



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
February 5, 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, February 5, 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, February 5, 2026

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Audience Comments

III. Presentations

A. RAMCO Protective Services

IV. Upcoming Business Items

A. Consideration of Access Control Proposal – from 11/06/2025 & 01/08/2026 workshops

[Exhibit 1](#)
[Pgs. 8-9](#)

B. Painting of Tamaya Hall Interior Proposal Options

1. 360 Painting - \$2,993.90

[Exhibit 2](#)
[Pgs. 11-13](#)

2. St. Johns Painting LLC - \$1,840.00

[Exhibit 3](#)
[Pg. 15](#)

C. Fitness Room Drinking Fountain Proposal Options – from 01/08/2026 workshop

1. All Weather Contractors - \$5,890.00

[Exhibit 4](#)
[Pgs. 17-18](#)

2. Totally Hooked Plumbing & Drains - \$5,843.00

[Exhibit 5](#)
[Pg. 20](#)

3. Ideal Conditions Heating & Air Conditioning, Inc. - \$4,525.00

[Exhibit 6](#)
[Pg. 22](#)

D. Tamaya Hall Wall Building Proposal Options

1. 360 Painting - \$4,489.63

[Exhibit 7](#)
[Pgs. 25-26](#)

2. (2nd Quote Needed)

3. (3rd Quote Needed)

E. Preventative Maintenance on AC Units

1. Buehler AC & Plumbing - \$1,794.00

[Exhibit 8](#)
[Pgs. 28-29](#)

IV. Upcoming Business Items – continued

F. Guard House Cleaning Proposal

1. Quality Cleaning by Vicktoria - \$230.00/month

[Exhibit 9](#)

[Pgs. 31-36](#)

G. Exterior Window Cleaning for Tamaya Hall & Palm Court Proposal Options

1. Summary Sheet

[Exhibit 10](#)

[Pg. 38](#)

2. Trophy Services, Inc. - \$4,000.00

[Exhibit 11](#)

[Pg. 40](#)

3. A Strait Window Cleaning - \$4,400.00

[Exhibit 12](#)

[Pg. 42](#)

4. Squeegee Squad - \$2,000.00

[Exhibit 13](#)

[Pgs. 44-45](#)

V. Supervisor Projects

A. Chair Kendig

1. Pickleball/Paddleball Striping

[Exhibit 14](#)

[Pgs. 47-49](#)

3. Drainage on Costas Way – from 09/15/2025 meeting

a. Ruppert Landscape - \$20,843.00 – proposal dated 01/30/2025

[Exhibit 15](#)

[Pgs. 51-56](#)

b. The Greenery, Inc. - \$34,710.52

[Exhibit 16](#)

[Pgs. 58-61](#)

c. True Blue Lawncare, Inc. - \$27,500.00 or \$30,500.00/\$25,500.00 or \$28,500.00

[Exhibit 17](#)

[Pg. 63](#)

4. Mirror in Yoga/Group Fitness Room

5. Trees/Removal of Certain Trees at CDD Expense – from 01/12/2026 meeting

6. Truck Gate Entrance – from 01/12/2026 meeting

7. Construction Entrance – from 01/12/2026 meeting

8. Summer Severe Weather Safety Practices

[Exhibit 18](#)

[Pgs. 65-67](#)

9. AED Sign

B. Vice Chair Szeszko

1. Brainstorm – Other Cost Saving Initiatives

2. Community Survey – Ranking of Capital Project Improvement Projects - \$150K in CRF FY 2026 Budget

3. CCTV

[Exhibit 19](#)

[Pg. 69](#)

V. Supervisor Projects – continued

- 4. Virtual Gate Guard/Remote Access
 - a. Questionnaire [Exhibit 20](#)
[Pgs. 71-77](#)
 - b. Inex Technologies [Exhibit 21](#)
[Pgs. 79-88](#)
 - c. Virtual Guard [Exhibit 22](#)
[Pgs. 90-95](#)
 - d. Proptia [Exhibit 23](#)
[Pgs. 97-104](#)
 - e. ButterflyMX [Exhibit 24](#)
[Pgs. 106-112](#)
- 5. Pedestrian Crosswalk
- 6. Swimming Safari Swim School – Summer 2026
- 7. Tamaya Facility Rental Agreement [Exhibit 25](#)
[Pgs. 114-143](#)
- 8. Gate Access Control Post Orders
- 9. Janitorial Services
 - a. Quality Cleaning by Viktoriia w/ Revised Scope of Work – from 01/12/2026 meeting [Exhibit 26](#)
[Pgs. 145-152](#)
 - b. Jennifer Kerridge - \$1,600.00/wk. (5 days/wk. 05/01-08/31) & \$960.00/wk. (3 days/wk. 09/01-04/30) [Exhibit 27](#)
[Pgs. 154](#)
- C. Supervisor Young
 - 1. Capital Improvement Plan Projects
 - 2. Air Fryer Capable Warming Oven – Tamaya Hall
 - 3. Non-Resident Instruction on Tennis Courts
 - 4. Tamaya Hall Furniture Options [Exhibit 28](#)
[Pgs. 156-160](#)
 - 5. Tamaya Hall Renovation Proposal Options
 - a. Ervin Lovett Miller - \$19,700.00+ [Exhibit 29](#)
[Pgs. 162-166](#)
 - b. (2nd Quote Needed)
 - c. (3rd Quote Needed)
- D. Supervisor Repak
 - 1. Gate Access Control
 - 2. Security
- E. Supervisor Caprita
 - 1. Timing of Irrigation Cycles, Irrigation Inspection Reports, & Irrigation Inspections
 - 2. Additional Lighting for Basketball Court & Parking Lot

VI. Pending from Prior Workshop(s)

- A. Crosswalk Options – from 12/04/2025 workshop

VII. Discussion Topics

- A. Family Pool Refinishing – deferred from 11/06/2025 workshop
- B. Use of Boardroom for Storage – from 11/17/2025 meeting
- C. Front Pergola Replacement

Exhibit 30
Pg. 168

VIII. 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

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



Turn Page



Proposal

Club house indoor columns(12)

Indoor columns (12)



NEW COLOR

#COATS

Columns

1

Materials:
EXT Superpaint :

CLUB HOUSE INDOOR COLUMNS(12) SUBTOTAL \$1,008.71

#32429780

Beach - 32429780

- Interior

Clubhouse Walls

Itemized

360 Painting of
Jacksonville

Welcome

About Us

Insurance

About Your Project

Proposal

Agreement

Certificate of
Completion

Indoor wall in club house



NEW COLOR

#COATS

Walls	2
-------	---

Materials:

INT Superpaint:

1g- Simple Door Casing (without door)	1
---	---

Materials:

INT Superpaint Semi-Gloss :

