



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
March 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, March 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, March 5, 2026

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Workshop Agenda

I. Roll Call

II. Audience Comments

III. Presentations

A. AT&T – Fiber Optic & Upgrades to Equipment

IV. Upcoming Business Items

A. Prime Stone Restoration Proposal - \$1,490.00

[Exhibit 1](#)

[Pgs. 7-9](#)

B. Prep & Repainting of Pool Spiral Staircase Proposal Options

[Exhibit 2](#)

[Pg. 11](#)

1. 360 Painting - \$10,772.96

[Exhibit 3](#)

[Pgs. 13-14](#)

2. SafeSlide - \$100,683.00

[Exhibit 4](#)

[Pgs. 16-21](#)

3. Sliderenu - \$21,500.00

[Exhibit 5](#)

[Pg. 23](#)

4. Splash Tacular - \$32,920.00

[Exhibit 6](#)

[Pgs. 25-34](#)

C. Consideration of RAMCO Equipment & Payment Options

[Exhibit 7](#)

[Pg. 36](#)

1. SAFE Software – *Under Separate Cover*

2. Clubhouse Access Control – *Under Separate Cover*

3. Gatehouse CCTV – *Under Separate Cover*

4. Payment Option #1 - \$1,610.99/month

[Exhibit 8](#)

[Pgs. 38-39](#)

5. Payment Option #2 - \$3,648.04/month

[Exhibit 9](#)

[Pgs. 41-42](#)

D. 360 Painting Proposal – Breezeway - \$2,519.27

[Exhibit 10](#)

[Pgs. 44-45](#)

E. 10-s Tennis Supply & Dinkshot Pickleball Clay for Tennis Courts
Installation Proposal

[Exhibit 11](#)

[Pg. 47](#)

1. 1 Pallet - \$1,153.08

[Exhibit 12](#)

[Pg. 49](#)

2. 2 Pallets - \$2,101.16

[Exhibit 13](#)

[Pg. 51](#)

3. 3 Pallets - \$3,049.24

[Exhibit 14](#)

[Pg. 53](#)

IV. Upcoming Business Items – continued

F. Life Fitness Arm Curl Bench Proposal

[Exhibit 15](#)

[Pgs. 55-59](#)

G. Pool Area Table Proposal Options

[Exhibit 16](#)

[Pg. 61](#)

1. Florida Backyard - \$12,239.60

[Exhibit 17](#)

[Pg. 63](#)

2. Leisure Creations - \$9,710.75

[Exhibit 18](#)

[Pgs. 65-66](#)

3. Southern Breeze – Option 1 - \$11,546.00

[Exhibit 19](#)

[Pgs. 68-71](#)

4. Southern Breeze – Option 2 - \$10,480.00

[Exhibit 20](#)

[Pgs. 73-76](#)

5. Southern Breeze – Option 3 - \$10,337.00

[Exhibit 21](#)

[Pgs. 78-85](#)

H. The Greenery, Inc. Phase IV Irrigation/ Turf Treatment Proposal - \$1,474.37

[Exhibit 22](#)

[Pgs. 87-91](#)

V. Supervisor Projects

A. Chair Kendig

1. Pickleball/Paddleball Striping

2. Arborist/Options for Oak Trees

[Exhibit 23](#)

[Pgs. 93-95](#)

3. Mirrors in Yoga/Group Fitness Room

4. Truck Gate Entrance – from 01/12/2026

5. Construction Entrance – from 01/12/2026

6. Refresh Crosswalks in Phases Where Needed

B. Vice Chair Szeszko

1. 2027 Preliminary Budget – Line by Line Discussion

2. Janitorial Services

a. Quality Cleaning by Viktoriia w/ revised scope of work – from 01/12/2026 meeting

3. Summer 2026 Swim Lessons – Vesta Community Survey

4. Tamaya Facility Rental Agreement

[Exhibit 24](#)

[Pgs. 97-106](#)

5. Landscape Rock vs. Mulch Discussion

6. Electronic Billboard Research

C. Supervisor Young

1. Capital Improvement Plan Projects

2. Air Fryer Capable Warming Oven – Tamaya Hall

3. Tamaya Hall Renovation Proposal Options

a. Ervin Lovett Miller - \$19,700.00+

b. (2nd Quote Needed)

V. Supervisor Projects – continued

c. (3rd Quote Needed)

4. Roving Patrol vs. CCTV

5. Fitness Room TV – Amazon Stick

D. Supervisor Repak

1. Gate Access Control

2. Security

E. Supervisor Caprita

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

VI. Pending from Prior Workshop(s)

VII. Discussion Topics

A. Keeping the Exit Gates Open for a Certain Period of Time – from the 02/09/2026 meeting

B. Tennis Clinic & Camps for Non-Residents – from the 02/09/2026 meeting

C. Waterslide Operating Hours – from the 02/09/2026 meeting

VIII. Adjournment

EXHIBIT 1

Prime Stone Restoration

Quote

Phone: (407) 376-2687

Fax: (407) 517-4487

QUOTE TO:		VESTA Tamaya		Remit Payment to:	
		Jacksonville, Fl 32246		Prime Stone Restoration 2807 Bastia Ct. Jacksonville FL 32246	
			ORDER:	QUOTE #: A9992	
				DATE: 2/5/2026	
#		<i>Description</i>		<i>Unit Price</i>	<i>Amount</i>
		<u>Tammy Blvd. Entrance Waterfall front Columns</u>		\$215	\$ 1,290.00
		Hone to remove hard calcium & Lime buildup Deep clean all areas Professional sealing			
		<u>Tamaya Blvd. Entance Fountain</u>			\$ 200.00
		Hone to remove calcium & Lime buildup Deep clean all areas Professional sealing			
COMMENTS:		Included are 6 waterfall colums front face only & Fountain		SUB-TOTAL	
				TBD	
		<i>Thank You</i>		TOTAL	
				TBD	





EXHIBIT 2

Pool Slide Spiral Staircase Refinish

BACKGROUND: Prep and repaint spiral staircase.

CONTRACTOR	Stair refinish	Warranty
Splash Tacular	\$29945.00 + \$2975.00 for treads	NA
Sliderenu	\$21,500.00	1 yr
SafeSlide	\$100,683.00	1 yr
360 paint	\$10,772.96	2 yrs

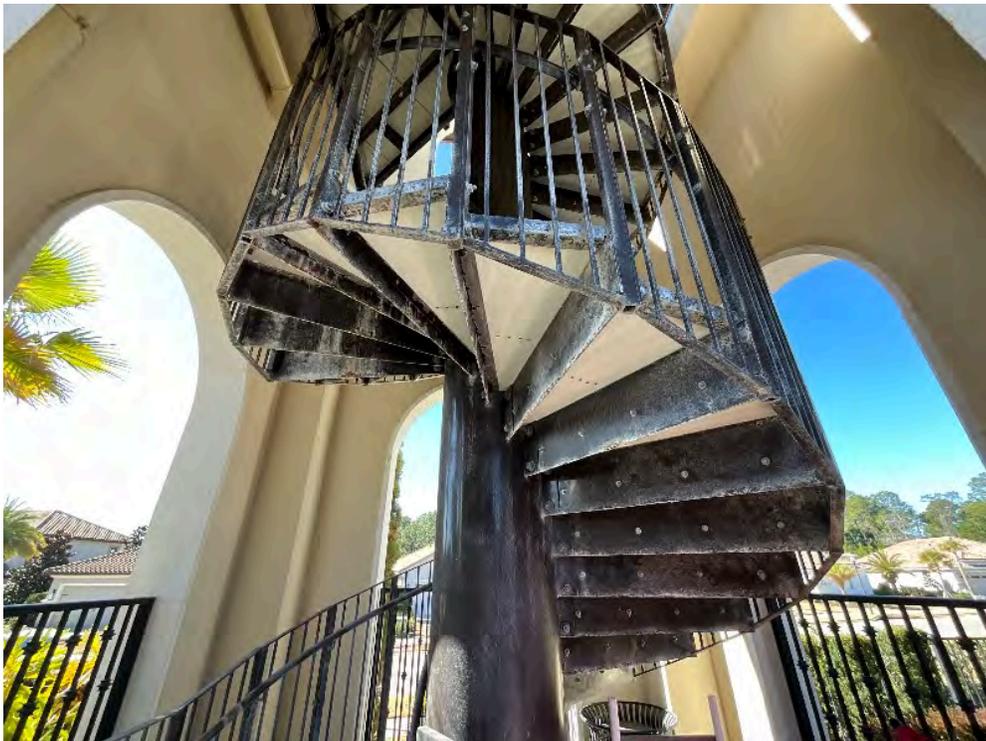
EXHIBIT 3

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



Proposal

Exterior spiral metal staircase



#32633172

**Beach - 32633172
- Beach CDD**

**360 Painting of
Jacksonville**

Welcome
About Us
Insurance
Proposal
Agreement
Certificate of Completion

NEW COLOR	#COATS
Iron Railing (Includes Both Sides) Materials: Kem Bond HS Metal Primer :	2
Risers (up to 8") Materials: Kem Bond HS Metal Primer :	2
Middle Metal Support Beam Materials: Kem Bond HS Metal Primer :	2

