Purchase of Scanner for Guard House - \$1,650.00

[Exhibit 1](#)
[Pg. 6](#)

[Exhibit 2](#)
[Pgs. 8-14](#)
[Exhibit 3](#)
[Pgs. 16-20](#)

[Exhibit 4](#)
[Pgs. 22-24](#)
[Exhibit 5](#)

[Exhibit 6](#)
[Pgs. 27-32](#)

[Exhibit 7](#)

[Exhibit 8](#)

[Exhibit 9](#)
[Pg. 36](#)

VIII. Business Items

IX. Discussion Topics

A. Selection of Gate Access Control Services Vendors

X. Supervisors' Requests

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

XII. Action Items Summary

XIII. Meeting Matrix Summary

XIV. Next Workshop Confirmation or Cancellation: March 5 at 6:00PM

XV. Next Meeting Quorum Check: March 16 at 6:00 PM

Todd Caprita	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Walter Repak	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Karen Young	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Pawel Szeszko	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
James Kendig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XVI. Adjournment

EXHIBIT 1

**BEACH COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD
OF SUPERVISORS
REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Beach Community Development District (the "**District**") will be held on Monday, February 9, 2026, at 6:00 p.m. at 12788 Meritage Blvd. Jacksonville, FL 32246. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

Beach Community

Development District

David McInnes, District Manager

(321) 263-0132, Ext. 193

Jan. 29

00 (26-00596D)

EXHIBIT 2



TAMAYA
BETWEEN THE CITY AND THE SEA

Amenity Manager's Report



Prepared For
BEACH CDD
for the month of
February 2026

Submitted by Oliver Ingram

SOCIAL CLUBS & PROGRAMMING

Social Clubs

If you are interested in starting a new social club, please stop by or contact the office for more information.

- Bunco
- Chapter Chatters
- Tamaya Travel Social club

Programming

- Emma Bolyard has concluded her Water Aerobics classes for the season and will resume her fitness classes in January. Please keep an eye out for an email or check the upcoming newsletter for more details about her class schedule and offerings. If you have any questions in the meantime, you can contact Emma directly at bolyardpmp@gmail.com.
- Zumba with Tangie B- every Thursday 6:30-7:30 PM in the group fitness room
- Starting in February, Basima Salameh's Anti-Stress Yoga and Chair Yoga classes will no longer be held at Tamaya's Amenity Center in the group fitness room. She will continue offering her classes from her home, and residents may contact her directly to inquire about scheduling and availability at (716) 479-1744.

COMMUNITY CLUBS AND SOCIAL GROUPS

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

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

Please note: Clubs are created and operated by residents of Tamaya and NOT by the Beach CDD, which does not endorse or express an opinion on any Club or Social Group or on any of their activities or publications.

No Tamaya Club or Social Group is considered a program of the Beach CDD in anyway whatsoever.



Social Group: Lunch Bunch
Chili's
Tuesday, February 10th
11:30 AM – 1:30 PM

[SIGN UP HERE](#)

Please contact Paula Rodrigez
for more information at:
ppesci@racsystems.com



Social Group: Travel Social
Club of Tamaya

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



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

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



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

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

EVENTS & PROGRAMS



Come join the party!

Thursday's

6:30 PM - 7:30 PM

Group Fitness room

\$8 per class per participant.

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

Get ready for an EXHILARATING EXPERIENCE!

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

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

YEAR AT A GLANCE 2026

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

We welcome your feedback and any recommendations for new events you'd like to see in the future.

