



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

Revised 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. 97-126](#)

5. Landscape Rock vs. Mulch Discussion

6. Electronic Billboard Research

7. Automated Gate Entry – Inex Tech & Liftmaster

[Exhibit 25](#)

[Pgs. 128-132](#)

8. CCTV Camera Upgrade

V. Supervisor Projects – continued

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)
 - 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 colume 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)

Certified Inspections



- Audio and Visual Documentation
- Present Solutions
- Non-Destructive Testing (NDT)

Consistent Restoration



- Scheduling/Pre-Con Meeting
- NACOM Certified Project Managers
- Over 400 Projects Each Year

Protected Partnership



- Post Project Customer Service
- Annual Protection Plans
- Best Warranties in the Industry

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



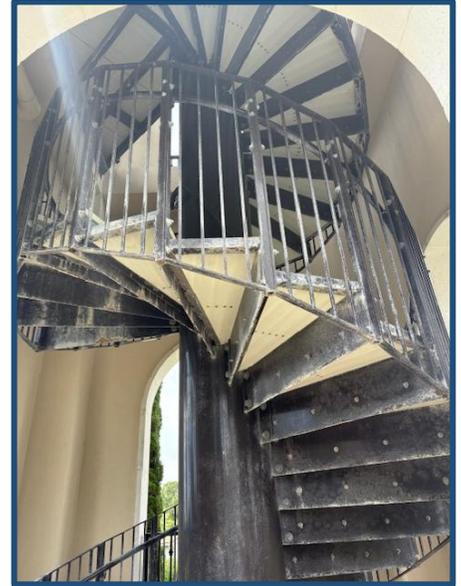
Work Description:

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



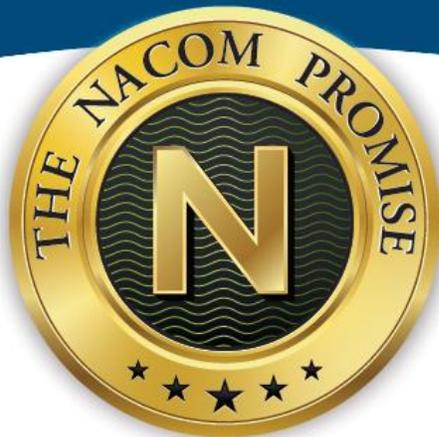
PROJECT INSTALLS

- 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	<p>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</p> <p>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.</p>	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 <zastrocky@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 <zastrocky@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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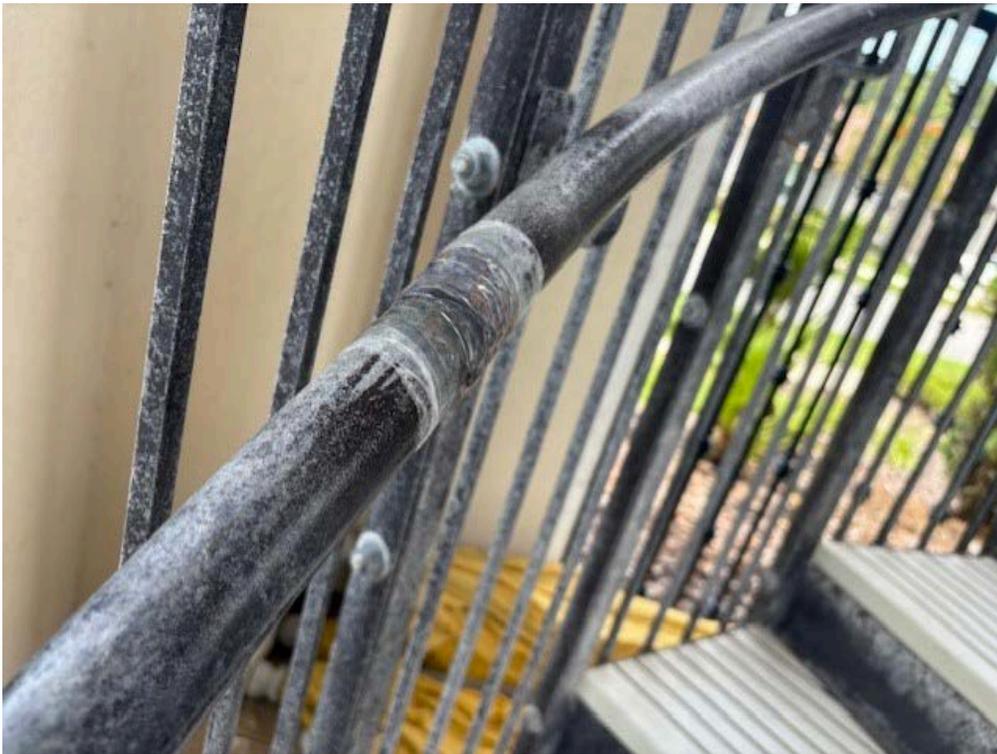
contain undetected viruses which can destroy or cause corruption of data. Accordingly, Splashtacular makes no warranties that data transferred by use of electronic means are virus-free.