EXTERIOR SPIRAL METAL STAIRCASE SUBTOTAL \$7,145.79

Pressure Washing

	NEW COLOR	#COATS
Pressure Wash	N/A	1
PRESSURE WASHING SUBTOTAL		\$251.44

Project Set up/Clean up/Prep/Repair

	NEW COLOR	#COATS
Set Up/Prep/Clean Up	N/A	1
PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL		\$3,816.86

LABOR \$10,314.07

DISCOUNT (\$500.00)

SUBTOTAL \$9,814.07

LABOR SUBTOTAL \$9,814.07

MATERIALS \$958.89

MATERIALS SUBTOTAL \$958.89

GRAND TOTAL \$10,772.96

EXHIBIT 4

Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

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

www.safeslides.com

June 18th, 2025

Tamaya New Homes Association / Attn: Ron Zastrocky

12788 Meritage Blvd, Jacksonville, FL 32246

904-577-3075 / rzastrocky@vestapropertyservices.com

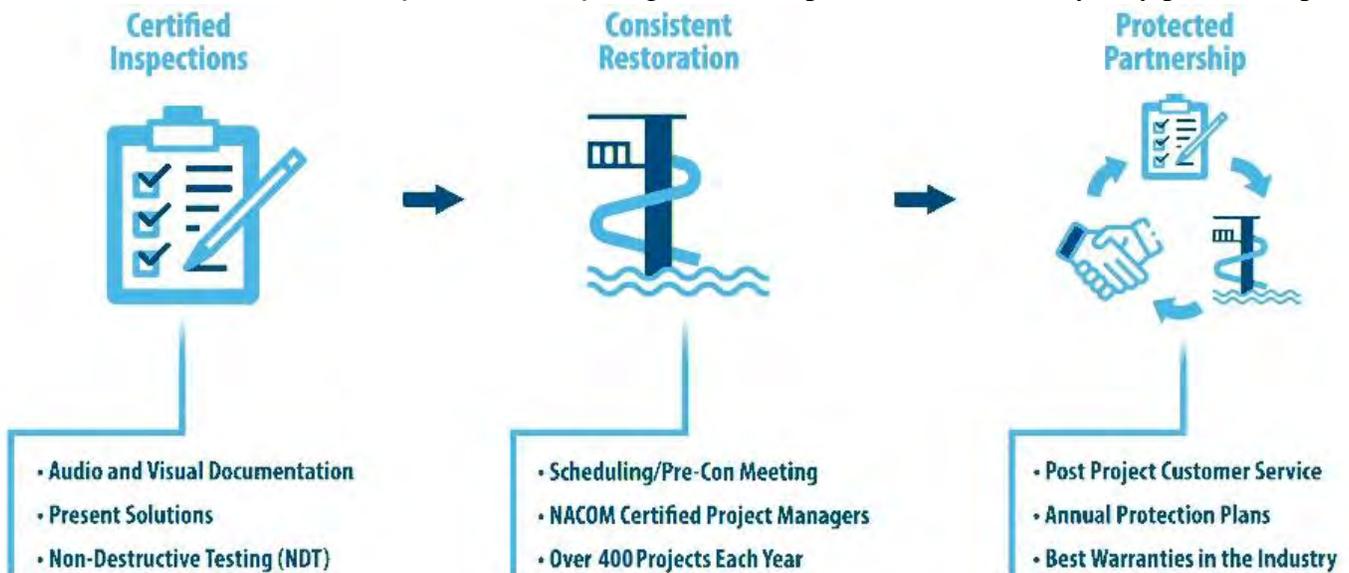
Hello Ron,

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

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

We Have The Industry's Best Warranties

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



Guarantees

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

Slide Description:

Open Flume Body Slide – Blue

Work Description:

Gel Coat – Interior Ride Path:

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

Gelcoat Project Amount: \$ 28, 665.00



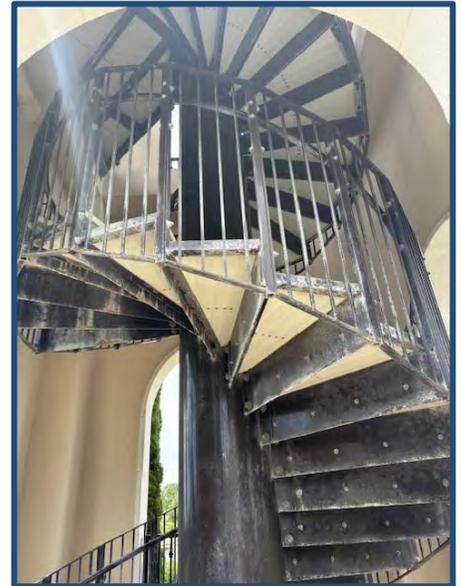
Work Description:

Paint - Exterior:

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

Paint Project Amount: \$ 15,391.00

Structure Description:
Enclosed Structure



Work Description:

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

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

Steel Project Amount: \$ 100,683.00

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

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

Thank you for your consideration, we appreciate your time!

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

ADDITIONAL SERVICES



STEEL RESTORATION

- Sandblasting
- Rust Removal
- New Fabrication for Steel Components



FLOORING INSTALL

- Thermoplastics
- Textured Flooring
- Life Floor® Certified Installers



CERTIFIED INSPECTIONS

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



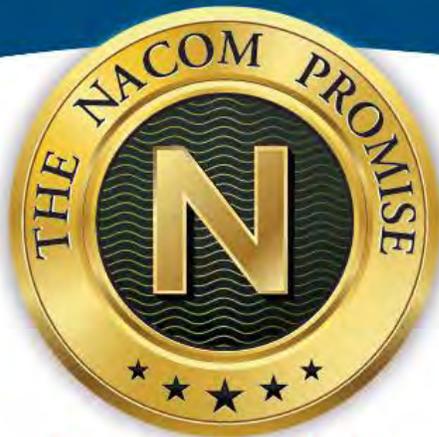
PROJECT INSTALLS

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



POOL RECOAT

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



Safe Slide
NACOM

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



Terms & Conditions

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

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

Customer Expectations

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

Customer Responsibilities

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

Possible Additional Charges (Fiberglass)

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

Possible Additional Charges (Steel)

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

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

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

Warranty Information

2 – year fiberglass paint Workmanship warranty:

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

1 – year steel paint workmanship warranty:

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

5 – year structural repair workmanship warranty:

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

5 – year gel coat and paint workmanship warranty:

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

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

Confidentiality Agreement

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

EXHIBIT 5



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

Estimate

ADDRESS

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

ESTIMATE # 1159

DATE 01/25/2026

EXPIRATION DATE 07/31/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Tower/ stair case recoat	Preparation all metal Light sand all metal and painted coatings Remove all failing materials, peeling paint, chipping paint, blistering paint Wash surface thoroughly with water, degreasers Apply rust inhibitor to all rust areas and bare metal Apply primer and top coat Color: black Hand rail repair: Evaluate and Repair metal hand rail area that is currently wrapped in tape. This repair will be made using the following method -preparation of metal and treat rust, cut away failed metal -Install filler to fill voids -reinforced fiber body filler - sand, and finish to seamless repair, prepare for top coats, topcoat. (If on site we make the determination that the rail should be cut and replaced a separate change order would be sent to client.	21,500.00
SUBTOTAL			21,500.00
TAX			0.00
TOTAL			\$21,500.00

Accepted By

Accepted Date

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

EXHIBIT 6



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

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

Good morning Ron. Certainly, no problem.

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

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

Talk soon,



Jimmy Nigh
 Director of Restoration & Maintenance
 Splashtacular
 M 785.766.4061
 O 800.844.5334 x240
 E jimmy@splashtacular.com
 401 N East, Paola, KS 66071
 [Logo Description automatically generated with medium confidence](#)



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

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

Your Community. **Ron Zastrocky**
 Our Commitment. Field Operations Manager
 C. 904-577-3075

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

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

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

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

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

Scope of work:

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

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

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

 **Logo Description**
automatically generated

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

Find us at your favorite tradeshow!



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

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



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

Find us at your favorite tradeshow!



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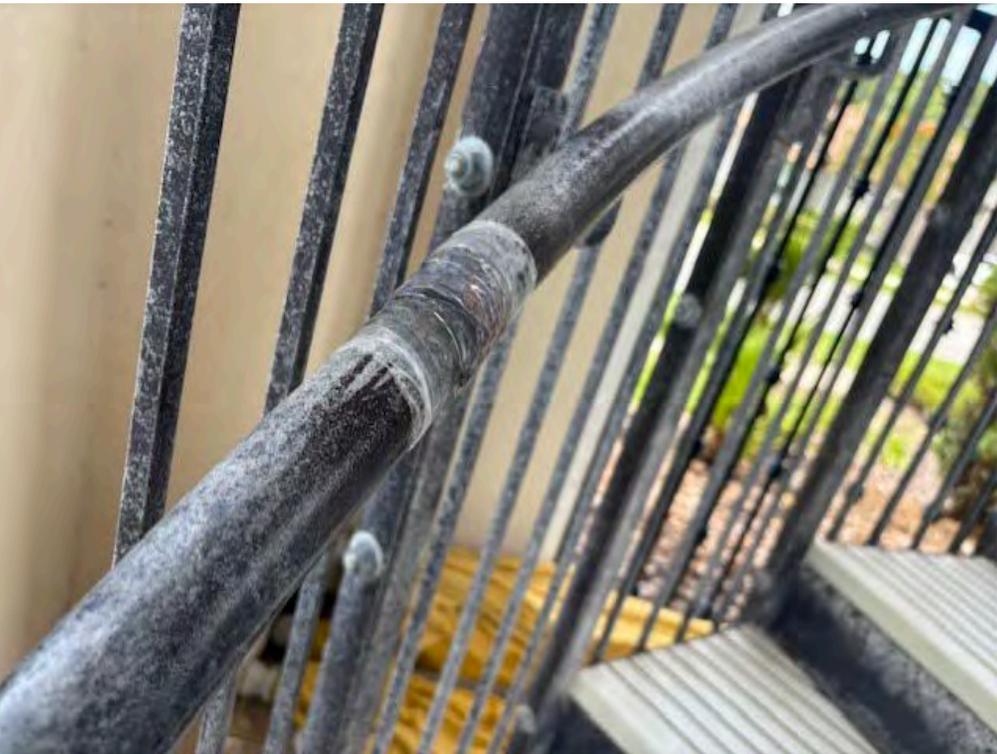
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From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Sent: Friday, May 30, 2025 7:19 AM
To: Jimmy Nigh <jnigh@splashtacular.com>
Cc: Brian Faulkner <brian@splashtacular.com>; Payten Cade <payten@splashtacular.com>
Subject: Re: [EXTERNAL] Tamaya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