February Events:

- 2/06/26 Moonshine Happy Hour
- 2/08/26 Storytime & Craft Hour
- 2/9/26 CDD Board Meeting
- 2/14/26 Mardi Gras Seafood
- 2/28/25 Movie Night

April Events:

- 4/10/26 Tamaya Happy Hour
- 4/11/26 Spring Garage Sale
- 4/12/26 Story Time
- 4/17/26 Trivia Night
- 4/25/26 Goat Yoga

June Events:

- 6/05/26 Happy Hour
- 6/13/26 Clark's Critter Show
- 6/14/26 Storytime
- 6/15/26 CDD Board Meeting
- 6/27/26 Dueling Pianos

August Events:

- 8/07/26 Happy Hour
- 8/09/26 Storytime & Craft Hour
- 8/15/26 Potluck
- 8/17/26 CDD Board Meeting
- 8/21/26 Trivia Night

March Events:

- 3/06/26 St. Happy Days Happy Hour
- 3/08/26 Storytime & Craft Hour
- 3/13/26 Teen Night
- 3/14/26 Spring Potluck
- 3/16/26 CDD Board Meeting
- 3/28/26 Easter Event

May Events:

- 5/02/26 Kentucky Derby
- 5/08/26 Cinco de Mayo
- 5/17/26 Storytime
- 5/18/26 CDD Board Meeting
- 5/23/26 Splash Bash

July Events:

- 7/03/26 Happy Hour
- 7/12/26 Storytime & Craft Hour
- 7/18/26 Hawaiian Luau
- 7/20/26 CDD Board Meeting

September Events:

- 9/05/26 Labor Day Pool Party
- 9/13/26 Storytime & Craft Hour
- 9/21/26 CDD Board Meeting
- 9/26/26 Casino Night

Manager's Notes:

- This is a reminder that if the tennis instructor, Vlad, is holding a camp or clinic and using all four courts, please ask him to relinquish one court for resident use if he has not already done so, as resident use of the tennis courts is always the top priority.
- We are currently experiencing very cold weather, and we would like to remind residents that these conditions can impact plants and lawns. It is recommended that you cover any plants that are not acclimated to colder temperatures and avoid watering your lawn during freezing conditions, as this may cause additional damage and could result in the need for replacement in the spring. Thank you for helping protect your landscaping during this cold weather.
- We have been receiving many questions regarding HOA matters, and while we are always happy to help when possible, please note that Leland Management is responsible for all HOA-related issues such as exterior changes to your home or landscaping. We do not have access to HOA fees or information regarding violations associated with your home. For assistance with these matters, please contact the HOA manager, Carla Masters, at (904) 420-c0175 or via email at cmasters@lelandmanagement.com.
- Please do not attempt to outrun the gate arm at the resident entry lane. We recently had a truck hit the gate arm and leave without notifying anyone. Subsequently, other vehicles ran over it, causing additional damage to the gate arm, rendering it irreparable. The CDD had to purchase a replacement, which cost \$800. If you accidentally hit the gate arm, please notify our staff so it can be repaired or repositioned before a replacement is needed. Thank you for your cooperation!.
- We are always open to new ideas for events. If you have a recommendation, please contact Kaylie "Assistant manager" by emailing her at: kfitzhugh@vestapropertyservices.com
- Fitness center policies and etiquette: please do not sit on equipment to browse the internet, watch videos, listen to audio, or text; be sure to wipe down all fitness equipment with the provided disinfectants after each use; and do not move any heavy pieces of gym equipment without prior consent from management.