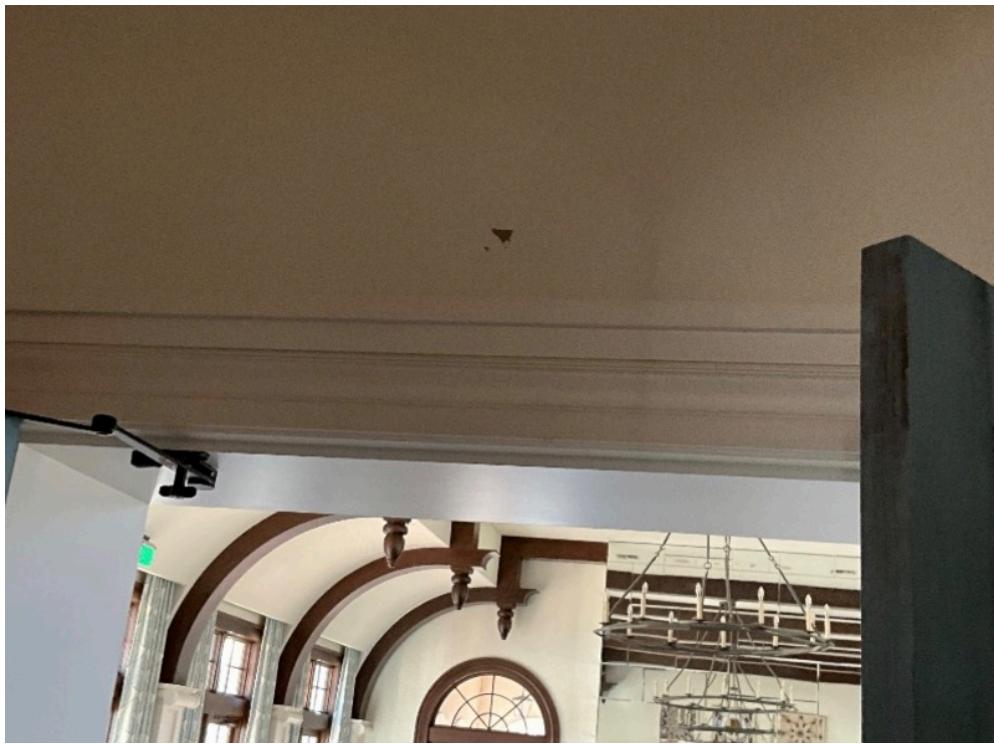
Base Boards	1
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Materials:

INT Superpaint Semi-Gloss :

INDOOR WALL IN CLUB HOUSE SUBTOTAL \$802.70

Small wall above double doors



NEW COLOR	#COATS
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Walls	2
-------	---

Materials:
INT Superpaint:

SMALL WALL ABOVE DOUBLE DOORS SUBTOTAL \$76.73

Project Set up/Clean up/Prep/Repair

NEW COLOR	#COATS
-----------	--------

Set Up/Prep/Clean Up	N/A	1
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PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL \$1,005.76

LABOR \$2,459.11

LABOR SUBTOTAL \$2,459.11

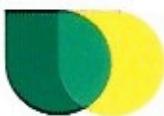
MATERIALS \$534.79

TAX \$0.00

MATERIALS SUBTOTAL \$534.79

GRAND TOTAL \$2,993.90

EXHIBIT 3



ST. JOHNS
PAINTING, LLC

Thousands of satisfied
customers, one job at a time

P.O. Box 181
Ponte Vedra, FL 32004
Tel: 904-755-2961
stjohnspaintingcompany.com

PROPOSAL

January 02, 2026

Tamaya Clubhouse

12788 Meritage Blvd

Jacksonville, FL 32246

Dining Room Miscellaneous Interior Painting.

1. Walls, 3 partial both sides of entry
2. 12 columns
3. Trim band @ television
4. Trim band @ kitchen
5. Entry pass through casing trim

Prepare and repaint listed items one coat, same/similar color and finish.

We will scuff sand, fill holes as needed, and caulk open joints as needed.

Sherwin Williams paints. No other trim or doors. No other areas. No other work.

Total labor & materials, \$ 1,840.00

Due in full upon completion

Thank you,

Michael LaBelle

www.stjohnspaintingcompany.com

904-755-2961

EXHIBIT 4



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 5

**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 6



Ideal Conditions

Beach CBD (Tamaya)
12788 Meritage Blvd
Jacksonville, FL 32246

📞 (904) 577-3075
✉️ rzastrocky@vestapropertyservices.com

ESTIMATE	#65840
ESTIMATE DATE	Jan 23, 2026
SERVICE DATE	Jan 22, 2026
TOTAL	\$4,525.00

CONTACT US

1617 Rowe Ave
Jacksonville, FL 32208

📞 (904) 379-8762
✉️ jaxcoolbus@gmail.com

Service completed by: Jerry Williams, Justin Morris

ESTIMATE

Services	qty	unit price	amount
E OFFICE - E023: Plumbing	1.0	\$4,525.00	\$4,525.00
We propose to remove existing drinking fountain on wall and cooler equipment in storage area and provide and and install ELKAY LZSTL8WSLK FILTERED EZH20 BOTTLE FILLING STATION W/ VERSATILE BI-LEVEL ADA COOLER			
Plumbing drain and water piping to be reworked in wall for new drinking fountain.			
Exclusions: Drywall wall and tile repairs			

Services subtotal: \$4,525.00

Total **\$4,525.00**

We accept all forms of payment. Any ordered parts require a 10% down payment towards the balance of the final invoice. It is customer's responsibility to replace filters and clear drain lines on a monthly basis, and have general maintenance performed on systems every six months. Thank you for your business.