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



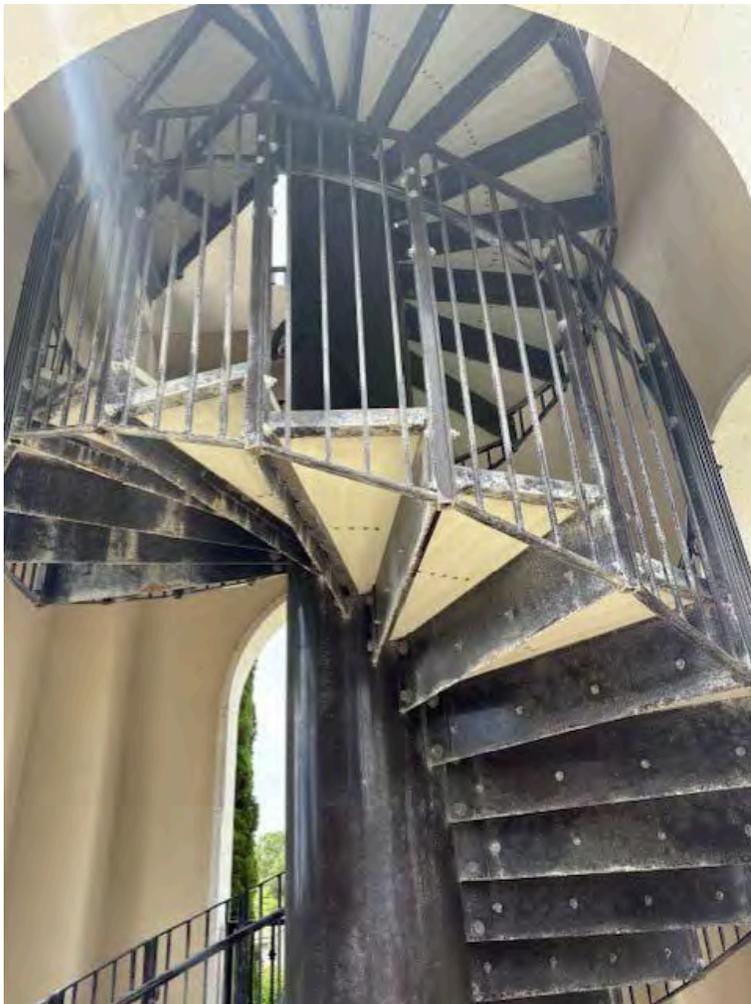






Ron Zastrocky
Field Operations Manager
C. 904-577-3075

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



Your Community.
Our Commitment.

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

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

Thanks Brian.

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

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

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

Keep It New - Standard Scope:

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

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

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



Jimmy Nigh
 Director of Restoration & Maintenance
 Splashtacular
 M 785.766.4061
 O 800.844.5334 x240
 E jimmy@splashtacular.com
 401 N East, Paola, KS 66071
 Logo Description automatically generated with medium confidence



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From: Brian Faulkner <brian@splashtacular.com>
Sent: Thursday, May 29, 2025 8:54 AM
To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; Sales <sales@splashtacular.com>; Jimmy Nigh <jnigh@splashtacular.com>
Subject: RE: [EXTERNAL] Tamaya Beach CDD

Thanks for reaching out, Ron!

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

Thanks again!

Brian Faulkner
 President at Splashtacular
 M 913.609.1540
 O 800.844.5334 x210
 E brian@splashtacular.com
 401 N East, Paola, KS 66071

From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>
Sent: Thursday, May 29, 2025 8:52 AM
To: Sales <sales@splashtacular.com>
Subject: [EXTERNAL] Tamaya Beach CDD

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

Your Community. Our Commitment.

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

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

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EXHIBIT 7

From: Arthur Gruber <a.gruber@ramcoprotective.com>

Sent: Friday, February 13, 2026 11:08 AM

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

Subject: SAGE Software and Access Control Proposals

Gentlemen,

Attached are the proposals for the SAGE software, clubhouse access control, and gatehouse CCTV.

As discussed, Ramco is offering the SAGE equipment (RAMQ2644) and the clubhouse equipment (RAMQ2650) at no charge with a four-year agreement for guard services and SAGE. The only cost to the association would be the installation fees outlined in both proposals.

I have also provided two options for the monthly SAGE cost:

- RAMQ2645 (Option 1): Maintains the current structure of 24/7 onsite guards.
- RAMQ2649 (Option 2): On-site guards during the day and Virtual Guards at night. The Virtual Guard service is priced at \$2.00 per door and features a live, licensed security officer interacting with guests via the kiosk. The additional monthly cost for the virtual service would be offset by the reduction in on-site guard hours.

Please let me know if you have any questions or if you would like to schedule a time to discuss these proposals in more detail.

EXHIBIT 8

QUOTE



8961 Quality Rd, Bonita Springs, Florida 34135

QUOTE #	RAMQ2645
DATE	Feb 10, 2026

To: Tamaya Beach CDD

PROJECT

C/O Vesta Property Services

250 International Parkway
Suite 208
Lake Mary, FL 32746

SAGE ACCESS MONTHLY (OPTION 1)

Salesperson	Payment Terms	Expiration Date
Arthur Gruber	NET 15	Mar 13, 2026

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	SAGE ENTRY SYSTEM		\$500.00
1	Sage Entry Kiosk System Lease (RAMCO-Owned) Includes the monthly lease of the RAMCO-owned Sage Entry Kiosk, supporting streamlined access management and communication. Warranty: The Sage Entry Kiosk system and all components are fully warranted throughout the contract, with exceptions for theft, vandalism, and natural disasters.	\$500.00	\$500.00
	SAGE RESIDENTIAL ACCESS CONTROL PACKAGE		\$1,073.49
1	SAGE ACCESS MANAGEMENT SUITE The Sage Access Management Suite (SAMS) is an all-in-one platform designed to simplify and enhance community access and security operations. Tailored for property managers and security teams, SAMS provides comprehensive tools for managing properties, residents, access credentials, and visitor permissions with ease. Key features include real-time reporting, customizable access controls, and seamless integration with Sage Access and the Sage Entry Kiosk. This suite offers complete organizational oversight, enabling security personnel to make quick, informed access decisions confidently. SAMS is accessible via iOS (iPhone/iPad) or any supported web browser and includes Sage's secure, cloud-hosted environment for reliable, centralized management.	\$500.00	\$500.00

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Sage Access Management System - Admin License *Additional Admin Licenses Can Be Added for \$50.00/Mo	\$99.99	\$99.99
947	SAGE Resident Portal (SRP) Empowers residents to manage their guest list with precision and ease. Accessible via web and smartphone, SRP allows residents to invite friends and family, setting specific access times and dates, or issue One Time Codes for quick entry by infrequent visitors. Integrated with the Sage Entry Kiosk, these features provide seamless, secure gate access for guests. When combined with the Sage Management Suite, SRP equips on-premise and virtual guards with the tools to verify, authorize, and log each visitor, while residents receive real-time entry notifications for every guest arrival at their property First Year Pricing	\$0.50	\$473.50

Recurring Amounts:

\$1573.49 Billed Monthly

SUBTOTAL	\$1,573.49
SALES TAX	\$0.00
TOTAL	\$1,573.49

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$1,573.49), [plus \$1,573.49 monthly]

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: _____

Thank You For Your Business!