YTD Special Events Budget

FY Month	Event	type	BUDGET			ACTUAL					VARIANCE		
			net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
02 - Oct	Halloween Happy Hour	adult	\$ 1,500	65	\$ 23	\$ 1,345	\$0	\$1,345	45	\$ 30	\$ 155	-20	\$ (7)
12 - Oct	Spooky Storytime	family	\$ 150	34	\$ 4	\$ 133	\$0	\$133	39	\$ 3	\$ 17	5	\$ 1
19 - Oct	Toy Story Halloween	family	\$ 3,500	212	\$ 17	\$ 3,529	\$0	\$3,529	180	\$ 20	\$ (29)	-32	\$ (3)
08 - Nov	Veterans Night Out	adult	\$ 1,000	39	\$ 26	\$ 1,100	\$0	\$1,100	32	\$ 34	\$ (100)	-7	\$ (9)
09 - Nov	Nov Storytime	family	\$ 150	23	\$ 7	\$ 180	\$0	\$180	15	\$ 12	\$ (30)	-8	\$ (5)
11 - Nov	Community of Heros	family	\$ 500	53	\$ 9	\$ 725	\$0	\$725	75	\$ 10	\$ (225)	22	\$ (0)
14 - Nov	Friendsgiving Happy Hour	adult	\$ 500	101	\$ 5	\$ 250	\$0	\$250	85	\$ 3	\$ 250	-16	\$ 2
21 - Nov	Chilli Cook-Off	family	\$ 200	58	\$ 3	\$ 52	\$0	\$52	60	\$ 1	\$ 148	2	\$ 3
05 - Dec	White Elephant Event	adult	\$ 200	40	\$ 5	\$ 168	\$0	\$168	39	\$ 4	\$ 32	-1	\$ 1
13 - Dec	Holly Jolly Christmas	family	\$ 3,000	350	\$ 9	\$ 3,185	\$250	\$2,935	350	\$ 8	\$ 65	0	\$ 0
19 - Dec	Tamaya Community	adult	\$ 3,000	213	\$ 14	\$ -	\$9,000	-\$9,000	180	\$ (50)	\$ 12,000	-33	\$ 64
20 - Dec	Christmas Storytime	family	\$ 150	24	\$ 6	\$ 110	\$0	\$110	24	\$ 5	\$ 40	0	\$ 2
09 - Jan	New Years Happy Hour	adult	\$ 1,600	83	\$ 19	\$ 1,619	\$0	\$1,619	73	\$ 22	\$ (19)	-10	\$ (3)
11 - Jan	Storytime	family	\$ 150	21	\$ 7	\$ 76	\$0	\$76	21	\$ 4	\$ 74	0	\$ 4
23 - Jan	Trivia Night	family	\$ 500	74	\$ 7	\$ 220	\$0	\$220	64	\$ 3	\$ 280	-10	\$ 3
			\$ 16,100	1,390	\$ 12	\$ 12,692	\$ 9,250	\$3,442	1,282	\$ 3	\$ 12,658	-108	\$ 9

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	\$ 8,300	849	\$ 10	\$ 8,210	\$ 250	\$7,960	828	\$ 10	\$ 90	-21	\$ 0
adults	\$ 7,800	541	\$ 14	\$ 4,482	\$ 9,000	-\$4,518	454	\$ (10)	\$ 3,318	-87	\$ 24
TOTAL	\$ 16,100	1,390	\$ 12	\$ 12,692	\$ 9,250	\$3,442	1,282	\$ 3	\$ 3,408	-108	\$ 9



February

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

EXHIBIT 3



TAMAYA
BETWEEN THE CITY AND THE SEA

**20
25**

FIELD OPERATIONS REPORT

JANUARY



Prepared By :
Ron Zastrocky

Presented To :
Beach CDD Supervisors



904.577.3075



rzastrocky@vestapropertyservices.com





To Be Distributed



Event Name: Water Management - Zone 2 Thank you for Work Order Number: 2097282 your business! Service Date: 1/20/2026 Target Pests (if applicable): Service Notes & Observations Treated ponds 2 & 10 for minimal algae and emergent vegetation Added muckbiotics to ponds 9 & 11 to assist with water clarity Added pond dye to pond 8 to assist with algae control Ponds 1,3,4,5,6 & 7 looked good If you have any questions or concerns please contact me at 904-504-4689 - Eric Walker Environmental Conditions Weather: Sunny Temperature: 40.75 Wind Direction: North Wind Speed: 1.49 Humidity: 63.0000 Muck Digester Added, Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Pond Dye Added