EXHIBIT 7

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

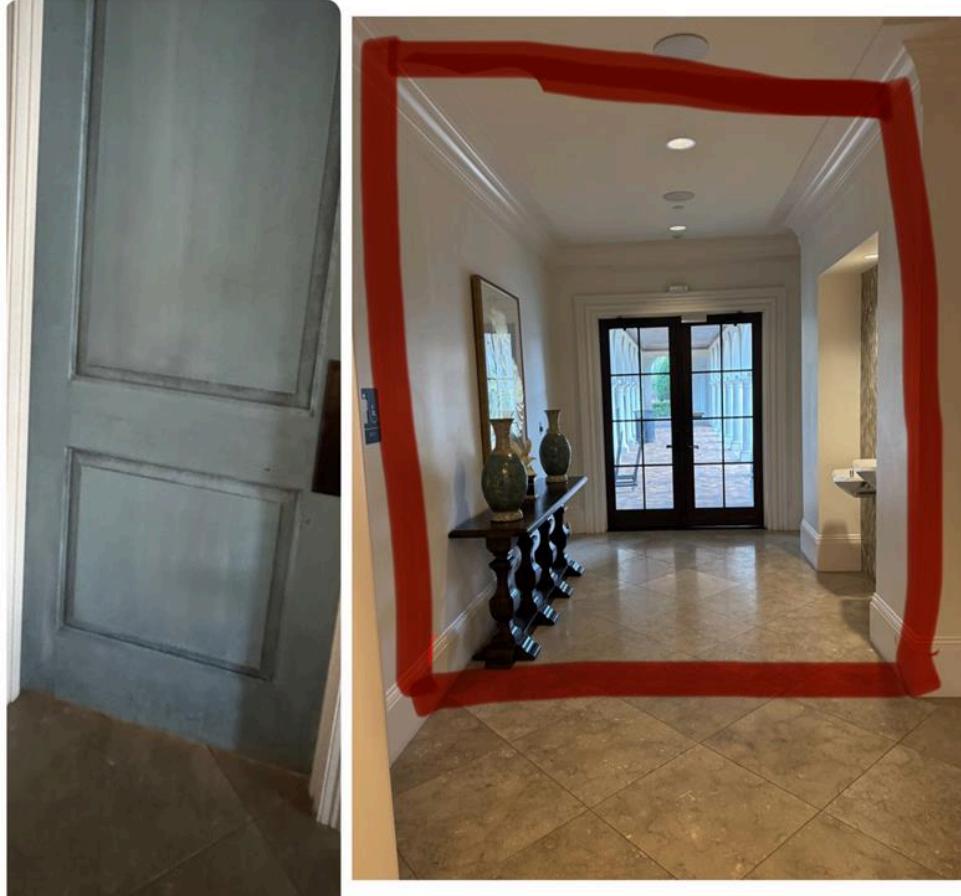
About Your Project

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 8



Hello, this is your estimate

Location: 12788 Meritage Boulevard, Jacksonville, FL, 32246

PROJECT ID

0

Commercial Agreement

CMP 5 Units +

Your Price

\$1,794.00

Accept Estimate

Summary

USA-Commercial Sale 5+(Qty: 6)



Your Price

\$1,794.00

Accept Estimate

- NO diagnostic charge with repair
- NO drain line clearing charge

Visit 1 – Full Maintenance
Visit 2 – Filter Change & Drain Clear
Visit 3 – Full Maintenance
Visit 4 – Filter Change & Drain Clear

[View Less](#)

Subtotal	\$1,794.00
Tax	\$0.00

Total

\$1,794.00

POWERED BY  ServiceTitan®[Contact Us](#)

EXHIBIT 9

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 as your janitorial service provider. We appreciate the opportunity to present a professional cleaning proposal **for the Guard House** facility as part of our ongoing partnership.

As a deep cleaning has already been completed at this facility by our team, an initial cleaning is not required. Due to our ongoing service relationship at the main Tamaya Beach CDD property, we are able to offer this smaller location a **special discounted rate** while maintaining our high service standards.

Your monthly service fee is fully inclusive and covers:

All labor
All supervision
All cleaning supplies
All equipment

Payroll taxes, insurance, and administrative costs

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.

Maintenance Agreement

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 ____ of _____, 2026.
- b. The services shall be provided at the following location: Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, Florida, 32246.
- c. The areas included in the work scope under this Agreement shall hereinafter be referred to as the "cleaning site" and include all interior spaces of the Guard House.
- d. Quality Cleaning by Viktoriia LLC agrees to service the cleaning site according to the following schedule: once per week on **Mondays**, between the hours of **8:00 PM and 6:00 AM** of the following day.
- e. 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.
- 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.

Quality cleaning

by Viktoriia LLC

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.
- 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.

Quality cleaning

by Viktoriia LLC

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 insure 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.

Quality cleaning

by Viktoriia LLC

Agreement

CUSTOMER NAME & ADDRESS

Tamaya Beach CDD
12788 Merita ge Blvd
Jacksonville, FL 32246

SERVICE PROVIDER NAME & ADDRESS

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

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
Once per week on Mondays, between the hours of 8:00 PM and 6:00 AM of the following day.	230.00 (plus tax per month)

CUSTOMER

Signature of Authorized Representative

Print Name, Title

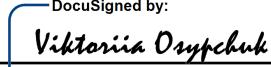
Date

Account Payable Contact

Billing Address

City, State ZIP

Quality Cleaning by Viktoriia LLC

DocuSigned by:

F56DFF4A145E458

Viktoriia Osypchuk

Print Name, Title

01/26/2026

Date

904-302-0025

Account Payable Phone Number

victoryosipchuk@gmail.com

Account Payable Email Address

EXHIBIT 10

TAMAYA

Request for Funds

Date of request: 01/28/26

Submitted by: Ron Zastrocky

Window cleaning exterior clubhouse and Palm Ct:

The exterior windows are extremely dirty and should be professionally cleaned.

Vendor	Warranty	Job Scope	Cost
Trophy Services	N/A	Clean exterior glass on clubhouse and palm Ct	\$4,000.00
A Strait Window Cleaning	N/A	Clean exterior glass on clubhouse and palm Ct	\$4,400.00
Squeegee Squad	N/A	Clean exterior glass on clubhouse and palm Ct	\$2,000.00

Should you have any comments or questions feel free to contact me directly.



EXHIBIT 11



Proposal 2026

January 23, 2026

Trophy Services, Inc.

David Mann

Phone 407-955-8050

1509 New York Ave

St. Cloud, FL 34769

To: VESTA PROPERTY

ATTN: RZASTROCKY@VESTAPROPERTIESERVICES.COM

QUANTITY	DESCRIPTION	
	<p>Trophy Services Inc. proposes to provide materials and labor for the following scope of work.</p> <p>Clean the interior and exterior windows and frames. Total per clean \$6,500.00.</p> <p>Clean the interior windows and frames. Total per clean \$4,00.00.</p> <p>Thank you. We appreciate your business. If you have any questions contact David at 407-955-8050 or</p>	

EXHIBIT 12

A Strait Window Cleaning

332 Illinois Ave
Saint Cloud, FL 347692421 USA
astraitwindowcleaning@outlook.com



A Strait Window Cleaning

Exterior Building Maintenance

Estimate

ADDRESS ESTIMATE 1018
Vesta Property Services DATE 01/21/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Window Cleaning	Window Cleaning Services Exterior	1	4,400.00	4,400.00
	Window Cleaning	Window Cleaning Services Interior/Exterior	1	6,000.00	6,000.00
TOTAL					\$10,400.00

Accepted By

Accepted Date

EXHIBIT 13



(904) 999-0816

Locally Veteran Owned & Operated

FREE ESTIMATE

GOOD FOR 90 DAYS

Date Emailed: 01/21/2026

Sent By: Patrick Hill

Jax@squeegesquad.com
Squeegee Squad
218 Lochnagar Mountain Drive
Saint Johns FL 32259