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.



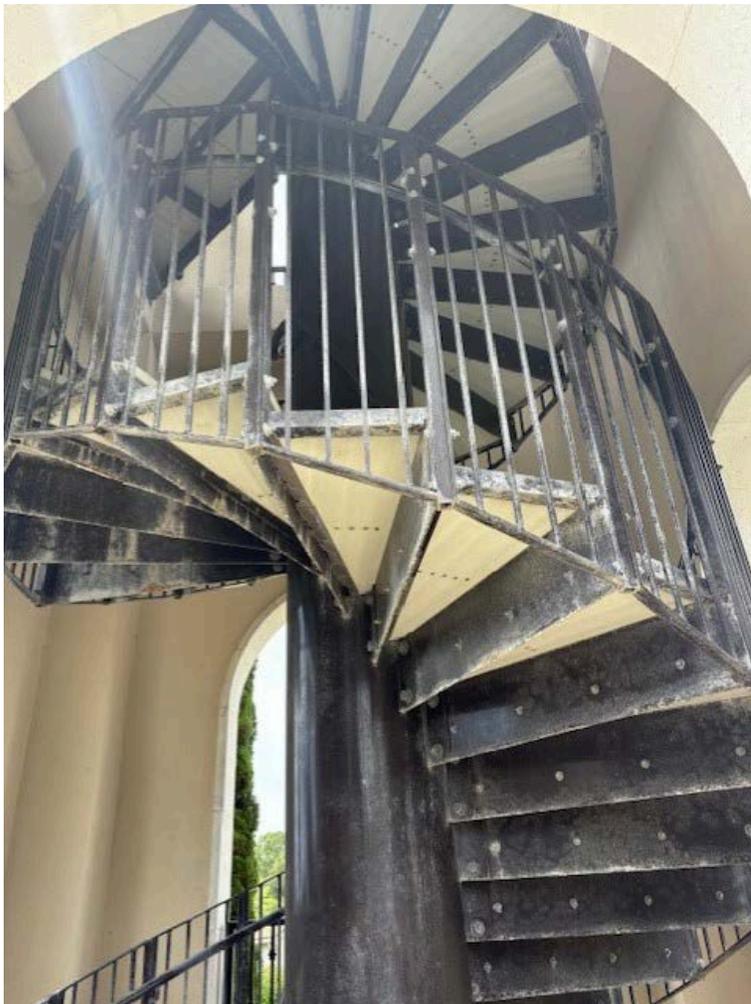
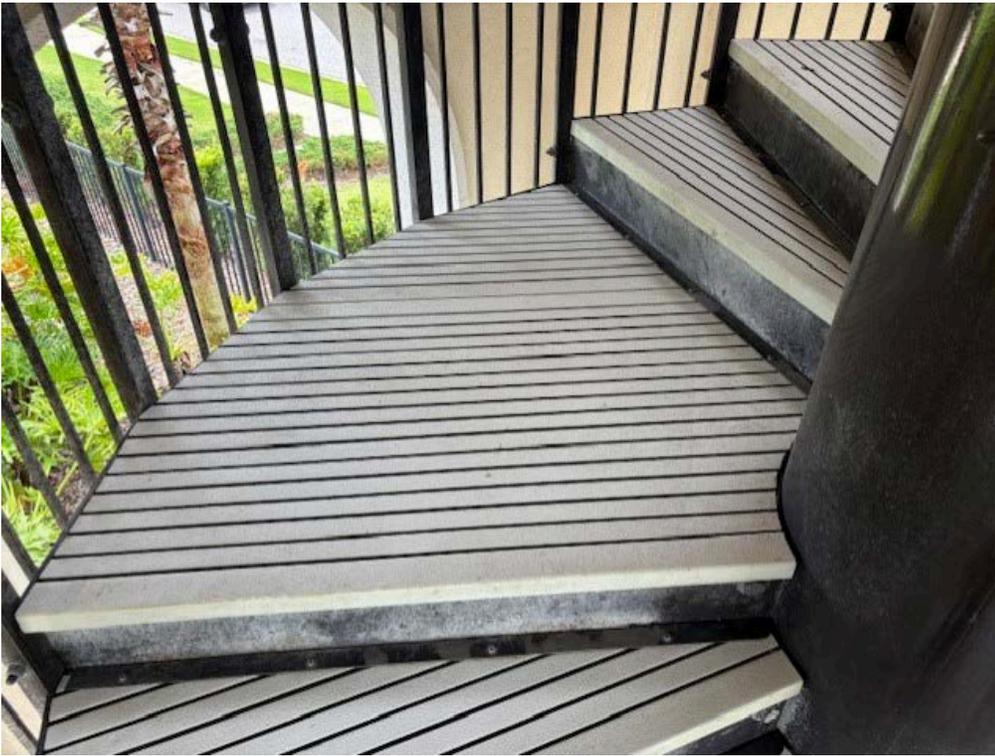