EXHIBIT 9

QUOTE



8961 Quality Rd, Bonita Springs, Florida 34135

QUOTE #	RAMQ2649
DATE	Feb 11, 2026

To: Tamaya Beach CDD

C/O Vesta Property Services

250 International Parkway
Suite 208
Lake Mary, FL 32746

PROJECT

SAGE ACCESS MONTHLY (OPTION 2)

Salesperson	Payment Terms	Expiration Date
Arthur Gruber	NET 15	Mar 14, 2026

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	SAGE ENTRY SYSTEM		\$500.00
1	Sage Entry Kiosk System Lease (RAMCO-Owned) Includes the monthly lease of the RAMCO-owned Sage Entry Kiosk, supporting streamlined access management and communication. Warranty: The Sage Entry Kiosk system and all components are fully warranted throughout the contract, with exceptions for theft, vandalism, and natural disasters.	\$500.00	\$500.00
	SAGE RESIDENTIAL ACCESS CONTROL PACKAGE		\$2,967.49
1	SAGE ACCESS MANAGEMENT SUITE The Sage Access Management Suite (SAMS) is an all-in-one platform designed to simplify and enhance community access and security operations. Tailored for property managers and security teams, SAMS provides comprehensive tools for managing properties, residents, access credentials, and visitor permissions with ease. Key features include real-time reporting, customizable access controls, and seamless integration with Sage Access and the Sage Entry Kiosk. This suite offers complete organizational oversight, enabling security personnel to make quick, informed access decisions confidently. SAMS is accessible via iOS (iPhone/iPad) or any supported web browser and includes Sage's secure, cloud-hosted environment for reliable, centralized management.	\$500.00	\$500.00

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Sage Access Management System - Admin License *Additional Admin Licenses Can Be Added for \$50.00/Mo	\$99.99	\$99.99
947	SAGE Resident Portal (SRP) Empowers residents to manage their guest list with precision and ease. Accessible via web and smartphone, SRP allows residents to invite friends and family, setting specific access times and dates, or issue One Time Codes for quick entry by infrequent visitors. Integrated with the Sage Entry Kiosk, these features provide seamless, secure gate access for guests. When combined with the Sage Management Suite, SRP equips on-premise and virtual guards with the tools to verify, authorize, and log each visitor, while residents receive real-time entry notifications for every guest arrival at their property First Year Pricing	\$0.50	\$473.50
947	SAGE VIRTUAL GUARD service offers a cost-effective alternative to on-premise guards, providing 24/7 monitoring and visitor authorization from our Central Command Center. Virtual guards perform the same tasks as on-site personnel—authorizing and logging each visitor into the Sage Management System—ensuring seamless, real-time oversight from a remote location. This service is available independently or alongside other Sage solutions for comprehensive security.	\$2.00	\$1,894.00

Recurring Amounts:

\$3467.49 Billed Monthly

SUBTOTAL	\$3,467.49
SALES TAX	\$0.00
TOTAL	\$3,467.49

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$3,467.49), [plus \$3,467.49 monthly]

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: _____

Thank You For Your Business!

EXHIBIT 10

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



Proposal

Tamaya exterior Hallway



#32704212

**Beach - 32704212
- Beach CDD**

**360 Painting of
Jacksonville**

Welcome
About Us
Insurance
Proposal
Agreement
Certificate of Completion

	NEW COLOR	#COATS
Siding- Masonry (Block, Brick, Efis, & Stucco) Materials: Loxon XP: , EXT Superpaint :		2
Door Casing (Simple) Exterior Materials: SW EXT Superpaint:		2
Door 5-8 Panel Exterior Materials: EXT Superpaint :		2
Ceiling Materials: EXT Superpaint :		2

EXT. SUPERPAINT

TAMAYA EXTERIOR HALLWAY SUBTOTAL \$2,584.31

Pressure Washing

	NEW COLOR	#COATS
Pressure Wash	N/A	1

PRESSURE WASHING SUBTOTAL \$125.72

Project Set up/Clean up/Prep/Repair

	NEW COLOR	#COATS
Set Up/Prep/Clean Up	N/A	1

PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL \$188.58

LABOR \$1,876.42

DISCOUNT (\$500.00)

SUBTOTAL \$1,376.42

LABOR SUBTOTAL \$1,376.42

MATERIALS \$1,142.85

MATERIALS SUBTOTAL \$1,142.85

GRAND TOTAL \$2,519.27

EXHIBIT 11

Clay for Tennis Courts

BACKGROUND: Save on shipping

CONTRACTOR	1 pallet	2 pallets	3 pallets
10S Tennis Supply	\$1,153.08	\$2,101.16	\$3,049.24
Shipping	\$225.00	\$245.00	\$265.00
A standard clay tennis court typically requires 1 to 2 tons of new top-dressing material (clay) per year to maintain proper playing conditions and replace material lost to wind, water, and play. For general maintenance, this usually involves applying roughly 50, 50-lb bags of material annually to replenish the top	72 bags	144bags	216 bags

EXHIBIT 12



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Estimate

#91344

2/19/2026

Bill To

Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

Ship To

Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

TOTAL

\$1,153.08

Expires	Memo	Sales Rep	Phone #	Ship Via
3/21/2026	Ron Zastrocky: (1) skid HT50# JAX	John DiBari	904-577-3075	Rountree Sod

Quantity	Item	Options	Customer Description	Rate	Amount
1	OHT5018-JAX Jax - Har-Tru 50# Bags - (1.8 Ton Skid / 72 Bags) - SM		* Har-Tru * (for above ground irrigated courts)	\$928.08	\$928.08

Subtotal	\$928.08
Discount ()	
Shipping Costs (Rountree Sod)	\$225.00
Tax (0%)	\$0.00
Total	\$1,153.08



91344

EXHIBIT 13



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Estimate

#91345

2/19/2026

Bill To

Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

Ship To

Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

TOTAL

\$2,101.16

Expires	Memo	Sales Rep	Phone #	Ship Via
3/21/2026	Ron Zastrocky: (2) skids HT50# JAX	John DiBari	904-577-3075	Rountree Sod

Quantity	Item	Options	Customer Description	Rate	Amount
2	OHT5018-JAX Jax - Har-Tru 50# Bags - (1.8 Ton Skid / 72 Bags) - SM		* Har-Tru * (for above ground irrigated courts)	\$928.08	\$1,856.16

Subtotal	\$1,856.16
Discount ()	
Shipping Costs (Rountree Sod)	\$245.00
Tax (0%)	\$0.00
Total	\$2,101.16



91345

EXHIBIT 14



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Estimate

#91346

2/19/2026

Bill To
 Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

Ship To
 Ron Zastrocky
 Tamaya Beach CDD
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

TOTAL
\$3,049.24

Expires	Memo	Sales Rep	Phone #	Ship Via
3/21/2026	Ron Zastrocky: (3) skids HT50# JAX	John DiBari	904-577-3075	Rountree Sod

Quantity	Item	Options	Customer Description	Rate	Amount
3	OHT5018-JAX Jax - Har-Tru 50# Bags - (1.8 Ton Skid / 72 Bags) - SM		* Har-Tru * (for above ground irrigated courts)	\$928.08	\$2,784.24

Subtotal	\$2,784.24
Discount ()	
Shipping Costs (Rountree Sod)	\$265.00
Tax (0%)	\$0.00
Total	\$3,049.24



91346

EXHIBIT 15

LifeFitness

**HAMMER
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

Jerry Vongkoth

Email: jerry.vongkoth@lifel FITNESS.COM

QUOTE : CPQ-32353

DATE : 12-04-2025

BILL TO : BEACH COMMUNITY DEVELOPMENT
DISTRICT

SHIP TO : BEACH COMMUNITY DEVELOPMENT
DISTRICT

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

JACKSONVILLE

JACKSONVILLE

FL 32246-0705

FL 32246-0705

US

US

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength						
3	LIFE FITNESS ARM CURL BENCH LBR-BC	 Titanium Frame Black Single Stitch Upholstery	1	\$1,704.00	\$1,533.60	\$1,533.60
1	AXIOM HIP ABDUCTION/ADDUCTION OP-HAA	 Titanium Frame Black Upholstery Standard Weight Full Shroud	1	\$5,009.00	\$4,296.65	\$4,296.65
2	LIFE FITNESS BACK EXTENSION LBR-BE	 Titanium Frame Black Single Stitch Upholstery	1	\$1,845.00	\$1,568.25	\$1,568.25

QUOTE : CPQ-32353

DATE : 12-04-2025

BILL TO : BEACH COMMUNITY DEVELOPMENT DISTRICT

SHIP TO : BEACH COMMUNITY DEVELOPMENT DISTRICT

SHIPMENT :

FREIGHT TERMS : Prepaid
FOB : Shipping Point
PAYMENT TERM : NET 30

TOTAL MSRP	:	\$8,558.00
CUSTOMER DISCOUNT	:	-\$1,159.50
SELLING PRICE	:	\$7,398.50
TARIFF SURCHARGE	:	\$147.97
FREIGHT / FUEL/ INSTALLATION	:	\$1,183.76
ESTIMATED SALES TAX	:	\$0.00
TOTAL (USD)	:	\$8,730.23

REMITTANCE ADDRESS

2716 NETWORK PLACE
 CHICAGO, IL 60673
 USA

TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

EXHIBIT 16

TAMAYA

Request for Funds

Date of request: **02/23/26**

Submitted by: **Ron Zastrocky**

13 New Tables For Pool Area:

Vendor	Warranty	Setup	Cost
Southern Breeze option 1	Proudly Made in the USA, Commercial Warranty - 10 Year Frame, 3 Year Powder coat	Included	\$11,546.00
Southern Breeze Option 2	Proudly Made in the USA, Commercial Warranty - 10 Year Frame, 3 Year Powder coat	Included	\$10,480.00
Southern Breeze Option 3	Proudly Made in the USA, Commercial Warranty - 10 Year Frame & Faux Teak; 3 Year Powder coat	Included	\$10,337.00
Leisure Creations	15 years on frame 4 years on paint finish	Not included	\$9,710.75
Florida Backyard	The tables have a 15-year residential warranty and 3 years for a commercial application. MGP Table Top	Delivery/installation TBD	\$12,239.60