CUSTOMER

Ron Zastrocky
12788 Meritage Boulevard
Jacksonville, Florida 32246

Phone: (904) 355-1831

Email: rzastrocky@vestapropertyservices.com

JOB ADDRESS

Vesta Property Services
12788 Meritage Boulevard
Jacksonville, Florida 32246

Quoted By:

Quote Date:

JOB DESCRIPTION

Interior/Exterior Window Cleaning

Qty	Description	Unit Price	Total
1	Exterior Window Cleaning	\$2,000.00	\$2,000.00
1	Interior/Exterior Window Cleaning	\$4,000.00	\$4,000.00
			Sub-Total \$6,000.00
			Tax (0%) \$0.00
			Total \$6,000.00

- Window sill wipe down is complimentary (wiping down window frames and tracks are not included, an additional charge may be added for such requests). If hard water stains are unnoticed at time of estimate, an additional fee may be added at the time of service per customer request to attempt restoration.
- Payment is due when work is completed. Local Taxes may apply depending on location. A processing fee may be added to credit card transactions depending on your local location policies.
- When selecting In/Out Window Cleaning, your screens will receive a complimentary wipe-down on both sides with a damp cloth. When choosing outside only window cleaning, your screens will receive a wipe-down (as described above) ONLY if your screens are located on the outside of the home.
- Additional charges for Gutter Cleaning may be added for gutters covered by screens that Squeegee Squad was unable to see at the time of the estimate.



218 Lochnagar Mountain Drive
Saint Johns, Florida 32259
Phone: (904) 999-0816
Email: Jax@squeegesquad.com

ROUTINE WINDOW CLEANING METHODS

Squeegee Squad window cleaners will use safe routine window glass cleaning methods as defined by and approved by the glass industry according to the GANA/IWCA Bulletin 01-0116 Proper Procedures for Cleaning Architectural Glass Products. Routine window glass cleaning includes the use of tools and mild detergents such as: soft cloths, strip washers, squeegees, non-abrasive pads, water-fed poles, and mild detergents.



- Routine cleaning methods will remove normal dirt and debris that can adhere between frequent window cleaning services.
- Routine cleaning methods may not remove all stains and weathering that can occur due to infrequent cleaning or when windows are improperly protected during construction or remodeling such as: hard water, artillery fungus spores, sap, tar, paint, adhesives, varnish, mortar, silicone, and more.

NON-ROUTINE GLASS RESTORATION

In the event there are stubborn stains or construction debris on your windows that can not be removed with routine methods, Squeegee Squad will educate and inform you of non-routine restoration options to remove things like hard water, artillery fungus spores, sap, tar, paint, adhesives, varnish, mortar, silicone, etc.



Window Restoration using non-routine cleaning methods will only be performed after the homeowner or client has read an important disclosure and understands the options, limitations, and risks involved in using tools like: metal razor blades, acids, abrasives, polishing compounds, and more. Squeegee Squad will not use non-routine glass cleaning methods without your consent. Additional charges may be proposed if it is determined that non-routine methods are necessary and the scope of the job is affected.

HOW TO PREPARE FOR YOUR WINDOW CLEANING

CHECKLIST/NOTICE OF RESPONSIBILITIES

- Feel free to pull all blinds into the open (up) position. We will not take responsibility for any aged or broken blinds.
- Please take note of and inform our crew if you have any windows with tint film applied, broken blinds, cracked glass, torn screens, brittle removable grids, scratched glass, or any other areas that may require extra care.
- Our crew will move most furniture and put it back into the original position with the exception of pianos, or any other large objects that would require expert moving experience to move. Please clear away any knick knacks in your window sills.
- Be ready to pay by check, cash, or credit card at the completion of your service.

SQUEEGEE

SQUAD®

EXHIBIT 14

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](#)



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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

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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 15

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



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

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

904-881-7259
3070 Pescara Dr

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

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

Chair Korsakova:

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

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

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

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

Sincerely,

 **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>](#)

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January 30, 2025

**12788 Meritage Boulevard
Jacksonville , FL 32246**

Attn: Ron

Re: Tamaya River Rock

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

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

Materials:

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

Miscellaneous:

Description
Weed Barrier
Equipment

Total price* : \$20,843 Initial

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

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 16



Work Order Proposal

Property Name: Beach CDD (Tamaya HOA)
Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: David McInnes dmcinnes@dpfgmc.com
Client Phone #:

Proposal Date: 1/30/2026
Proposal Work Order #: 87643
Prepared By: WILLIAM FLANNERY

Costas Way- River Rock Drainage Easement Enhancement - FEB26

Purpose:

- Install River Rock in the easement areas on Costas Way. With the intention of providing a medium for water to drain without causing erosion and avoiding drain clogs.

Process:

- Team will first remove all debris present in the work areas.
- Lightly grade the area to ensure positive and consistent drainage towards the existing storm drains.
- Adjust the irrigation that is present to ensure that it is properly re-installed following the grade work.
- Install a fabric weed barrier to help with weed control and reduce soil movement.
- Install Brown River rock at 2-3" Depth across the entire work space.

See Below for Work Map

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$970.37
Post-emergent Herbicide Application	6,323.00	SF	\$0.01	\$86.50	
Fine Grading	6,323.00	SF	\$0.05	\$315.58	
Disposal/Refuse	1.00	LS	\$568.29	\$568.29	
Irrigation					\$278.06
Repairs and Adjustments	1.00	LS	\$278.06	\$278.06	
Hardscapes					\$33,462.09
Ground Separation Fabric	6,323.00	SF	\$0.87	\$5,506.01	
River Rock	49.00	CY	\$570.53	\$27,956.08	

Total for Work Order #87643

\$34,710.52



TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name:	Beach CDD (Tamaya HOA)	Proposal Date:	1/30/2026
Address:	12788 Meritage Blvd, Jacksonville, FL 32246	Proposal Work Order #:	87643
Client Contact:	David McInnes dmcinnes@dpfgmc.com	Prepared By:	WILLIAM FLANNERY
Client Phone #:			

Total:	\$34,710.52
Deposit Amount (50%):	\$17,355.26

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By

WILLIAM FLANNERY

Date

1/30/2026

The Greenery, Inc.

By

Date

EXHIBIT 17

Tamaya Hardscape Proposal

Total run of proposed hardscape project is 582ft x 10ft (5,280sq/ft)

To apply at 2" minimum depth (minimum standard depth) there would need to be 36 cubic/yards installed. Typically, you add 10% material to account for settling and uneven ground, giving you 39.6 cubic/yards needed to complete the area. Below is a comparison of both River Rock (1"-1.5") and Lava Rock installed cost.