Event Name: Water Management - Zone 1 Thank you for Work Order Number: 2098091 your business! Service Date: 1/27/2026 Target Pests (if applicable): Service Notes & Observations Inspected ponds 12-22 and outfalls, Treated ponds 15 & 19-22 for invasive aquatic weeds, Treated pond 20-22 for algae, Ponds 12-14 & 16-18 look good, Pollen present on surface of most ponds, Please allow 7-10 days for results, please contact me with any comments or concerns, Kindest regards, Shea Fenske Environmental Conditions Weather: Sunny Temperature: 32.43 Wind Direction: North Wind Speed: 18.41 Humidity: 54.0000 Inspected Pond(s), Inspected OutFall Area, Treated for Algae & Invasive Aquatic Weeds

Facility Maintenance Report - September 2025

High Priority:

- Karatas drainage – Pipe in, Need sod and leveling after the outlet of pipe. District Engineer looked at it. Yellowstone scheduled. **Completed.**

Medium Priority:

- Pool - Uneven pavers - splash pad - WIP
- Pool Slide refinished **completed**

Low Priority:

- De cobwebbing common areas - ongoing
- Pressure washing – ongoing

Emergency/Random:

-

Routine/Periodic:

- Pool
 - vacuum - 3x per week
 - check controller's readings - daily
 - clean tiles - on as needed basis
 - Blow off pool deck - daily
 - Straighten chairs - daily
 - Take out garbage - daily
 - Clean 6 splash pad filters - weekly
 - Clean 2 pool pump strainer baskets - weekly
 - Inspect pool gutter drain grates – daily
 - Skim gutters - daily
- Tennis and basketball courts
 - brushing - daily
 - roll courts - weekly
 - check and adjust irrigation - weekly
 - spray bleach around edges for algae control - weekly
 - add clay - as needed
 - maintain wind screens and replace and adjust nets - as needed
 - rake clay back into playing area - as needed
 - Check and change garbage bags - daily
- Fountain and fence at Beach Blvd. - check – daily
- Playground - Rake mulch – when needed, Inspect playground equipment - weekly



Should you have any questions regarding this report or if you have a maintenance related request please contact me at the information below.



904.577.3075



rzastrocky@vestapropertyservices.com

EXHIBIT 4

Date of Action Item	Action Item	Status
	Field Operations Manager Section	
8/7/2025	FOM to research what needs to be done with pool pavers (repair needs if artificial turf is also to be installed)	On Hold
9/15/2025	FOM to inspect burned out lights around pool and remove mulch from around them	Underway
11/17/2025	FOM to purchase sign for tennis court breezeway stating to let tennis instructor know if tennis court usage is being requested	Underway
12/4/2025	FOM to obtain additional quotes for inside painting of Tamaya Hall	
12/4/2025	FOM to obtain additional quotes for drainage on Costas Way	
12/4/2025	FOM and AM obtain quotes for mirrors in group fitness/yoga rooms	
12/4/2025	FOM obtain quote for construction of identified alternative storage area	
12/15/2025	FOM to obtain bids to replace tables in pool area	
12/15/2025	FOM to check operationability of new pedestrian gates	
1/8/2026	FOM to request Ruppert Landscape trim cord grasses and shrubbery at Meritage Roundabout and intersection of Meritage & Cassia ASAP	

	Amenity Manger Section	
6/16/2025	AM and FOM to get a quote from AT&T for internet service	Underway-- Still trying to get through to anyone at their call center.; 9/26: Unable to get call back
8/18/2025	AM to attempt to locate a swim school who do not rely on college students as instructors	Underway--Needs Board direction.
12/4/2025	AM and FOM obtain quotes for mirrors in group fitness/yoga rooms	
12/15/2025	AM to establish a chart (including measurements) showing locations of table and chair locations in Tamaya Hall.	Underway
	District Manager Section	
3/17/2025	DM to send Mike V. email on pending projects after each meeting	Ongoing--started on 3/21/2025; 4/22/2024; 5/20/2025; 6/17/2025 6/20: Email from Mike regarding meeting on Phase IV repairs. 7/27, 8/4: Follow up with Mike V. 8/22: Email to Mike
7/21/2025	DM to contact DE and obtain a proposal for work to be done on Bastia Court for drainage problem	7/22: Email to Scott; 8/23: Follow up email sent
1/12/2026	DM to send Vlad a letter to document that Board is okay with him using all courts and will release them upon request of residents	Done
	District Engineer Section	

