



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
April 2, 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, April 2, 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, April 2, 2026

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Audience Comments

III. Upcoming Business Items

A. Pool Area Tables Proposal Options

1. Florida Backyard - \$12,239.60
2. Leisure Creations - \$9,710.75
3. Southern Breeze (Option 1) - \$11,546.00
4. Southern Breeze (Option 2) - \$10,480.00
5. Southern Breeze (Option 3) - \$10,337.00

[Exhibit 1](#)

[Pg. 7](#)

[Exhibit 2](#)

[Pg. 9](#)

[Exhibit 3](#)

[Pgs. 11-12](#)

[Exhibit 4](#)

[Pgs. 14-17](#)

[Exhibit 5](#)

[Pgs. 19-22](#)

[Exhibit 6](#)

[Pgs. 24-31](#)

B. Pond Maintenance Proposal Options

1. Current Contract – The Lake Doctors - \$2,369.00/month
2. Charles Aquatics - \$2,200.00/month
3. Solitude Lake Management - \$2,000.00/ month
(\$1,810.00/month with a 3yr. Contract)

[Exhibit 7](#)

[Pgs. 33-44](#)

[Exhibit 8](#)

[Pgs. 46-48](#)

[Exhibit 9](#)

[Pgs. 50-55](#)

C. Paver Repair Proposal Options

1. 360 Painting - \$6,286.00
2. Herzig Cabinets & Remodeling - \$5,460.00

[Exhibit 10](#)

[Pg. 57](#)

[Exhibit 11](#)

[Pgs. 59-60](#)

D. Herzig Cabinets & Remolding Drywall Proposal - \$875.00

[Exhibit 12](#)

[Pgs. 62-63](#)

IV. Supervisor Projects

A. Chair Kendig

1. Arborist/Options for Oak Trees
2. Mirrors in Yoga/Group Fitness Room
3. Truck Gate Entrance – from 01/12/2026 meeting

[Exhibit 13](#)

[Pgs. 65-67](#)

IV. Supervisor Projects – continued

4. Ice Machine (Including Location)

- a. KaTom Restaurant Supply, Inc. - \$11,106.43
- b. 2nd Quote Needed
- c. 3rd Quote Needed

[Exhibit 14](#)
[Pgs. 69-74](#)

5. Digital Signage Options

[Exhibit 15](#)
[Pgs. 76-77](#)

6. Waterslide Operating Hours – from 03/16/2026 meeting

B. Vice Chair Szeszko

- 1. 2027 Preliminary Budget – Line by Line Discussion
- 2. Summer 2026 Swim Lessons – Vesta Community Survey
- 3. Gate Access Control – TEK Control Research
- 4. Gate Access Control – Post Orders – *Under Separate Cover*
- 5. Pedestrian Crosswalk – TBD, District Engineer

C. Supervisor Young

- 1. Capital Improvement Plan Projects
 - a. Re-Marcite Coating
- 2. Air Fryer Capable Warming Oven – Tamaya Hall
- 3. Tamaya Hall Renovation Proposal Options
 - a. 360 Painting - \$4,489.63
 - b. 2nd Quote Needed
 - c. 3rd Quote Needed
- 4. Roving Patrol vs. CCTV

[Exhibit 16](#)
[Pgs. 79-81](#)

D. Supervisor Repak

- 1. Gate Access Control
- 2. Security

E. Supervisor Caprita

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

V. Pending from Prior Workshop(s)

A. Enforcement Action Options – from 03/16/2026 Meeting

VI. Future Workshop

A. Consideration of RAMCO Equipment & Payment Options

[Exhibit 17](#)

[Pg. 83](#)

1. SAGE 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
5. Payment Option #2 - \$3,647.07/month

[Exhibit 18](#)

[Pgs. 85-86](#)

[Exhibit 19](#)

[Pgs. 88-89](#)

VII. Adjournment

EXHIBIT 1

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 2

904.722.1885
info@flbackyard.com



Date	Quote #	Rep
2/3/2026	78316	HOU

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

[illegible]

EXHIBIT 3

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
Management Vesta
Company

Ship To Name Tamaya Beach CDD (Vesta Property Services)
Ship To 12788 meritage Blvd
Jacksonville, FL 32246
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 4



1128 Carmona Place, St. Augustine, FL 32092

Telephone: (904) 315-3933; (904) 315-3944

Quote: 2951

Date: 02/03/26

Quote Expires: 02/18/26

PROJECT:

Tables - Option 1

BILLING ADDRESS:

Tamaya HOA c/o Vesta Property Services

Attn: Ron Zastrocky

SHIPPING ADDRESS:

Tamaya Clubhouse

12788 Meritage Boulevard, Jacksonville, FL 32246

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

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

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

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

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

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

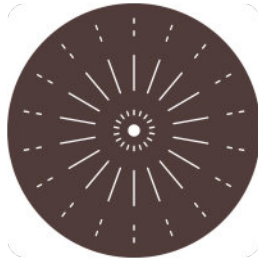
30" Round Bar



Available Patterns:



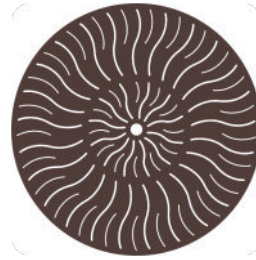
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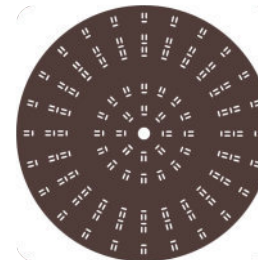
Mayan