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



EXHIBIT 17

Florida Backyard

8270 Arlington Expressway
Jacksonville, FL 32211

904.722.1885
info@flbackyard.com



Quote

VALID FOR 30 DAYS

Date	Quote #	Rep
2/3/2026	78316	HOU

Name / Address
Beach Community Development District 250 International Parkway, Ste 208 Lake Mary, FL 32746

Description	Qty	Price Ea.	Total
48" Round MGP Table Top, Kona	13	957.00	12,441.00
Dining Height Table Legs, Kona	13	399.00	5,187.00
30% Discount		-5,288.40	-5,288.40
- Tamaya/ Community Pool Area			
- Delivery/ Installation- TBD			
		Subtotal	\$12,339.60
		Sales Tax (7.5%)	\$0.00
		Total	\$12,339.60

EXHIBIT 18

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 2/5/2026
Quote Number 00104224

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Ron Zastrocky
Phone 19045773075

Email rzastrocky@vestapropertyservices.com

Bill To Name Tamaya Beach CDD (Vesta Property Services)
Bill To 12788 meritage Blvd
Jacksonville, FL 32246

Ship To Name Tamaya Beach CDD (Vesta Property Services)
Ship To 12788 meritage Blvd
Jacksonville, FL 32246

Management Vesta
Company

Ship via LTL

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	12948	48" Dining Table (With Top Options)	Finish: Coffee Bean 48" RD Table Top Option: Slat	13.00	\$683.11	\$8,880.43

Subtotal \$8,880.43
Tax \$0.00
Order Freight \$830.32
Fuel Surcharge \$0.00
Order Total \$9,710.75

VENUE SELECTION, WAIVER OF JURY TRIAL, AND APPLICABLE LAW AGREEMENT

VENUE SELECTION, WAIVER OF JURY TRIAL AND APPLICABLE LAW: The parties hereto this Contract/Agreement/Quote-Acceptance/Purchase/Sale agree that in the event that a dispute, of any kind or nature, arises concerning any aspect of said Contract/Agreement/Quote-Acceptance/Purchase/Sale or any product made subject thereof, including any and all negotiations/discussions touching and/or concerning the same Contract/Agreement/Quote- Acceptance/Purchase/Sale, including any interpretation of the meaning of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and including any breach of contract, breach of warranty, default on payment of any and all subsequent Invoices relating to and/or arising out of said Contract/Agreement/Quote-Acceptance/Purchase/ Sale, and collection(s) efforts thereon shall be resolved within the sole and exclusive venue of the Circuit Court of Franklin County, Alabama or the District Court of Franklin County, Alabama. The parties agree that any defense of an inconvenient forum as it relates to the maintenance of any action brought in said Circuit Court of Franklin County, Alabama or District Court of Franklin County, Alabama regarding any dispute, of any kind or nature, concerning any aspect of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, any product made subject thereof, or any default on payment of any and all subsequent Invoices relating to and/or arising out of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and collection(s) efforts thereon is hereby irrevocably waived and any such defense shall not be raised. The parties intend this Contract/Agreement/Quote-Acceptance/Purchase/Sale to be a waiver of any right to demand a trial by jury and agree that the resolution of any dispute will be resolved by the Circuit Court Judge of the Circuit Court of Franklin County, Alabama or the District Court Judge of the District Court of Franklin County, Alabama sitting without a jury. **The parties acknowledge that this waiver of the right to trial by jury and the consent to the sole and exclusive jurisdiction and venue to resolve any dispute, being the Circuit Court of Franklin County, Alabama or the District Court of Franklin County, Alabama, is a material part of this Contract/Agreement/Quote-Acceptance/Purchase/Sale which has been bargained for and without this Contract/Agreement/Quote-Acceptance/Purchase/Sale would not have been reached.** This sale and/or Contract/Agreement/Quote-Acceptance/Purchase/Sale, including any and all negotiations/discussions touching and/or concerning the same Contract/Agreement/Quote- Acceptance/Purchase/Sale, including any interpretation of the meaning of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and including any breach of contract, breach of warranty, default on payment, and collection(s) efforts shall be governed SOLELY by the laws of the State of Alabama.

SEVERABILITY WAIVER: If any word, phrase, or section of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall be found to be void, voidable, unenforceable, or otherwise unlawful, this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall be construed as though only that word, phrase or section were omitted and all other portions of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall remain undisturbed. The failure to enforce any provision of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement will not constitute a waiver.

TERMS AND CONDITIONS

- Interest 1.5% per month on all invoices over 30 days.
- Shipping choices F.O.B. origin or F.O.B. destination.
- Returns require a 50% restocking fee plus the freight costs.
- Proper anchoring of pergolas and cabanas is the customer's responsibility.
- The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced unless damage is noted on the freight bill.
- Purchaser/Customer, by executing the foregoing Contract/Agreement/Quote-Acceptance/Purchase/Sale, agrees that they have read, understand, and agree to the **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** which is incorporated herein as referenced as though set out in full. Additionally, after reading and comprehending the terms of said **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** they have executed said **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** concurrently herewith this Contract/Agreement/Quote-Acceptance/Purchase/Sale.

Quote Acceptance Information

Approved By: _____

Approval Date: _____

EXHIBIT 19



1128 Carmona Place, St. Augustine, FL 32092
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2951
 Date: 02/03/26
 Quote Expires: 02/18/26

PROJECT:
 Tables - Option 1

BILLING ADDRESS:
 Tamaya HOA c/o Vesta Property Services

 Attn: Ron Zastrocky

SHIPPING ADDRESS:
 Tamaya Clubhouse
 12788 Meritage Boulevard, Jacksonville, FL 32246

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
48" Dining Table, Round, 1.50"x.75" Flat Extrusion, Punched Aluminum, Umbrella Hole	Punched Aluminum	48"Round	TBD / TBD	\$842.00	13	\$10,946.00

Freight Includes: Yes/No	<i>Estimated Lead Time: 9 - 11 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will meet truck for delivery, offload, unwrap, and set up all items on pool deck.</i>	Product Total	\$10,946.00
Call Prior to Delivery: Y		Freight	\$600.00
Lift Gate: N		Tax	\$865.95
Limited Access Delivery: N		TOTAL	\$12,411.95

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: _____ Southern Breeze Outdoor Furnishings, LLC
 _____ / _____
 Purchaser's Signature / Printed Name Date Chris Smith - VP - Business Development
Chris Smith

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

 Purchaser's Signature / Printed Name Date

Design Option 1 - Punched Aluminum Tables

1-1/2" x 3/4" Flat Aluminum Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944 or (904) 315-3933

Proudly Made in the USA, Commercial Warranty - 10 Year Frame, 3 Year Powdercoat

Multiple Sizes Available: 18", 18"x34", 24", 30", 36", 42", 48", 36"x72", 42"x76"

18" Side Table

125 lb., 24"x24" Top

48" Round Dining

48" Square Dining

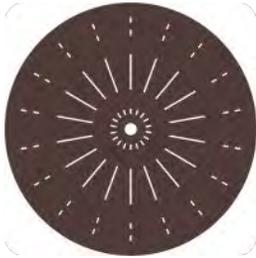
30" Round Bar



Available Patterns:



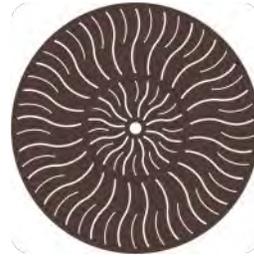
Solid



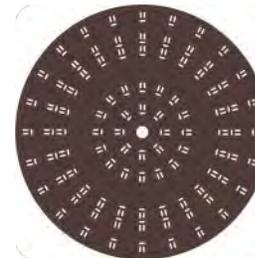
Mayan



Crop Circle



Sunfire



Enterprise



Boardwalk

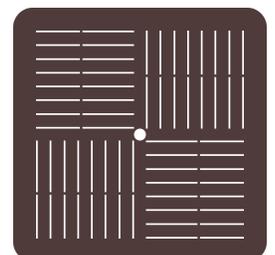
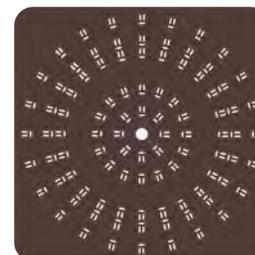
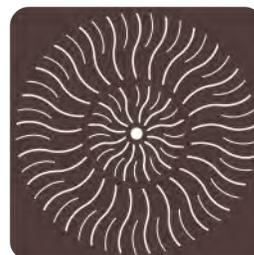
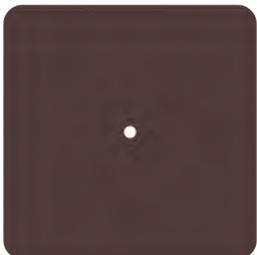
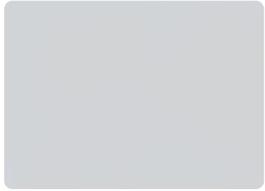