1. River Rock (1"-1.5") installed with Felt base

36 cubic/yards - \$27,500.00

40 cubic/yards - \$30,500.00

2. Lava Rock installed with Felt base

36 cubic/yards - \$25,500.00

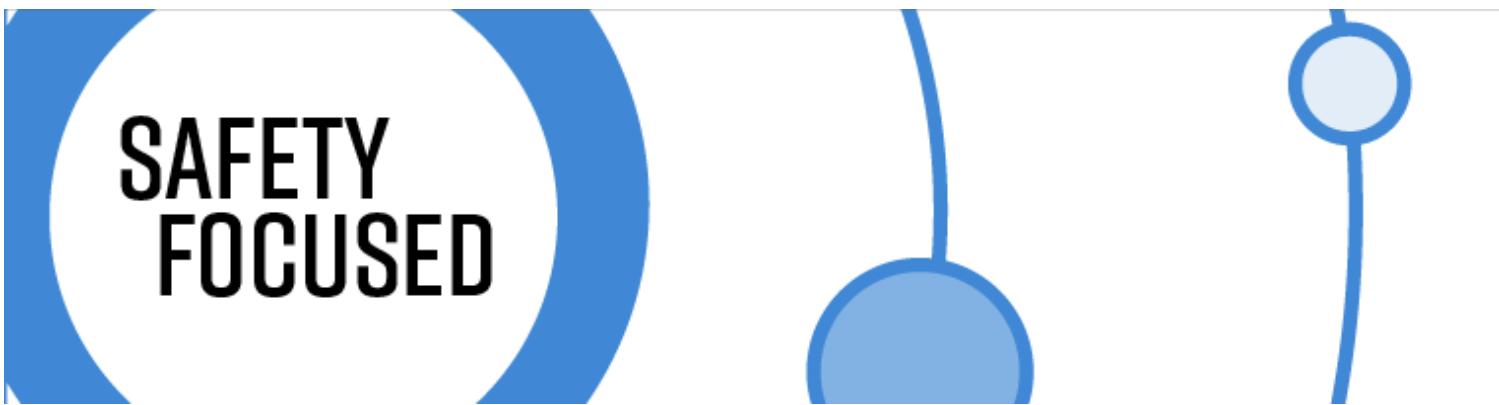
40 cubic/yards - \$28,500.00

Upon further research, I would not suggest putting lava rock without adding River Rock around each Drain as a cap. At the end of the day, there wouldn't be any savings going in this direction but I wanted to include it with the proposal for a comparison. Please let me know if you have any questions moving forward. Thank you and God Bless!

Sincerely,

Thomas Barnard, President @ True Blue Lawncare, Inc.

EXHIBIT 18



SAFETY FOCUSSED

Best Practices for Boosting Your Well-being in Spring

Spring is a great time to create new healthy habits. With the extended daylight hours and warm weather, this season can make it easier to obtain fresh produce, exercise outdoors and soak up sunlight. All of these elements of spring align with healthy practices, whereas in winter months, these resources are more difficult to access due to limited sunshine and warmth. Fostering healthy habits benefits overall well-being and may also enhance attentiveness and productivity at work. In turn, this can contribute to fewer accidents and related injuries on the job, ultimately creating a safer and more efficient work environment. If you're looking to kickstart healthy habits this spring, check out the following suggestions:

- **Eat healthy foods.** Spring is a perfect time to try healthy foods, such as freshly grown fruits and vegetables. With the warmer weather, many fresh fruits and vegetables are more readily available since they're in season (e.g., apples, avocados, bananas, broccoli, carrots, asparagus, kiwis, pineapples, mushrooms, spinach and strawberries). Other foods to incorporate into your diet include whole grains, lean meats and low-fat dairy products. Attempt to make at least half of your plate fruits and vegetables.
- **Drink plenty of water.** As warmer weather emerges, you're more likely to lose water as you sweat during outdoor activities. Therefore, it's important to stay adequately hydrated in order to prevent dehydration, which can cause fatigue, low energy and headaches. Health experts suggest drinking between 6-8 cups of water each day, yet this number may vary based on your body's unique needs. To stay hydrated, try keeping a water bottle with you throughout the day and refilling it whenever it gets close to empty. You can also add mashed berries or citrus fruits to your water to incorporate extra flavor.
- **Spend time outside.** Spending time in the sunlight provides a number of health benefits, namely the release of serotonin, which can help boost your mood. It can also assist your body in producing vitamin D, which is good for bone health.
- **Prioritize exercise.** Health experts recommend getting at least 30 minutes of physical activity per day. With more sun and warm weather, this is a great time to get outside and walk, run, bike, hike or engage in recreational sports.
- **Stay safe in the sun.** As the weather becomes warmer, the ultraviolet index increases. This makes it important to practice sun safety, such as applying sunscreen and wearing sunglasses.

This season (and every season), it's important to incorporate healthy habits into your daily routine. By boosting your well-being this spring, you can make all the difference in improving your health and promoting a safer workplace. Reach out to your supervisor for additional guidance on spring well-being and safety.

Stay Safe While Working in Extreme Precipitation

Weather events with extreme precipitation, including heavy rain, thunderstorms, tornadoes and hailstorms, can create dangerous working conditions, which can lead to injuries for employees who work outdoors. Employees like you should take action to remain safe when these situations arise.

Extreme precipitation can happen at any time throughout the year, but this type of weather is most common during spring, especially in the Midwest, Northeast and Southwest regions of the United States.

To prepare for extreme precipitation, you should understand the following types of weather alerts from the National Weather Service:

- **A watch** indicates that the risk of a hazardous weather event has increased significantly, but its occurrence, location and timing are still uncertain.

- **A warning** indicates that a hazardous weather event is occurring, imminent or likely and that the weather conditions pose a threat to life or property.
- **An advisory**, like a warning, indicates that a hazardous weather event is occurring. However, advisories are issued for less severe conditions than warnings. You should know that those conditions could still cause significant inconveniences, and if caution is not exercised, they can lead to circumstances that threaten life or property.

It is best to avoid working outdoors when extreme precipitation events are happening because lightning, rain, hail and strong winds can all be dangerous. Additionally, using equipment during bad weather can cause injuries. You should only work outside during extreme precipitation events if you have been trained to work in such conditions safely, and you should follow any applicable guidance in your employer's workplace emergency and safety plans.