Ron Zastrocky
Field Operations Manager
C. 904-577-3075

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



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

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 found 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



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.</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	\$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

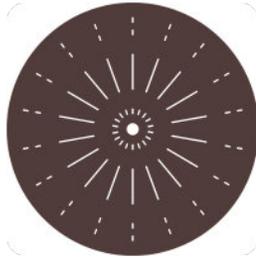
30" Round Bar



Available Patterns:



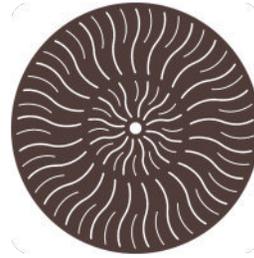
Solid



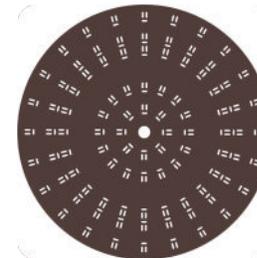
Mayan



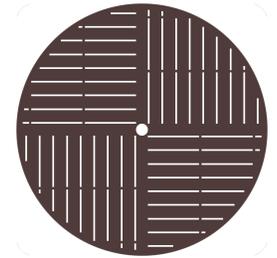
Crop Circle



Sunfire



Enterprise



Boardwalk

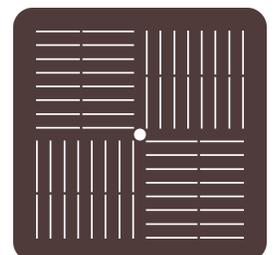
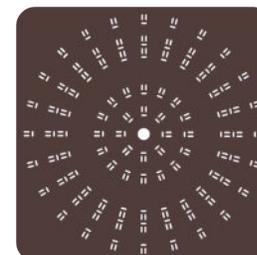
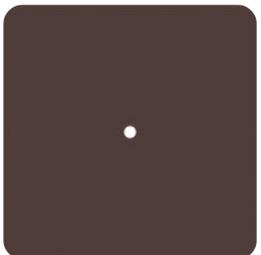
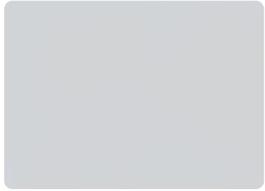


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



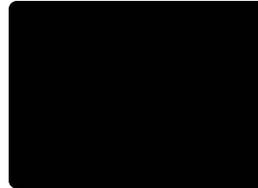
Royal Blue



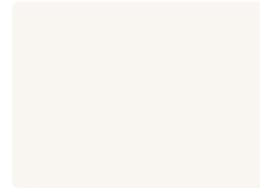
Navy Blue



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



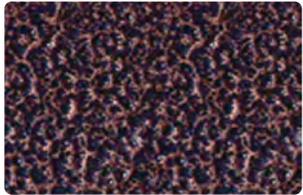
Graphite



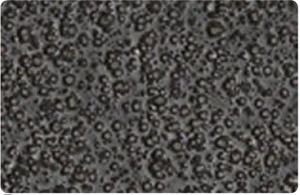
Sandstone



Speckled Oak



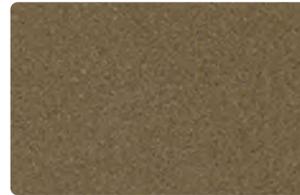
Penny



Pewter



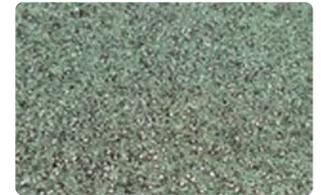
Weather Vein



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.southernbreezefurniture.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

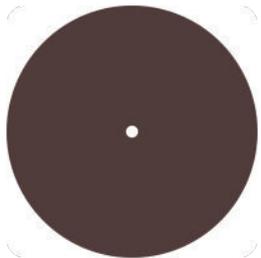
30" Round Bar



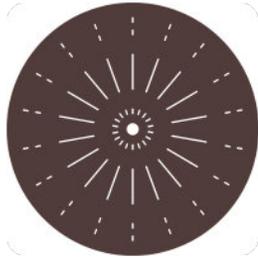
*Table legs will be made with 1" Round Aluminum



Available Patterns:



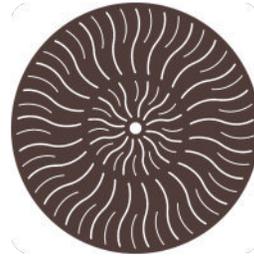
Solid



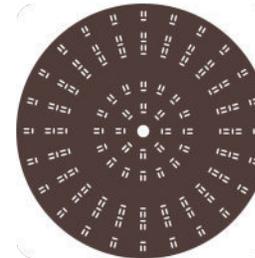
Mayan



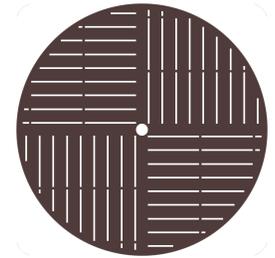
Crop Circle



Sunfire



Enterprise



Boardwalk

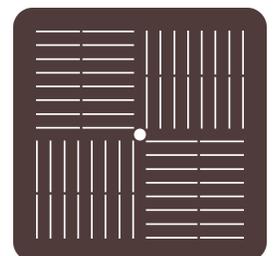
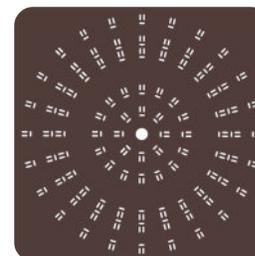
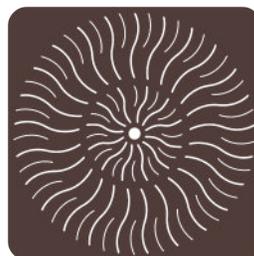
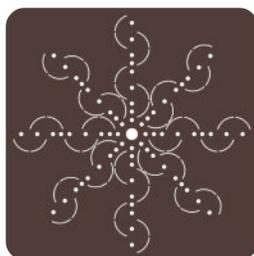
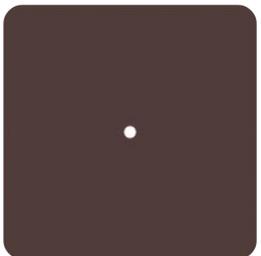
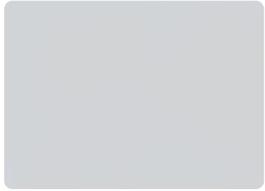


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



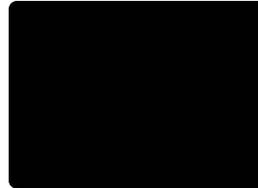
Royal Blue



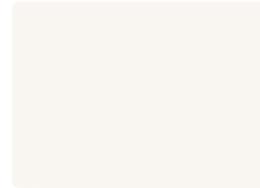
Navy Blue



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



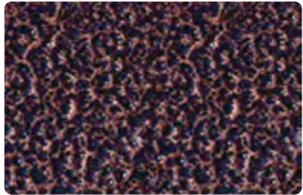
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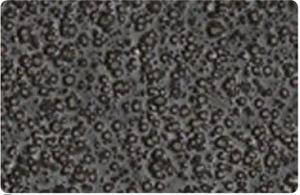
Sandstone



Speckled Oak



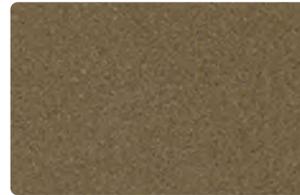
Penny



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	<p><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.</p>	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.

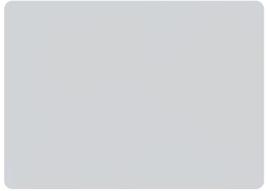
Umbrella Specs:
Overall Height: 115"
Open Clearance: 86"
Closed Clearance: 27.5"
Pole Diameter: 2"



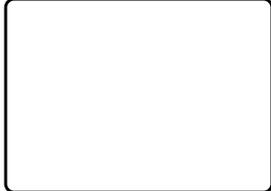
Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