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



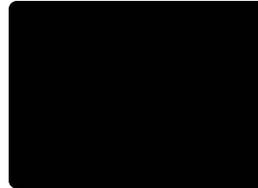
Royal Blue



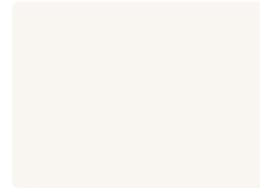
Navy Blue



Grey



Gloss Black



Off White



Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Textured Frame Colors



Bronze



Luna



Sand



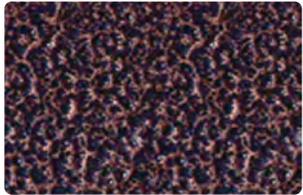
Graphite



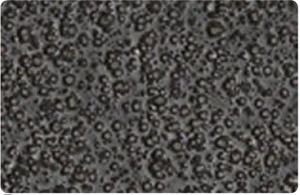
Sandstone



Speckled Oak



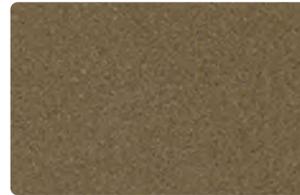
Penny



Pewter



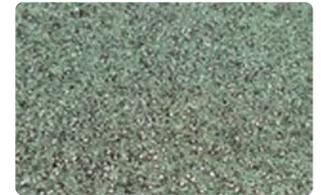
Weather Vein



Sahara



Textured Black



Weather Green

EXHIBIT 20



1128 Carmona Place, St. Augustine, FL 32092
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2952
 Date: 02/03/26
 Quote Expires: 02/18/26

PROJECT:
 Tables - Opt.2

BILLING ADDRESS:
 Tamaya HOA c/o Vesta Property Services

 Attn: Ron Zastrocky

SHIPPING ADDRESS:
 Tamaya Clubhouse
 12788 Meritage Boulevard, Jacksonville, FL 32246

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
48" Dining Table, Round, 1" Round Extrusion, Punched Aluminum, Umbrella Hole	Punched Aluminum	48"Round	TBD / TBD	\$760.00	13	\$9,880.00

Freight Includes: Yes/No	<i>Estimated Lead Time: 9 - 11 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will meet truck for delivery, offload, unwrap, and set up all items on pool deck.</i>	Product Total	\$9,880.00
Call Prior to Delivery: Y		Freight	\$600.00
Lift Gate: N		Tax	\$786.00
Limited Access Delivery: N		TOTAL	\$11,266.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: _____ Southern Breeze Outdoor Furnishings, LLC
 _____ / _____
Purchaser's Signature / Printed Name **Date** **Chris Smith - VP - Business Development**
Chris Smith

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name **Date**

Design Option 2 - Punched Aluminum Tables

1" Round Aluminum Frame, Sling Fabric

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA, Commercial Warranty - 10 Year Frame, 3 Year Powdercoat

Multiple Sizes Available in Round, Square, Rectangle, or Oval

18" Round Side

125 lb., 24"x24" Top

48" Round Dining

48" Square Dining

30" Round Bar



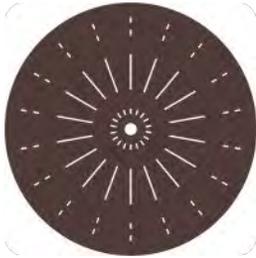
*Table legs will be made with 1" Round Aluminum



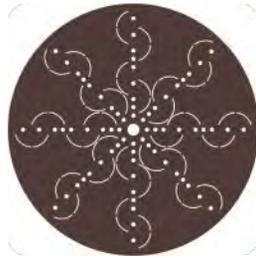
Available Patterns:



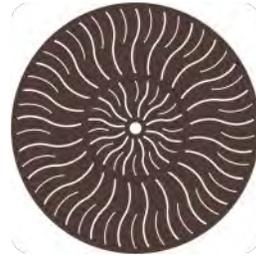
Solid



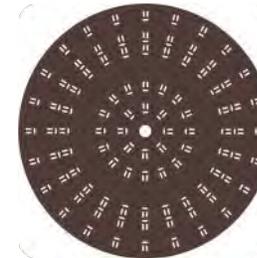
Mayan



Crop Circle



Sunfire



Enterprise



Boardwalk

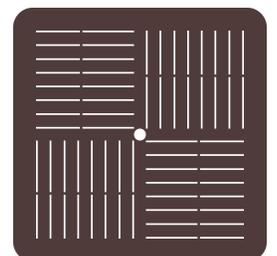
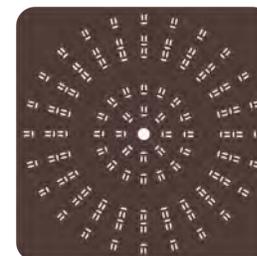
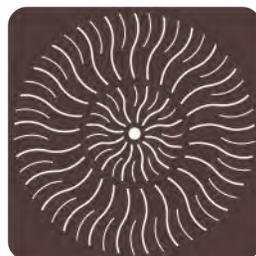
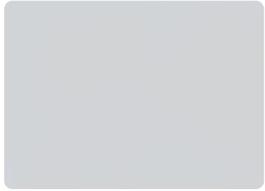


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



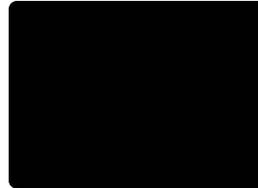
Royal Blue



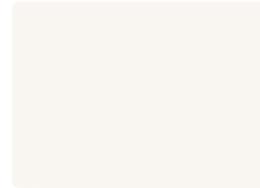
Navy Blue



Grey



Gloss Black



Off White



Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Textured Frame Colors



Bronze



Luna



Sand



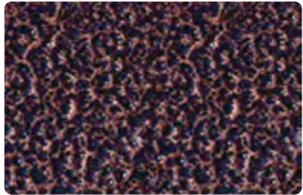
Graphite



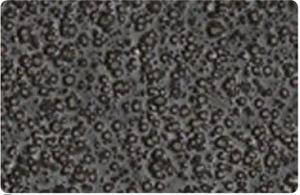
Sandstone



Speckled Oak



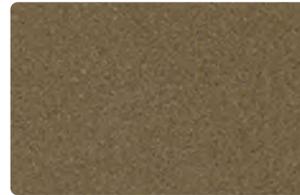
Penny



Pewter



Weather Vein



Sahara



Textured Black



Weather Green

EXHIBIT 21



1128 Carmona Place, St. Augustine, FL 32092
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2954
 Date: 02/04/26
 Quote Expires: 02/19/26

PROJECT:
 Tables - Opt.3

BILLING ADDRESS:
 Tamaya HOA c/o Vesta Property Services

 Attn: Ron Zastrocky

SHIPPING ADDRESS:
 Tamaya Clubhouse
 12788 Meritage Boulevard, Jacksonville, FL 32246

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
48" Dining Table, Round, 2.5" x 2.5" Legs, Aluminum Frame, Faux Teak Slats, Umbrella Hole	Aluminum Frame / Faux Teak Slats / 2.5"x2.5" legs	48"Round	TBD / TBD	\$749.00	13	\$9,737.00

Freight Includes: Yes/No	<i>Estimated Lead Time: 9 - 11 Weeks.</i> <i>Payment is Required at Time of Order.</i> <i>Lead Time begins once payment has been recieved.</i> Southern Breeze will meet truck for delivery, offload, unwrap, and set up all items on pool deck.	Product Total	\$9,737.00
Call Prior to Delivery: Y		Freight	\$600.00
Lift Gate: N		Tax	\$775.28
Limited Access Delivery: N		TOTAL	\$11,112.28

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: _____ Southern Breeze Outdoor Furnishings, LLC
 _____ / _____
 Purchaser's Signature / Printed Name Date Chris Smith - VP - Business Development
Chris Smith

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

 Purchaser's Signature / Printed Name Date

Dining Furniture Faux Teak Slats, Aluminum Frame

St. Augustine, Florida * www.southernbreezef.com * (904) 315-3944



Dining Furniture Faux Teak Slats, Aluminum Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA, Commercial Warranty - 10 Year Frame & Faux Teak; 3 Year Powdercoat

Available in 18", 24", 30", 36", 42", 48", 24"X36", 36"X54", 42"X72", Custom Sizes may be available.
 Round, Square, & Rectangular - Available in Dining, Counter, or Bar Height

Round Side Table



Square Perimeter Base Table



Square Pedestal Base Table



Round Perimeter Base Table



Dining Arm Chair
 23"W x 20"D x 32"H
 Seat Height: 17"



Dining Chair with Arm Caps
 23"W x 20"D x 32"H
 Seat Height: 17"



Armless Bar Stool
 17"W x 17"D x 48"H
 Seat Height: 30"



Armless Dining Chair
 17"W x 17"D x 34"H
 - Seat Height: 17"



Trash Receptacle

Dining Furniture Faux Teak Slats, Aluminum Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



Benches with Aluminum Frame & Faux Teak Slats

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA, Commercial Warranty - 10 Year Frame & Faux Teak; 3 Year Powdercoat



4' Bench, Arms



4' Bench, Arms & Arm Caps



4' Bench, Arms, Arm Caps, & Seat Cushion



5' Bench, Arms & Arm Caps



5' Bench, Arms, Arm Caps, & Seat Cushion

Single or Double Aluminum, Faux Teak Bench with 8.5' x 11' Rectangular Umbrella

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA, Commercial Warranty - BENCH: 10 Year Frame & Faux Teak; 3 Year Powdercoat; UMBRELLA: 7 Year Fabric; 3 Year Frame & Powdercoat

Bench Legs & Frame made with
2.5" x 2.5" Extruded Aluminum.

All Hardware is Stainless Steel.