If you do work outside during extreme precipitation, the following are safety measures to take into account:

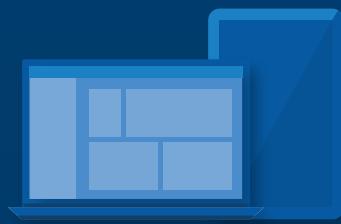
- Wear waterproof and high-visibility clothing that is appropriate for the temperature.
- Utilize required personal protective equipment (PPE), including slip-proof gloves, antifog goggles, and waterproof and slip-resistant footwear. Ensure your PPE does not obstruct your vision and that you still have a full range of motion.
- Take your time and walk slowly and intentionally to prevent slips, trips and falls.
- Use the buddy system and communicate any safety concerns with your supervisor.
- Follow site-specific emergency response procedures and know the evacuation protocols, storm shelter locations and what to do if a power outage occurs.
- Select tools and equipment free of defects and rated for outdoor applications and wet weather. Choose tools with textured, nonslip handles, and ensure the ground can withstand the equipment without it rolling, slipping or sinking into the soil.
- Change your shoes and clothes if they become wet, and take breaks in warm, dry areas.
- Use proper lighting or headlamps to improve visibility.
- Stay away from trees or structures that could snap, break or tip over during high winds.

Following these tips can help keep you safe during extreme participation events. Contact your supervisor for more information.

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Summertime Severe Weather Safety: Lightning

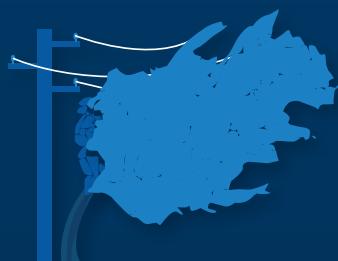
The weather can change quickly during the summer months, sometimes catching outdoor workers off guard and posing a serious threat to their safety. When working outdoors, make sure you have access to severe weather alerts, and know what—and what not—to do if severe weather strikes.



Avoid electrical appliances, and only use telephones and computers in an emergency.



Don't wait until a storm is overhead before seeking shelter. Lightning can travel 5-10 miles away from a thunderstorm.



Stay away from tall objects like trees and utility poles.



If you hear thunder, assume that lightning is nearby and follow the 30/30 rule. If the time between hearing thunder and seeing lightning is 30 seconds or less, go to a safe shelter or vehicle. Stay there until 30 minutes after the last rumble of thunder.

Source: National Oceanic and Atmospheric Administration (NOAA)

EXHIBIT 19

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 20



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 21

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 22

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 23



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 24

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 25

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
Liability Insurance Submitted:	Yes	No
		N/A
		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

Rule	Complied	Violated	Notes
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 26

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 27

From: Jennifer Kerridge <kerridgejennifer@yahoo.com>
To: "james.kendig@att.net" <james.kendig@att.net>
Sent: Monday, February 2, 2026 at 10:16:05 AM EST
Subject: Proposal

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

EXHIBIT 28

FURNITURE	RETAIL	BAERS	PERIGOLD	WAYFAIR	LUXE	AFAL STORES CARDIS	RUG STUDIO	INCREDIBLE RU	RUGS GALORE
BERNDHART MYRA SOFA	\$3,329.95	\$1,665	\$2,373			\$1,799			
BERNHARDT COCKTAIL TABLE	\$2,199.95	\$2,299	\$1,472	\$1,472	\$1,472				
BERNHARDT BENCH	\$1,249.95	\$629	\$936		\$936				
NATUZZI SWIVEL CHAIR	\$1,779.95	\$899	\$2,588		\$1,040.00				
SHORELINE CREDENZA	\$4,499.95	\$2,299.00	\$3,698			\$3,698			
NOURISM 8X10 AREA RUG	\$4,299.00	\$2,464					\$3,020.00	\$2,989.80	\$2,464.00
NOURISM 10X14 AREA RUG	\$7,479	\$4,331					\$5,321.00	\$5,267.70	\$4,331.00
SWIVEL BAR STOOL	\$1,439.95	\$719	\$977						
RUG PAD 8X10		\$189.99							
RUG PAD 8X10		\$239.99							

Bill To: BEACH CDD DAVID MCINNES
Client Code: 16YOUNK000
Ship To:
F/L Name: BEACH CDD DAVID MCINNES
Address: 12788 MERITAGE BLVD

City/State/Zip: JACKSONVILLE, FL 32246
Phone 1: 904-514-6074
Phone 2:



JACKSONVILLE
 7760 GATE PKWY

 JACKSONVILLE, FL 32256
 904-493-2730

Order Number: 0128616DUKG **Date:** 28 Jan 2026
Order Type: QUOTE **Status:** OPEN
Quote Exp: 14 Feb 2026
Sales 1: TAB16
Sales 2:
Transportation: DELIVERY
Date: 31 Dec 2046
Delivery Zone: NF1

Qty	SKU	Vendor	Vendor Stock Number	Description	Price
1	100160653	BERN	B8757D 1636-012	SOFA MYRA	\$1665.00
1	605167736	BERN	310-023 SOLARIA BONE	SQ CKTL TBL	\$1099.00
1	315184414	BERN	343-508 MONOLITH	BENCH	\$629.00
1	140112791	NATZ	A835-066 70.0077.04	SW CHR (BLUE FABRIC)	\$899.00
1	140112791	NATZ	A835-066 70.0077.04	SW CHR (BLUE FABRIC)	\$899.00
1	140112791	NATZ	A835-066 70.0077.04	SW CHR (BLUE FABRIC)	\$899.00
1	140112791	NATZ	A835-066 70.0077.04	SW CHR (BLUE FABRIC)	\$899.00
1	755463812	UNIV	U533A968 SHORELINE OASIS	CREDENZA	\$2299.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00

Bill To: BEACH CDD DAVID MCINNES	Client Code: 16YOUNK000
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JACKSONVILLE	904-493-2730
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Order Number: 0128616DUKG	Date: 28 Jan 2026
Order Type: QUOTE	Status: OPEN

1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00
1	263199981	FACH	1200-C8-M 8703 CLOUD	SW COUNTER STOOL CONCAVE	\$719.00

Comments:	Totals:		
Sales: DELIVER WITH OTHER GOODS	Tax Code: null	Subtotal: \$15040.00	
Delivery: DELIVER WITH OTHER GOODS	Tax Exempt: S	Delivery Charge: \$0.00	
			Setup Fee: \$0.00
			Surcharge: \$0.00
			Tax: \$0.00
			Total: \$15040.00
			Deposits/Payments: \$0.00
			Finance Amount: \$0.00
			Balance Due: (\$0.00)
Signature:			
Date:			

Thank You For Shopping at Baers

Bill To: BEACH CDD DAVID MCINNES
Client Code: 16YOUNK000
Ship To:
F/L Name: BEACH CDD DAVID MCINNES
Address: 12788 MERITAGE BLVD

City/State/Zip: JACKSONVILLE, FL 32246
Phone 1: 904-514-6074
Phone 2:



JACKSONVILLE
 7760 GATE PKWY

 JACKSONVILLE, FL 32256
 904-493-2730

Order Number: 0128616DUMJ **Date:** 28 Jan 2026
Order Type: QUOTE **Status:** OPEN
Quote Exp: 14 Feb 2026
Sales 1: TAB16
Sales 2:
Transportation: DELIVERY
Date: 31 Dec 2047
Delivery Zone: NF1