2/19/2024	DE to inquiry as to COJ maintaining west side of Tamaya Boulevard	2/26/2024: Initial internal response from DE
5/20/2024	DE to determine and report back to Board what needs to be done with respect to turning landscape maintenance of Tamaya Boulevard over to COJ (e.g. does landscape and irrigation need to be removed before COJ will take over the maintenance of the roadway)	Needs to be returned to sod and possibly trees
	District Counsel Section	
10/20/2025	DC to write letter to Holland	Underway
	Board of Supervisors Section	
7/3/2025	Supervisor Young to email DC to check if it is possible to limit TekControl contact to adults only (so children cannot have access)	Underway
7/3/2025	Supervisor Young to check with TekControl to see if access to the app could be limited to adults only	Underway
7/3/2025	Supervisor Szeszko to email DM the quote on the night lighting assessment for the pool	
8/7/2025	Supervisor Young to work with resident and FOM to obtain more quotes for mailbox refinishing	
10/2/2025	Supervisor Repak to contact COJ CC regarding speed bumps, speed device and JSO	
10/2/2025	All Supervisors are to send punch list of items for all phases to DM to send to Mike V.	

EXHIBIT 5

EXHIBIT 6

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Beach Community Development District
5 was held on Monday, January 12, 2026 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

6 **FIRST ORDER OF BUSINESS – Roll Call**

7 Mr. McInnes called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9 James Kendig	Board Supervisor, Chairman
10 Pawel Szeszko	Board Supervisor, Vice Chairman
11 Karen Young	Board Supervisor, Assistant Secretary
12 Todd Caprita (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
13 Walter Repak	Board Supervisor, Assistant Secretary

14 Also, present were:

15 David McInnes	District Manager, Vesta District Services
16 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
17 Oliver Ingram	Amenity Manager, Vesta Property Services
18 Ron Zastrocky	Field Operations Manager, Vesta Property Services
19 Jason Davidson	Regional General Manager, Vesta Property Services
20 Annalee Lansang	Resident
21 Neha Narvla	Resident
22 Antti Hyytinen	Resident
23 Robert DeVincentis	Resident

24
25 *The following is a summary of the discussions and actions taken at the January 12, 2026 Beach CDD Board*
26 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
27 *emailing PublicRecords@vestapropertyservices.com.*

28 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

29 Supervisor Kendig led all present in reciting the Pledge of Allegiance.

30 **THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for agenda***
31 ***items*)**

32 There being no audience comments, the next item followed.

33 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

34 **FIFTH ORDER OF BUSINESS – Landscape RFP – *organized alphabetically***

- 35 A. Exhibit 2: Current Contract – Tree Amigos
- 36 B. Exhibit 3: RFP Approved by the Board of Supervisors at the 10/20/2025 Meeting – as edited by
37 District Counsel
- 38 C. Evaluation & Scoring Criteria
- 39 D. Bland Landscaping – *Under Separate Cover*
- 40 E. Brightview – *Under Separate Cover*

F. Greenery, Inc., The – *Under Separate Cover*

G. Ruppert Landscape – *Under Separate Cover*

H. United Land Services - *Under Separate Cover*

I. Yardnique, The - *Under Separate Cover*

J. Yellowstone Landscape – *Under Separate Cover*

Mr. Haber led the discussion on the landscape RFP and the proposals. Discussion ensued among the Board members regarding the proposals with each Board member providing their scores and reasonings, and revised scorings.