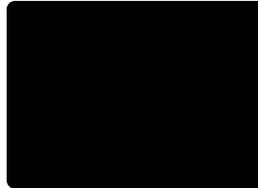
Royal Blue



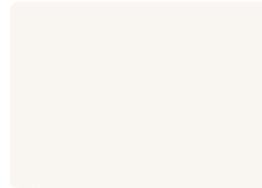
Navy Blue



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



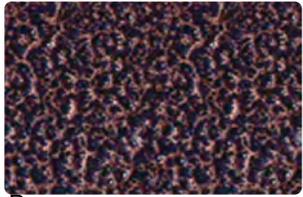
Graphite



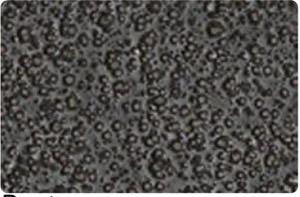
Sandstone



Speckled Oak



Penny



Pewter



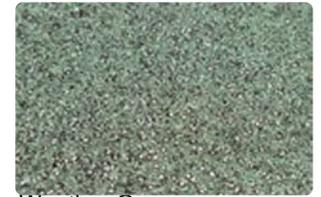
Weather Vein



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

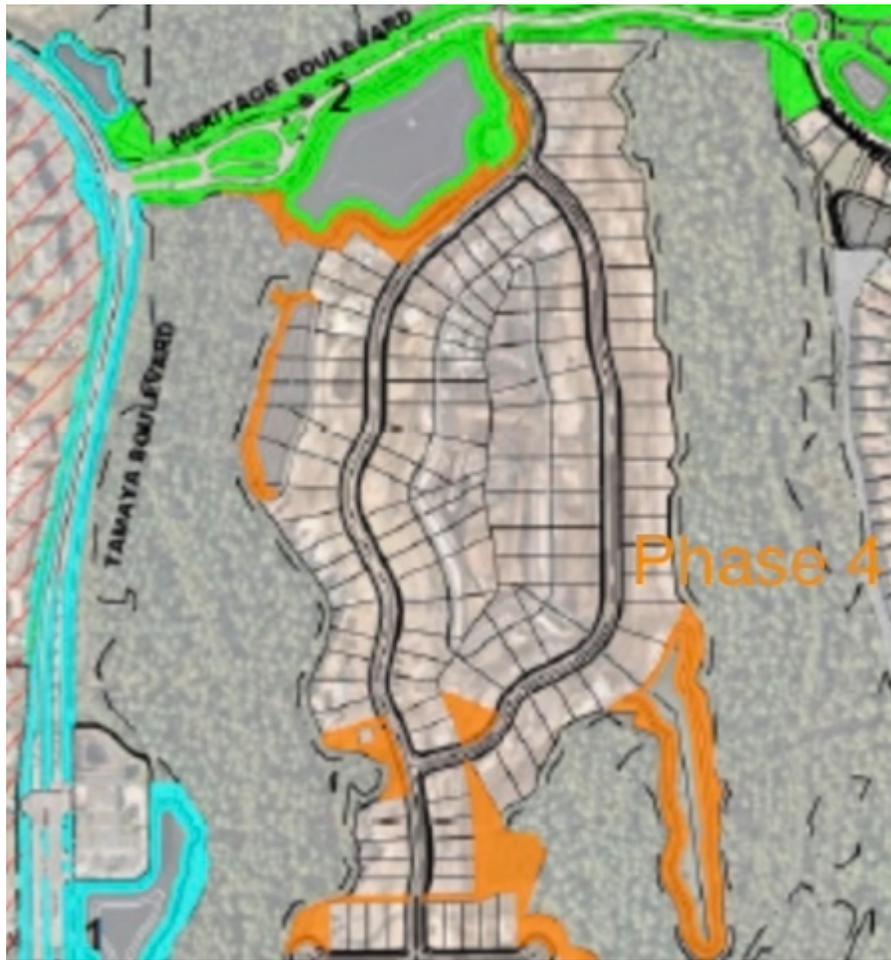
Landscape Enhancement Proposal – Irrigation Audit & Spring Turf Application (**phase 4**)

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



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



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

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

Root Pruning

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

Growth Regulator

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

Ron Zastrocky

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

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

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

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

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

Subject: Landscape and Arborist

David

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

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

EXHIBIT 24

TAMAYA AMENITY CENTER FACILITY RENTAL PACKAGE

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

RENTAL INFORMATION SHEET

RENTER INFORMATION

Resident/Member Name:
Property Address:
Email Address:
Phone Number:
Emergency Contact:
Emergency Contact Phone:

EVENT DETAILS

Today's Date:
Date of Reservation:
Setup Time (Start):
Event Start Time:
Event End Time:
Cleanup Complete By:
Total Hours Requested:
Type of Event:
Expected Number of Attendees:

FACILITY RENTAL AGREEMENT

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

1. RESERVATION POLICIES

1.1 Booking Requirements

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

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

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

1.3 Capacity and Access

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

2. FEES AND DEPOSITS

2.1 Payment Terms

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

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

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

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

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

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

2.4 Additional Charges Additional fees may apply for:

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

3. SECURITY REQUIREMENTS

3.1 Mandatory Security A security officer is required when:

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

3.2 Security Officer Duties

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

4. ALCOHOL POLICY

4.1 Insurance Requirement Events serving alcohol require:

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

event

- If catered, caterer must provide liquor liability insurance

4.2 Service Requirements

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

5. FACILITY USE RULES

5.1 Decorations

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

5.2 Prohibited Activities

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

5.3 Kitchen Use

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

5.4 Parking

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

6. CLEANUP RESPONSIBILITIES

6.1 Renter Obligations

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

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

6.2 Cleaning Supplies

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

7. CANCELLATION POLICY

7.1 Renter-Initiated Cancellation

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

7.2 District-Initiated Cancellation

- The District may cancel for:
- Facility maintenance emergencies
 - Severe weather or safety concerns
 - Policy violations
 - Full refund provided if District cancels