Faux Teak Recycled Plastic Slats
will not rust or warp.

Portable or Surface Mount.

Surface Mount must be secured
to an existing concrete slab with
a minimum of 4" thickness.

Single or Double Bench Available.

Available in 6' or 8'.

8.5' x 11' Rectangular Umbrella
with Pulley & Pin Lift.

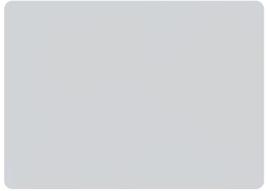
Umbrella Specs:
Overall Height: 115"
Open Clearance: 86"
Closed Clearance: 27.5"
Pole Diameter: 2"



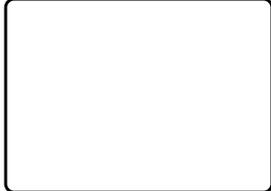
Frame Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



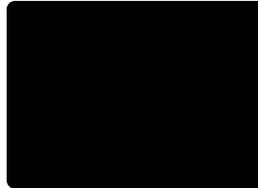
Royal Blue



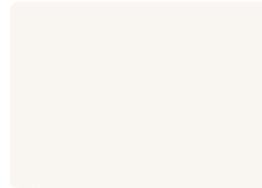
Navy Blue



Grey



Gloss Black



Off White



Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame & Faux Teak Color Selection

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Standard Textured Frame Colors - No Additional Fee



Bronze



Luna



Sand



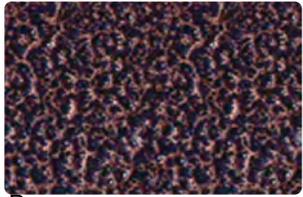
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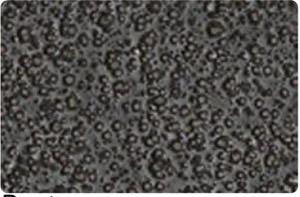
Sandstone



Speckled Oak



Penny



Pewter



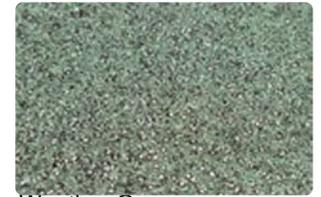
Weather Vein



Sahara



Textured Black



Weather Green

Faux Teak Color Choices



Black



Brown



Cedar



Driftwood



Gray



White

EXHIBIT 22

Work Order Proposal



Proposal Date: 2/25/2026
Proposal Work Order #: 89089
Prepared By: WILLIAM FLANNERY

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

Irrigation Inspection and adjustments / Turf Application

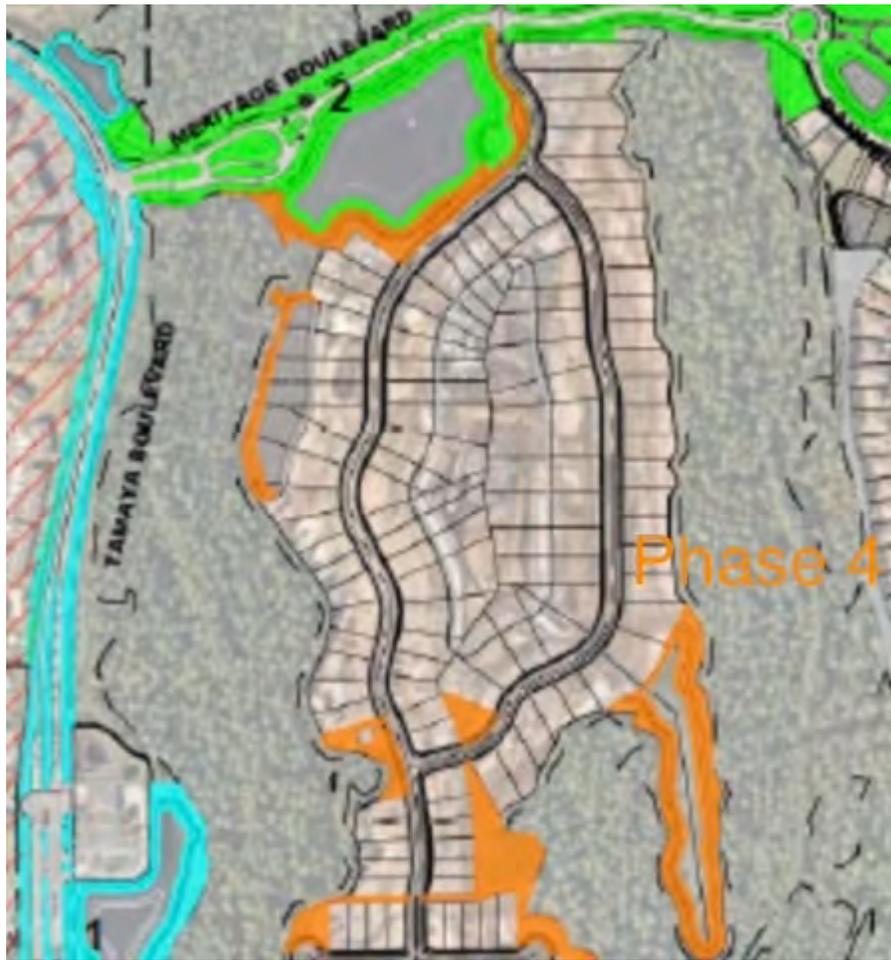
Landscape Enhancement Proposal – Irrigation Audit & Spring Turf Application (phase 4)

As part of this enhancement, we will be performing a comprehensive irrigation audit to evaluate the overall performance and efficiency of the system. During this audit, our team will inspect coverage, check for proper operation of all zones, identify any inefficiencies, and make necessary adjustments to improve uniformity and water distribution.

Included in this service, we will adjust irrigation run times to ensure the system is operating at optimal levels based on seasonal requirements. These adjustments help promote healthier turf and plant material while preventing overwatering or waste.

Additionally, this enhancement includes a scheduled spring turf application designed to support strong seasonal growth. This treatment will help strengthen the turf coming out of winter dormancy

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Irrigation / turf treatment					\$1,474.37
Irrigation Audit	111,949.00	SF	\$0.00	\$284.35	
Turf Care Production	111,949.00	SF	\$0.01	\$1,190.02	
Total for Work Order #89089					\$1,474.37



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.

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

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

Proposal Date: 2/25/2026
Proposal Work Order #: 89089
Prepared By: WILLIAM FLANNERY

Total: \$1,474.37
Deposit Amount (50%): \$737.18

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
WILLIAM FLANNERY
Date 2/25/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 23

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,



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: 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 24



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

Security Overview of Reservation

Resident Name: _____

Resident Phone Number: _____

Resident Email: _____

Date of Reservation: _____ **Hours of Reservation:** _____

Reservation Area: _____ **Type of Event:** _____

Number of Attendees: _____ **Age Group of Attendees:** _____

Alcohol: Yes / No

Security Dress Attire: _____



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

Facility Reservation Application with Use Agreement and Conditions

Resident Information

Resident/Member Name: _____

Today's Date: _____

Address: _____

Email: _____ **Phone Number:** _____

Rental Information

Date of Reservation: _____ **Area to be Reserved:** _____

Time of Reservation: _____ **Type of Event:** _____

How Many Attendees: _____ **Catering: YES/NO** **Alcohol: YES/NO**

I. Room Reservation

The Swimming Pool, Waterslide Area, and Fitness Center may not be reserved for exclusive use at any time. Absolutely no access will be granted to the tennis or basketball court areas. Use of the Tamaya Amenity Center is on a first come, first serve basis with the Beach Community Development District Office reserving the right to refuse any application. Residents may appeal the decision to the Community Development District Board of Supervisors at its next scheduled meeting.

- ❖ Reservations must be made at least two weeks in advance of the event date. Staff will take reservations on a "first come, first serve" basis. Reservations can be made only in person by completing and presenting this form to amenity staff along with a rental check and deposit check made out to Beach CDD.

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event. A wedding and reception may be booked more than four (4) months prior to the event. Each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year. The Pool Cabana is the only rental area that allows access to the pool.

Persons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend, or any other weekend on which a

federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington’s Birthday, Columbus Day and Veterans Day). The Amenity Facility is also unavailable on Easter, 4th of July, Thanksgiving, Christmas Eve, Christmas Day, New Year’s Eve and New Year’s Day.

- ❖ Residents may plead their case for management discretion; additional fees may apply if granted.
- ❖ The Large Event Lawn may be used non-exclusively by a Patron and no more than four guests without a rental contract. Use of the Large Event Lawn by a Patron with more than four guests requires a rental contract, which must be completed and presented to Amenity staff along with a deposit check made out to Beach CDD two weeks in advance, and is subject to the following policies: The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Patrons shall be responsible for any damage caused by their guests and, if a third party vendor is being used during the rental period, Patrons are required to furnish liability insurance for one million (\$1,000,000.00) from the third party vendor, and the certificate of liability insurance must name the District as the co-insured and the certificate holder. Rentals of the district’s property, including the Large Event Lawn, for events accommodating more than 100 guests shall require the District’s written approval at least two months in advance of the event.