The final scores were as follows:

1. Bland Landscaping Company – 255
2. The Greenery, Inc – 418
3. Ruppert Landscaping – 237
4. Yardnique, Inc. – 298
5. United Land Services – 389
6. Yellowstone Landscape – 362
7. Brightview Landscaping – 404

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the scoring as noted and directed staff to send notice of award to The Greenery, Inc. and to notify the others of the decision, for the Beach Community Development District.

The motion was amended to included wording for a 3-year contract.

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the scoring as noted and directed staff to send notice of award to The Greenery, Inc. for a 3-year contract and to notify the others of the decision, for the Beach Community Development District.

Mr. McInnes provided a brief overview of the next steps in the process for contracting with a new vendor. Discussion ensued.

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board recessed the regular meeting at approximately 7:03 p.m. for the purpose of convening the public hearing on Amenity Rates, Fees and Deposits, for the Beach Community Development District.

SIXTH ORDER OF BUSINESS – Public Hearing – Amenity Rates, Fees and Deposits

A. Open the Public Hearing

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board opened the public hearing, for the Beach Community Development District.

B. Exhibit 4: Presentation of Amenity Rates, Fees and Deposits

Supervisor Szeszko provided a brief overview of the purpose for the public hearing.

C. Public Comments

There being no public comments, the next item followed.

D. Close the Public Hearing

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board closed the public hearing at approximately 7:04 p.m. and reconvened the regular meeting, for the Beach Community Development District.

E. Exhibit 5: Consideration & Adoption of **Resolution 2026-04**, Adoption of Amenity Rates, Fees and Deposits

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04**, Adoption of Amenity Rates, Fees and Deposits, for the Beach Community Development District.

SEVENTH ORDER OF BUSINESS – Vendor Reports

A. Ruppert Landscape LLC/Tree Amigos Outdoor Services

Supervisor Szeszko addressed the landscape vendor, who was not present, regarding irrigation schedules. Discussion ensued regarding irrigation. There being no representative present, the next item followed.

B. Vesta Property Services

1. Exhibit 6: Lifestyle Management Report

2. Exhibit 7: Field Management Report

EIGHTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Haber had nothing to report.

B. District Engineer

There being no representative present, the next item followed.

C. District Manager

1. Resident(s) Subject to Disciplinary Action

2. Complaint & Incident Management Tracker

3. Exhibit 8: Action Item Report

4. Exhibit 9: Meeting Matrix

NINTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on December 15, 2025

B. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on January 8, 2026

C. Exhibit 12: Consideration for Acceptance – The December 2025 Unaudited Financial Statements

D. Exhibit 13: Consideration of Clear Impression Solar & Security Window Films (Fitness Room) Proposal from the 1/8/2026 Workshop (Community and Amenity Repair; Line 38) - \$3,520.00

E. Exhibit 14: Consideration of 360 Painting (Phases I & II Mailboxes) Proposal from the 1/8/2026 Workshop (CIP- Future FY; Line 8) - \$23,914.81

F. Exhibit 15: Consideration of Quality Cleaning by Viktoriia (w/ Revised Scope of Work) Proposal from the 1/8/2026 Workshop (Amenity Cleaning; Line 49) - \$2,290.00/month (05/01-08/31) & \$1,760.00/month (09/01-04/30)

Supervisor Kendig requested that items E and F be removed from the Consent Agenda.

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the Consent agenda, as amended, for the Beach Community Development District.

Supervisor Kendig asked for information regarding a possible warranty for the work. Discussion ensued.

Supervisor Kendig noted another possible option from a resident for Item F. Discussion ensued with Item F to be discussed further at the next workshop.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved Item E, the Mailbox Painting proposal contingent on a 5-year warranty, for the Beach Community Development District.

TENTH ORDER OF BUSINESS – Business Items

A. Tamaya Hall Floor Refinishing Proposal Options from the 1/8/2026 Workshop (CIP- Future FY; Line 8)

Discussion ensued regarding whether to wait for a possible third quote or to negotiate the price with the preferred quote.