Qty	SKU	Vendor	Vendor Stock Number	Description	Price
1	ETASPEORD	BAER	SPECIAL ORDER NON CANCELLABLE	APPROXIMATE ETA IS 3-6 MONTHS	\$0.00
1	SPECORDE9	BAER	SPECIAL ORDER NON CANCELLABLE	SPECIAL ORDER NON CANCELLABLE	\$2464.00
	Comment: NOUS PRS-10 Blue/Grey Prismatic 7.9x9.9 Area Rug				
1	SPECORDE9	BAER	SPECIAL ORDER NON CANCELLABLE	SPECIAL ORDER NON CANCELLABLE	\$4331.00
	Comment: NOUS PRS-10 Blue/Grey Prismatic 9.9x13.9 Area Rug				
1	013741853	SPNX	ALL IN ONE 4E	7.8X10.8 RUG PAD	\$189.99
1	013784423	SPNX	ALL IN ONE 4E	9.10X13.8 RUG PAD	\$239.99

Comments:	Totals:		
Sales: Price match from Rugs Galore DELIVER WITH OTHER GOODS	Tax Code: null	Subtotal:	\$7224.98
Delivery: DELIVER WITH OTHER GOODS	Tax Exempt: S	Delivery Charge:	\$0.00
		Setup Fee:	\$0.00
		Surcharge:	\$0.00
		Tax:	\$0.00
		Total:	\$7224.98
		Deposits/Payments:	\$0.00
		Finance Amount:	\$0.00
		Balance Due:	(\$0.00)
	Signature:		
	Date:		

Thank You For Shopping at Baers

TAB 16

Beach CDD
price matchrugs galore®
EST. 1972

FREE SHIPPING

Free ground shipping within the lower 48 states.



MONEY GUARANTEE

Most area rugs are eligible for a 30-day return policy.



NO SALES TAX

For orders shipped outside Washington state.



ALWAYS SECURE

Your browsing on our site is always secured using SSL.

FREE RUG PAD! FOR ANY RUG OVER \$250. USE PROMO CODE 'FREEPAD' DURING CHECKOUT.

NOURISON PRISMATIC PRS.10 RUG



Was \$399.00 - \$6,999.00

Now \$218.00 - \$4,331.00

Save up to \$2,668.00

Usually ships within 48-72 Hours

Select a Color: Blue



Select a Size:

20' x 30'
Rectangular
\$218.003'9" x 5'9"
Rectangular
\$709.005'6" x 7'5"
Rectangular
\$1,328.007'9" x 9'9"
Rectangular
\$2,464.008'6" x 11'6"
Rectangular
\$3,184.009'9" x 13'9"
Rectangular
\$4,331.00

EXHIBIT 29



February 2, 2026

Tamaya CDD Board
C/O Karen Young
Proposal delivered via email

**RE: Proposal for Professional Services – Storage Room Addition
Tamaya Amenity Center – Duval County, FL
ELM Project No. 26-07**

Dear Ms. Young,

We are grateful for the opportunity to prepare this proposal for Professional Services for incorporating a storage room into the Tamaya Amenity Center. As the original designers of the amenity, ELM is uniquely positioned to design the storage addition. ELM, along with our team of designers, consulting engineers, and technical experts, appreciate the potential opportunity to work with the board on the Tamaya Amenity Storage Renovation.

To that end, we are delighted to present the following Proposal for your review and approval.

ADDITIONAL SCOPE OF WORK

PHASE 1 – ARCHITECTURAL STORAGE ADDITION DESIGN

ELM, in collaboration with its subconsultant team, will prepare Construction Documents for the proposed storage room addition to the Amenity Center. These documents will be suitable for permitting, contractor pricing/bidding, and subsequent construction. The design effort will focus on integrating a storage room addition that supports the operational needs of the existing Amenity Center.

While the final dimensions are yet to be confirmed, the addition will not exceed 300 square feet in size. Our understanding of the scope of work, as well as how the proposed addition will be incorporated into the existing site, is further outlined in the attached *Exhibit A*.

PHASE 2 – LANDSCAPE DESIGN ADDITION REVISIONS

ELM will develop minor landscape design revisions to thoughtfully integrate the proposed storage addition into the existing site. These adjustments will maintain the current plant palette and are intended to seamlessly blend the new structure into the surrounding landscape. No protected trees will be removed as part of this scope. Revisions to the irrigation system are not included; it is anticipated that field modifications will be performed by a client selected landscape contractor in coordination with the renovation planting plan prepared as part of this effort. The landscape contractor can field adjust the irrigation as required to align with the landscape plans developed in this phase of work.

We do not anticipate any code-required landscape modifications or submittals in order to complete this work. Should the City of Jacksonville require code landscape documents, these

PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
URBAN DESIGN
INTERIORS
VISUAL COMMUNICATION

ELM Studio
1301 Riverplace Blvd.
Suite 1818
Jacksonville, FL 32207

o: 904 296 8066
e: info@elmlan.com
w: elmlan.com

services will be considered outside the scope of this proposal and can be provided under a separate agreement.

PHASE 3 – CONSTRUCTION PERIOD SERVICES/CONSTRUCTION ADMINISTRATION

ELM will provide administration of the Contract between the Client and Contractor as described below and in the General Conditions of the Contract for Construction. ELM will consult with and advise the Client during the Construction Period and will provide one (1) site visit during the construction period.

It is understood that ELM has no control over, charge of, or responsibility for construction means and methods or safety programs and is not responsible for the Contractor's failure to perform work in accordance with the Construction Documents.

Task 3A – Bidding and Permitting Support

Assist with bidding and permitting support, including responses to RFIs and related pre-construction tasks.

Task 3B – Observation of the Work

Site visits at appropriate intervals to become generally familiar with progress and quality and to determine, in general, whether work observed is consistent with the Contract Documents. Report known deviations, schedule concerns observed, and defects/deficiencies.

Task 3C – Certificates of Payment

Review contractor applications for payment alongside the Client's designated representative and certify amounts due based on observations and information provided.

Task 3D – Submittals and Shop Drawings

Review submittals for general conformance with design intent and Contract Documents, consistent with the Project Manual.

Task 3E – Project Completion

Conduct inspections to determine dates of Substantial Completion and final completion; issue Certificate of Substantial Completion as appropriate and final Certificate of Payment based on final observations.

SCHEDULE

For the Phases of Work described above, ELM will complete work in a timely manner within reasonable timeframes established with the Client.