II. Facility Rentals	<u>Rental Rate</u>	<u>Security Deposit</u>
1) Boardroom	\$200.00	\$150.00
a) Limit of 4 Hours and 12 Attendees.		
2) Group Fitness Room	250.00	\$350.00
a) Limit of 4 Hours and 25 Attendees.		
3) Pool Cabana	\$200.00	\$150.00
a) Limit of 4 Hours and 25 Attendees.		
4) Palm Court and Bar	\$250.00	\$200.00
a) Limit of 4 Hours and 50 Attendees.		
5) Tamaya Hall	\$850.00	\$750.00
a) Limit of 6 Hours and 80 Attendees.		
6) Tamaya Hall, Palm Court, and Bar	\$1,250.00	\$750.00
a) Limit of 8 Hours and 130 Attendees.		
7) Large Event Lawn	No Charge	\$350.00
a) Limit of 8 Hours and 100 Attendees.		
❖ All areas may be rented for an additional \$50.00 per hour, excluding the Event Lawn.		

III. People in Attendance

Initial _____/_____

Residents must be prepared to discuss the size of the event when establishing a rental with the Facility Manager. Different facility areas have different capacities set by building code. The Facility Manager has the discretion to limit the size of the event after determining the details presented by the resident. Any guests in excess of the number agreed for the rental will be turned away by the Facility Manager.

IV. Event Hours

Tamaya Hall: Daily Hours of Operation are determined by Beach CDD. The Event Lawn is on a first come, first serve basis. Any event times that will end later than 7:00 p.m. must be approved by Beach CDD/Board of Supervisors.

V. After Hours Staffing

Initial _____/_____

- ❖ Reservations in Tamaya Hall or Palm Court extending past 6:00 p.m. and/or including more than 25 attendees require the presence of a security officer at a rate of \$40.00 per hour to be paid by the resident at the time of rental registration. (The Facility Manager will help schedule an officer.)
- ❖ Security is required for any rentals where alcohol (approved by the District in advance) is present regardless of the number of Attendees.
- ❖ Officer Dress preferences (Renter to also further discuss with service provider):
Uniform _____ Suit _____ Plain Clothes _____ (note if jeans not allowed.)

VI. Security Deposit

Initial _____/_____

Payment of the security deposit and rental fee will secure the rental time, location, and date. The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages including any cleanup costs associated with the rental. To receive the full refund of the security deposit within ten (10) days after the event, the renter must:

- Ensure that all trash generated by the rental is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore all furniture and other items to their original position.
- Wipe off counters, tabletops and sink area.
- Replace the trash bag.
- Clean out and wipe down the refrigerator and all cabinets and appliances used.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Amenity Facility.
- Residents, Organizers and Guests are required to adhere to all Tamaya Amenity Facility rules and policies. Failure to comply with such rules and policies may result in the forfeiture of the resident's security deposit and termination of the reservation.
- Pets (with the exception of "Service Animals") are prohibited from all facilities.

It is suggested you take photos before and after your reservation for your records in case they are needed for review.

VII. Catering

Initial _____/_____

Any group using the catering kitchen will be expected to return it to an acceptable state of cleanliness, including trash removal. When using a professional caterer, this condition must also be adhered to by the caterer.

Catering Company: _____.

Other Food Arrangements: _____.

VIII. Alcohol Consumption

Initial _____ / _____

- Event Liability Insurance in the amount of one million dollars (\$1,000,000.00) is required. The liability insurance must name Beach CDD as the co-insured and as the certificate holder. If an event is catered, the caterer must also provide the District proof of insurance, including liquor liability insurance. The renter may provide some other form of insurance acceptable to the Facility Manager. The District must receive proof of insurance at least fourteen (14) days prior to the event. Such proof may be in the form of a letter on your homeowner insurance company's letterhead stating that you have a "Host Liquor Liability Policy" or some other form acceptable to the District Manager.
- ❖ A licensed bartender must be provided to serve alcohol to guests.
- ❖ No glass, breakable items, or alcohol are permitted in the pool area.
- ❖ Without limiting the generality of the foregoing, the resident organizer of the event agrees that no alcoholic beverages will be served to any person under the age of 21 or to any person already intoxicated.

IX. Entertainment

Initial _____ / _____

Since the Amenity Facilities remain open to all residents, the volume and appropriateness of all entertainment must meet the Amenity Staff's approval.

X. No Smoking

Initial _____ / _____

All rooms at the Tamaya Amenity Center are designated as smoke free environments and smoking and vaping are prohibited.

XI. Decorating

Initial _____ / _____

The resident organizer will be limited to only tabletop decorations. No wall or ceiling decorations, or confetti are permitted. No decorations or objects from the Tamaya Amenity Center may be removed. No smoke or fog machines are permitted. Candles or open flame is not permitted. If food is being served, then table linens must be used on all tables.

XII. Limited Parking

Initial _____ / _____

The resident organizer will be restricted to the Tamaya Amenity Center parking lot. The parking lot has limited general parking and handicapped parking spaces, with a maximum capacity of 96 vehicles. No residents or guests may park on the Event Lawn at any time for any reason.

XIII. Limited Access

Initial _____ / _____

Participant's access shall be limited to the area booked for this event. Absolutely no access will be granted to the tennis courts or basketball court areas. Pool access is only allowed with the rental of the Pool Cabana. Photos may be taken on the property as long as other residents are not bothered.

XIV. Cleanup

Initial _____ / _____

The resident organizer of the event must be present during setup and teardown. The resident organizer is also responsible for removing all trash from the room, cleaning up the decorations, and returning the room to its original condition before the rental. All chemicals used for cleaning must be approved by the Facility Manager to prevent any damage to the property.

XV. Payment Initial _____/ _____

At the time the reservation is made, two checks or money orders, one for the damage/security deposit and one for the room rental, both made out to Beach Community Development District must be delivered to the Facility Manager along with the completed paperwork and insurance, if necessary. Payment of the security deposit and rental fee will secure the rental time, location, and date.

XVI. Special Requests Initial _____/ _____

All special requests must be approved by the Facility Manager. Residents may appeal a denial to the Beach Community Development District Board. Please list any special requests:

XVII. Vendors and Merchandise Initial _____/ _____

Residents may not use District property to engage in any commercial activity of any kind. Residents may not rent any amenity facility for the purpose of engaging in commerce.

XVIII. Illegal or Disruptive Behavior Initial _____/ _____

Any individual or group engaging in any illegal activity while on District property will be subject to arrest and removal from the facilities. Any resident engaging in any illegal activity while on District property will be subject to the same and will have their amenity facility privileges suspended until the next CDD meeting for District review.

Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility Staff.

XIX. Animals Initial _____/ _____

Only service animals with proper identification/vests are permitted in the Tamaya Amenity Center.

XX. Indemnification and Hold Harmless Initial _____/ _____

The below signed individual or entity agrees to defend, indemnify, and hold harmless the District and its respective supervisors, agents, employees, and contractors from any and all liability, claims, action, 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 document, including litigation or any appellate proceedings with respect thereto.

The resident organizer of the event agrees that the terms set forth herein apply to himself or herself and all his or her guests, agents, directors, employees, consultants or similar persons. Nothing contained in these policies shall constitute or be construed as a waiver of the Beach Community Development District's limitations on liability contained in section 768.28, Florida Statutes or other Statutes.

XXI. Cancellation Policy Initial _____/ _____

Reservations will be held for 15 minutes after the reservation start time listed on this application before the reservation is considered canceled. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy. If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and

the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.

Resident/Member Signature: _____

Print Name: _____ Date: _____

Witnessed By: _____ Date: _____

Contract Summary/Receipt:

Reservation Area: _____ Reservation Time: _____

Additional Hours Needed: _____ at \$ _____ each = \$ _____

Security Needed: Y/N Security Rate at \$40.00/hour for _____ hours = \$ _____

Insurance Needed: Y/N Date Received: _____

Rental Fee: \$ _____ Security Deposit: \$ _____

Date Rental Fee and Security Deposit was Collected: _____

Deposit Refunded: _____



12788 Meritage Blvd, Jacksonville, FL 32246

Phone: 904-329-2277

Room Rental Checklist for _____

Address : _____

Rental Date: _____ **Time of Rental:** _____ **Phone:** _____

Resident Check-in completed by _____ **Time:** _____

Renter Tamaya

Items Inspected

-All tabletops/countertops free of debris and wiped down.

-All trash is to be removed. You may take your trash with you or dispose of it in the District's dumpster. If you do not know where the dumpster is, ask staff to show you. Replace the trash bag. (Trash bags can be found in the drawer if you did not supply your own. Verify that trash bags are available.

-Floors free of debris and swept. A broom, mop and/or vacuum (circle all that are applicable) will be left out for your use. ** Leave in a safe corner.

-Furniture returned to original position.

-Furniture void of any debris, stains, tears, or other damage.

-Carpet/floor covering void of any stains or spills.

-All items above are completed by the end of my rental

Use or attempted use of the POOL SLIDE when it is closed or improper use of the POOL SLIDE during hours of operation is a serious violation and may result in the forfeiture of the rental deposit and/or the loss of all amenity privileges.

Renter's Initials _____

**Please note: It is recommended that you take pictures of the rental space before and after your event along with pictures of any District equipment you used to protect yourself from any claims of damage or missing property.

Thank You!

Renter

Date

Staff/security at end of event

Date

Tamaya Staff/Rep doing check in of the checkout

Date

For District Management: Rental Area and Fee: _____

Deposit amount _____ . Deposit return approved on _____

Comments/Suggestions:

REVISED DATE 01/27/2026