1. Exhibit 16: Driskell's Flooring LLC - \$16,482.00
2. Exhibit 17: Classy Estate Remodeling - \$13,915.68
3. (3rd Quote Needed) – *if available*

On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the Driskell's Flooring LLC proposal, at a not-to-exceed of \$15,000.00, for the Beach Community Development District.

ELEVENTH ORDER OF BUSINESS – Discussion Topics

A. Format for Speakers During Meetings & Workshops – District Manager & District Counsel

Mr. Haber provided a brief overview of the topic.

B. Process for Selecting New Gate Access Control Services Vendor – District Manager

Mr. McInnes provided an update and a brief overview of the topic. Discussion ensued regarding the current interim vendor and whether to maintain them as the vendor or choose a different vendor. This item was moved to the next workshop to allow RAMCO, the interim vendor, to provide a presentation of their services to the Board and residents.

C. Attendance for Tennis Instruction (Lessons & Camps) – Chair Kendig

Supervisor Kendig led the discussion on the attendance for tennis instruction. Discussion ensued. The Board approved the use of all of the tennis courts by Vlad during clinics and camps by residents and guests of residents. And, if a resident wanted to use a court during that time, Vlad would give up a court for their use.

TWELFTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Kendig requested that the following be added to his name on the Supervisor Projects section of the matrix.

Trees/Removal of Trees Blocking Light Fixtures at the CDD’s expense.

Truck Gate Entrance

Construction Entrance

Supervisor Repak requested clarification on the landscape RFP regarding the raising of the trees for better clearance and visibility. Discussion ensued.

Supervisor Young requested clarification on the increase in the internet bill and staff’s effort to gather pricing for other options. Discussion ensued.

Supervisor Caprita provided updates on ongoing projects.

THIRTEENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3 minutes per individual)

Annalee Lansang noted that the retention pond at the front of the community needed to be attended to and asked if she could bring a friend to the gym who would provide her with fitness training as well as clarification on training for different activities in general. Discussion ensued.

Neha Narvla requested that her son be allowed to provide tennis instruction as a means for volunteer hours and not for monetary value. Discussion ensued and the Board agreed to the request.

Antti Hyytinen recommended that the Board formalize their handshake agreement with the tennis instructor vendor.

Robert DeVincents noted an issue with the gates not sensing properly. Discussion ensued.

The Board recessed at approximately 8:30 p.m. and resumed at approximately 8:35 p.m.

FOURTEENTH ORDER OF BUSINESS – Action Items Summary

Available upon request.

FIFTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

SIXTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: February 5 at 6:00PM

Confirmed

SEVENTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 9 at 6:00 PM

All five Board members stated that they would be attending the next Board meeting on February 9 at 6:00 p.m.

EIGHTEENTH ORDER OF BUSINESS – Adjournment

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Kendig made a motion to adjourn the meeting.

On a MOTION by Mr. Kendig, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:40 p.m. for the Beach Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on February 9, 2026.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

EXHIBIT 8

EXHIBIT 9

TEKWAVE SOLUTIONS LLC
4575 Webb Bridge Rd, Ste 4345
Alpharetta, GA 30023
accounting@tekwavesolutions.com

Invoice



BILL TO
Beach CDD DPFG Management 250 International Pkwy., Ste 208 Lake Mary, Fla 32746

SHIP TO
Beach CDD DPFG Management 250 International Pkwy., Ste 208 Lake Mary, Fla 32746

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7834	01/07/2026	\$1,650.00	01/22/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	CVM-301	Tamaya Community VMS - Additional Scanner Proposal # 101377 01/02/2026	0	0.00	0.00
	TVH-DLS-101	Mobile Drivers License and Barcode Scanner	1	1,500.00	1,500.00
	TIM-DSU-101	Device Set Up - Per Device	1	75.00	75.00
	Shipping	Shipping	1	75.00	75.00

It's been a pleasure working with you!

BALANCE DUE

\$1,650.00

Ways to pay



View and pay