PROFESSIONAL FEES

For the Scope of Work described above, Professional Fees for ELM's services are as follows:

Phase 1 – Architectural Storage Addition Design

Fixed Professional Fee of \$16,200

Phase 2 – Landscape Design Addition Revisions

Fixed Professional Fee of \$3,500

Phase 3 – Construction Period Services/Construction Administration

Hourly, Time and Materials

Payments to ELM will be based on invoices describing the work completed in each project phase during that monthly billing period. In addition to fees for ELM's professional services, costs incurred during the performance of this work including reproduction, and travel will be reimbursable expenses. Terms of Agreement attached.

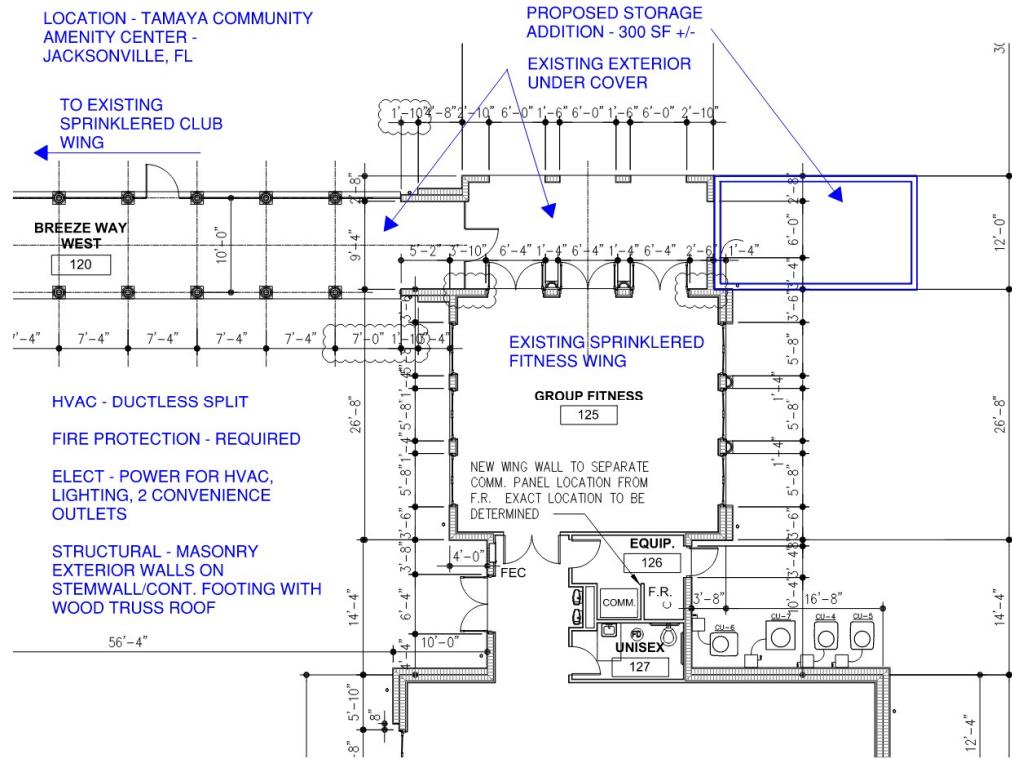
Work associated with this Agreement is as described in the Additional Scope of Work. Any Work requested that is not described therein will be considered Additional Services, to be completed hourly as requested.

AUTHORIZATION

A signed copy of this Proposal along with an initial payment of \$5,000 will constitute our Agreement and authorize ELM to begin work. We are excited about the opportunity to work with the Tamaya CDD Board to create a space that blends seamlessly into the existing amenity site.

	02/02/26		
Mr. Jeff Gibson	Date	Authorized Representative	Date
Director of Operations		Tamaya CDD Board	
ELM Ervin Lovett Miller			

EXHIBIT A



TERMS OF AGREEMENT

BASIS OF COMPENSATION ELM | Ervin Lovett Miller fees for professional services are based on the hours spent on a project or phase of design. Our standard hourly rates vary depending upon the staff member, ranging from \$270/hour for Partner consultation to \$85/hour for graphics/administrative staff.

Reimbursable expenses are billed at cost plus an administrative fee of 1.15 in addition to the fees for professional services and shall include all travel-related expenses, long-distance telephone calls, printing, photography, reproductions, copies of drawings, and specifications, courier services, consultants, etc.

The fees for professional services are for the scope of work described in the Proposal. Additional services such as revisions to approved drawings, preparation of record or as-built drawings, meetings and presentations in addition to those listed in the Proposal, additional construction observation, report publication, and any other services approved by the Client shall be paid at the appropriate hourly rates.

In the event the project is placed on hold for more than one month, ELM reserves the right to renegotiate the fee for professional services to compensate for stop/start time.

PAYMENTS Monthly payments are due upon receipt of the invoice. As a matter of service, each invoice will be accompanied by a description of the activities completed during the representative period. If payments are not received within 30 days of the invoice date, work will be discontinued, and the unpaid balance will bear interest at the rate of 1.5% per month until paid. Retainers when collected shall be credited on the final invoice.

ACCEPTANCE The proposal is subject to renegotiation if acceptance is not made within 30 days. The fees and terms shall remain in effect for one year from the date of signature of the Agreement, and shall be subject to revision at that time, or any time thereafter if ELM gives written notice to the other party 60 days prior to the requested date of revision. In the event that the parties fail to agree on new rates, the Agreement may be terminated by either party upon seven days' written notice.

COMMENCEMENT OF WORK Work will commence when ELM receives both a signed Agreement and the initial payment or retainer specified in the Proposal.

TERMINATION OF THE AGREEMENT The Agreement may be terminated by either party upon seven days' written notice for good cause by either party. In the event of termination, ELM shall be paid for all services performed to the termination date including reimbursable expenses.

ARBITRATION Claims, disputes, or other matters in question relating to this Agreement between ELM and the Client shall be subject to and decided by independent arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless all parties mutually agree otherwise. No claim amount resulting from errors or omissions may be ELM's responsibility in excess of the professional fee charged and received for this project.

COST ESTIMATES Estimates of project costs and construction costs are made on the basis of experience, qualifications, and best judgment as a design professional familiar with the industry. It is recognized, however, that neither consultant nor client has any control over construction costs and therefore, ELM cannot guarantee cost estimates.

PERMITTING The process and timeline of permitting varies according to each jurisdiction. ELM does not control the timeline or process of jurisdictional agencies and is not responsible for timelines or the potential impact to construction or project development schedules, accordingly.

OWNERSHIP OF DOCUMENTS As instruments of service, all original drawings, specifications, documents, field notes, photographs, and study models are and shall remain the property of Ervin Lovett & Miller, Inc. None of the above shall be used for any purpose except by written permission from ELM.

PUBLICITY Accurate credit is required whenever the project is publicized or exhibited. Specific authorization in writing is required for all publicity that utilizes ELM's name in conjunction with project promotion.

PURSUANT TO SECTION 558.0035 OF THE FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ELM Initials 9G

Client Initials _____

EXHIBIT 30

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