8. LIABILITY AND INDEMNIFICATION

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

8.2 Scope

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

9. INSURANCE REQUIREMENTS

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

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

- Submit certificate 14 days prior to event

9.2 Vendor Insurance

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

10. DOCUMENTATION

10.1 Photo Evidence Renter is strongly encouraged to:

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

10.2 Pre-Event Walkthrough

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

10.3 Post-Event Inspection

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

11. ACKNOWLEDGMENT

By signing below, Renter certifies:

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

RENTER SIGNATURE

Renter Signature:

Print Name:

Date:

DISTRICT REPRESENTATIVE

Staff Signature:

Print Name:

Title:

Date:

TAMAYA HALL ADDENDUM

SPECIAL REQUIREMENTS FOR TAMAYA HALL RENTAL

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

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

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

1. HARDWOOD FLOOR PROTECTION

Initial:

1.1 Floor Characteristics

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

1.2 Floor Protection Requirements Renter must ensure:

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

1.3 Consequences

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

2. FURNITURE MOVEMENT PROHIBITION

Initial:

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

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

2.2 Reason for Prohibition

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

2.3 Alternative Arrangements

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

2.4 Enforcement

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

3. PREMIUM FURNITURE CARE

Initial:

3.1 Furniture Value

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

3.2 Prohibited Actions

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

3.3 Protection Requirements

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

3.4 Damage Responsibility

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

4. KITCHEN STANDARDS

Initial:

4.1 Kitchen Availability

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

4.2 Mandatory Cleanup Renter must:

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

4.3 Grease Prevention

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

5. PHOTO DOCUMENTATION REQUIREMENT

Initial:

5.1 Mandatory Photography Due to the premium nature of Tamaya Hall, Renter **MUST** take comprehensive photographs:

BEFORE EVENT (upon arrival):

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

- Any pre-existing marks or damage

AFTER EVENT (before departure):

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

5.2 Photo Requirements

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

5.3 Use of Photos

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

6. ENHANCED DEPOSIT CONDITIONS

Initial:

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

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

6.2 Deposit May Be Forfeited For:

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

6.3 Inspection Process

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

6.4 Amounts Exceeding Deposit

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

7. CAPACITY AND TIMING

Initial:

7.1 Occupancy Limits

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

7.2 Time Limits

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

8. SPECIAL EVENT REQUIREMENTS

Initial:

8.1 Large Events Events with 50+ attendees require:

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

8.2 Events with Alcohol In addition to standard alcohol requirements:

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

8.3 Catered Events

- Caterer must acknowledge these Tamaya Hall requirements

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

9. FINAL TAMAYA HALL ACKNOWLEDGMENT

Initial:

I UNDERSTAND AND AGREE:

Tamaya Hall has immaculate hardwood floors requiring special protection

Furniture may NOT be moved under any circumstances

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

I must take comprehensive before-and-after photographs

Deposit return requirements are extremely strict

Damage costs may exceed the security deposit

I accept full responsibility for protecting this premium facility

I will ensure all guests and vendors comply with these requirements

I understand failure to comply may result in:

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

TAMAYA HALL ADDENDUM SIGNATURE

Renter Signature:

Print Name:

Date:

Staff Signature:

Print Name:

Date:

RENTAL CHECKLIST FOR DEPOSIT RETURN

COMPREHENSIVE INSPECTION CHECKLIST

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

Renter Name:

Rental Date:

Check-in Time:

Check-out Time:

PART 1: PRE-EVENT INSPECTION

Completed by District Staff with Renter Present

Initial: (Renter) Initial: (Staff)

A. GENERAL FACILITY CONDITION

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

B. FURNITURE INVENTORY

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

C. KITCHEN EQUIPMENT INVENTORY

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

D. CLEANING SUPPLIES PROVIDED

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

E. IMPORTANT LOCATIONS SHOWN

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

Pre-Event Documentation Completed:

- Renter has taken before-event photographs
- Any pre-existing damage has been noted above
- Furniture positions documented
- Renter understands all requirements

Pre-Event Signatures:

Renter Signature:		Date:
	Time:	
District Staff Signature:		Date:
	Time:	

PART 2: POST-EVENT CLEANUP VERIFICATION

ALL ITEMS MUST BE COMPLETED FOR FULL DEPOSIT REFUND

Initial: (Renter) Initial: (Staff)

A. TRASH REMOVAL

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

B. DECORATIONS AND PERSONAL ITEMS

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

C. SURFACE CLEANING

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

D. FLOOR CARE (CRITICAL FOR TAMAYA HALL)

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

OR DAMAGE

E. FURNITURE RETURN (CRITICAL FOR TAMAYA HALL)

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

F. WINDOWS, DOORS, AND FIXTURES

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

G. PHOTO DOCUMENTATION

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

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

Detailed explanation of deposit retention:

C. ADDITIONAL CHARGES (if damage exceeds deposit)

Repair/replacement costs exceed security deposit: Yes No

If yes, estimated additional charges: \$

Invoice to be sent: Yes No

Invoice date:

PART 5: FINAL SIGNATURES AND ACKNOWLEDGMENTS

A. RENTER FINAL ACKNOWLEDGMENT

I certify that:

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

Additional comments or concerns from Renter:

Renter Signature:

Print Name:

Date:

Time:

B. DISTRICT STAFF FINAL CERTIFICATION

I certify that:

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

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

Staff observations and comments:

District Staff Signature:

Print Name:

Title:

Date:

Time:

C. DEPOSIT REFUND AUTHORIZATION

Authorized by:

Title:

Authorization Date:

Refund Amount: \$

Refund Method: Check Other:

Expected Refund Date:

Notes:

IMPORTANT REMINDERS FOR RENTER

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

Thank you for choosing Tamaya Amenity Center for your event!

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

For emergencies during your event, contact:

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

TAMAYA AMENITY CENTER: COMPREHENSIVE FACILITY RENTAL AGREEMENT

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

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

SECTION I: RESIDENT AND EVENT REGISTRATION DATA

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

1.1 Resident Information

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

1.2 Event Specifications

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

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

SECTION II: FACILITY SELECTION AND CAPACITY VERIFICATION

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

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

SECTION III: VENDOR AND SERVICE DETAILS

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

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

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

SECTION IV: SECURITY AND INSURANCE REQUIREMENTS

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

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

SECTION V: FINANCIAL SUMMARY AND PAYMENT TRACKING

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

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

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

SECTION VI: GENERAL RESERVATION POLICIES AND ELIGIBILITY

6.1 Residency and Good Standing

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

6.2 Reservation Timelines and Frequency

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

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

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

6.3 Availability and Blackout Dates

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

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

SECTION VII: ATTENDANCE AND GUEST MANAGEMENT

7.1 Occupancy Limits

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

7.2 Renter Responsibility

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

SECTION VIII: OPERATIONAL HOURS AND CURFEWS

8.1 Event Conclusion

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

8.2 Total Block Time

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

8.3 Additional Time and Extensions

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

SECTION IX: FINANCIAL OBLIGATIONS AND DEPOSITS

9.1 Payment Submission

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

9.2 Security Deposit Conditions

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

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

9.3 Refund Timeline

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

SECTION X: MANDATORY SECURITY AND AFTER-HOURS STAFFING

10.1 Requirements for Security Personnel

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

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

10.2 Security Costs and Authority

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

SECTION XI: ALCOHOL AND CATERING POLICIES

11.1 Alcohol Consumption and Insurance

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

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

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

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

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

11.2 Catering and Kitchen Usage

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

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

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

SECTION XII: CONDUCT, DECORATIONS, AND PROHIBITED ITEMS

12.1 Decorating Guidelines

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

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

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

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

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

12.2 General Conduct

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

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

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

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

SECTION XIII: PARKING AND ACCESS RESTRICTIONS

13.1 Parking Lot Usage

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

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

13.2 Limited Access

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

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

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

SECTION XIV: TAMAYA HALL PREMIUM FACILITY ADDENDUM

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

14.1 Absolute Furniture Prohibition

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

Custom layouts must be requested 7 days in advance for staff execution.

14.2 Rigorous Floor Protection and Decoration Rules

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

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

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

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

14.3 Mandatory Photo-Audit Protocol

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

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

14.4 Kitchen and Restoration Standards

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

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

14.5 Financial Obligations and Staffing for Tamaya Hall

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

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

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

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

SECTION XV: CLEANUP AND RESTORATION REQUIREMENTS

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

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

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

SECTION XVI: LEGAL, CANCELLATION, AND INDEMNIFICATION

16.1 Cancellation Policy

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

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

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

16.2 Indemnification and Liability

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

SECTION XVII: FACILITY INSPECTION CHECKLIST

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

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

Final Disposition of Deposit:

- Full Refund Approved

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

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

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

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

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

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

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

19.1 General Area Restoration

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

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

19.2 Kitchen and Appliances

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

19.3 Floors, Glass, and Utilities

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

SECTION XX: FINAL INSPECTION AND DISPOSITION

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

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

Deposit Disposition:

- Full Refund Approved
- Partial Deduction:
Reason _____ (Amt: \$ _____)

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

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

SECTION XXI: ACKNOWLEDGMENT, AUTHORIZATION, AND SIGNATURE

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

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

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

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

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

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

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

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

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

RENTER SIGNATURE AND CERTIFICATION

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

Resident/Member Signature:	
Printed Name:	
Date:	

DISTRICT REPRESENTATIVE ACKNOWLEDGMENT

District Representative Signature:	
Printed Name/Title:	
Date:	

WITNESS ACKNOWLEDGMENT (OPTIONAL)

Witness Signature:	
Printed Name:	
Date:	

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

Document Revision Date: January 2026

EXHIBIT 25

1/12/2026



Mr. Ron Zastrocky
Beach CDD c/o Vesta Property Services
245 Riverside Ave, Suite 300
Jacksonville, FL 32202
Phone: 904-577-3075
rzastrocky@vestapropertyservices.com

RE: Beach CDD Access Upgrades 20380

Dear Mr. Zastrocky,

Thank you for giving us the opportunity to quote on your access control requirements for Beach CDD, a residential community located in Jacksonville. The following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, swing gates, barrier gates, gate operators, access control devices, detector loops, loop detectors, concrete pads, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

WORK EFFORT – INEX TECH

This effort will consist of the removal and disposal of one (1) **existing** telephone entry device and the installation of one (1) new unit at the community entrance. The new telephone entry will go in the place of the **existing** DoorKing unit. Two (2) License Plate Recognition (LPR) cameras will be installed, one (1) in the resident entry lane, and one (1) in the exit lane. The entry camera will allow entry for residents and their invited guests. The exit camera will record all vehicles exiting the property for crime prevention. All other **existing** access control devices will retain their current locations and functionalities. Below price does not include the cost of the Inex equipment which is purchased directly from Inex Tech. First year of fees included in their price, see their pricing for annual fees.

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BASE SYSTEM EQUIPMENT PRICES

Base System Equipment – Inex Tech

- 1 ea Inex Tech intercom
- 2 ea LPR camera
- 2 ea Aluminum camera pedestal
- 1 ea Emergency vehicle Knox switch
- 1 ea Database conversion
- 1 ea POE++ switch
- 1 ea Data surge

Base System Price – Inex Tech

Total base system price including equipment, installation, and freight, as quoted: **\$9,055.00**

OR

Base System Equipment – LiftMaster CAPXLV2

- 2 ea LiftMaster model “CAPXLV2” telephone entry device with:
 - 50,000 resident capacity
 - Color touch display
 - Integrated video camera with 135-degree view with MyQ subscription

<https://www.liftmaster.com/capxlv2-liftmaster-smart-video-intercom-1/p/CAPXLV2MC>

- 2 ea LiftMaster CAPXLV2 hood
- 1 ea Guardian Access pedestal for telephone entry device
- 2 ea Surge suppression (power and communication) for telephone entry device
- 1 ea Emergency vehicle Knox switch
- 1 ea Data Surge
- 1 ea Ground rod
- 1 ea POE switch

Base System Price – LiftMaster CAPXLV2

Total base system price including equipment, installation, and freight, as quoted: **\$14,785.00**

NOTE: The CAPXLV2 requires an internet connection and LiftMaster cloud connection (billed annually at based on the number of households and is quoted separately, approximately \$4.25 per household, per year). The subscription includes unlimited MyQ Community mobile apps. 30-day video storage, and VOIP (Voice Over IP) is included. First payment due at time of account activation. Database conversion quoted separately and is not included in the current pricing.

INSTALLATION

Includes:

- Installing all equipment.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.
- Concrete work required for device mounting.
- Providing of conduit and control wiring between equipment items.

Does Not Include:

- Providing electrical power to system equipment (115vac, 20amp, single-phase, circuit breaker protected power to each item of equipment).
- Installing loops in driveway.
- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacement of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, cellular telephone line required by telephone entrance device and/or programmable entry device.
- Cost of installing, and monthly rental on, high-speed internet service required by telephone entrance device and/or programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers ***all parts, labor & travel***, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is ***one year*** from date of completed installation.

Annual Service Agreement

Equipment manufacturers recommend regular preventive maintenance, similar to automobiles and HVAC units. Consistent and professional service calls ensure your return on investment by enhancing equipment effectiveness, prolonging equipment longevity, and minimizing downtime. Service technicians from Guardian Access Systems will perform factory-trained work on all of our installed equipment.

Benefits included in the maintenance plan:

- 10% discount on parts for service related to vandalism.
- 10% discount on 24/7 emergency services after business hours and weekends.

Service Support

At Guardian Access Solutions, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. Guardian Access Solutions provides factory-trained technicians, computerized dispatch for our service vehicles and a large inventory of spares for most products sold. If the highest quality installation and service after the sale are of importance in your purchasing decision, Guardian Access Solutions is the right choice for your investment.

Quotation Expiration

This quotation remains valid for 15 days from the submission date. Guardian Access reserves the right to requote after this time period elapses.

Contract Cancellation

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system is made operational. The remaining ten percent (10%) Net 30 after substantial completion.

Price Fluctuation Disclosure

Please note that due to recent changes in tariffs, prices for certain products may fluctuate. These adjustments are beyond our control and may impact the cost of goods. We are committed to providing transparency and will notify customers of any significant price changes as they occur. We appreciate your understanding and continued support.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,

Stanley L. Rubin

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