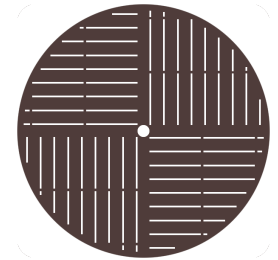
Crop Circle



Sunfire



Enterprise



Boardwalk

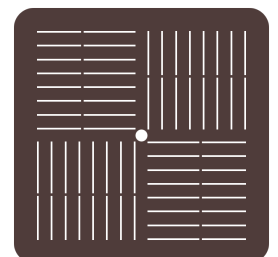
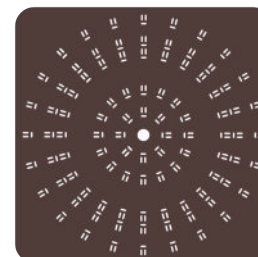
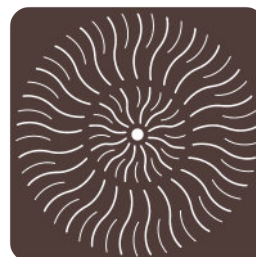
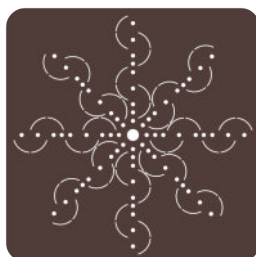
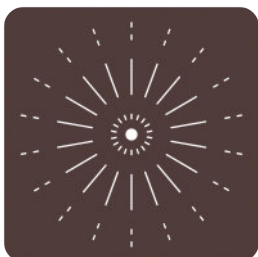
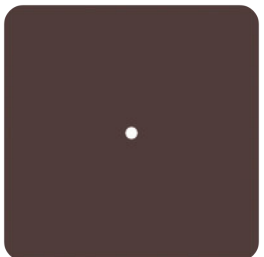
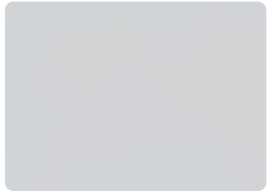


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



Royal Blue



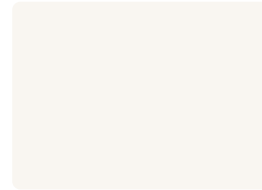
Navy Blue



Grey



Gloss Black



Off White



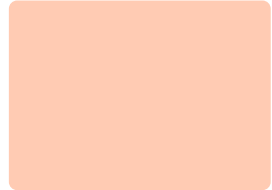
Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



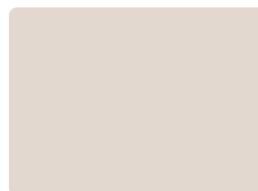
Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame Color Selection

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

Standard Textured Frame Colors



Bronze



Luna



Sand



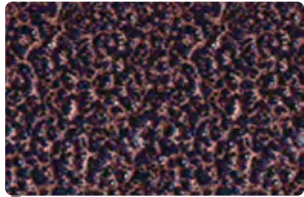
Graphite



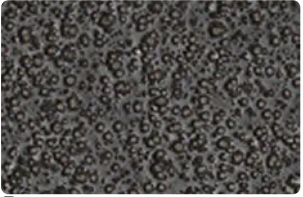
Sandstone



Speckled Oak



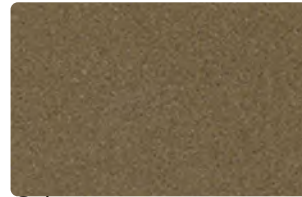
Penny



Pewter



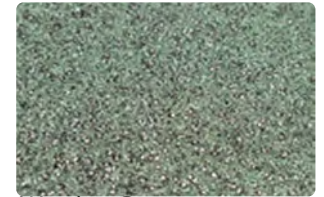
Weather Vein



Sahara



Textured Black



Weather Green

EXHIBIT 5



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

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

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

Purchaser's Signature / Printed Name

Date

Design Option 2 - Punched Aluminum Tables

1" Round Aluminum Frame, Sling Fabric

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

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

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

18" Round Side



125 lb., 24"x24" Top



48" Round Dining



48" Square Dining



*Table legs
will be made
with 1"Round
Aluminum

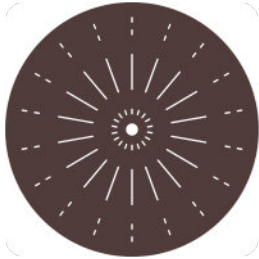
30" Round Bar



Available Patterns:



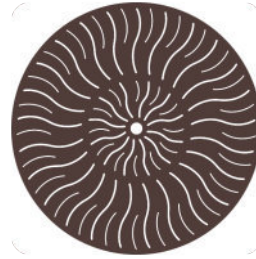
Solid



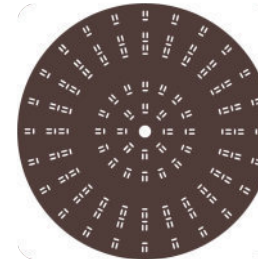
Mayan



Crop Circle



Sunfire



Enterprise



Boardwalk

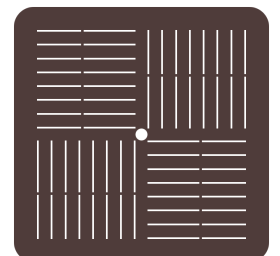
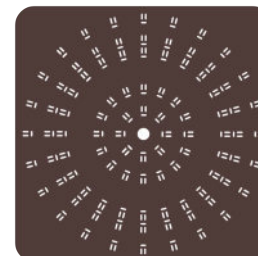
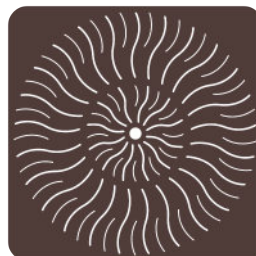
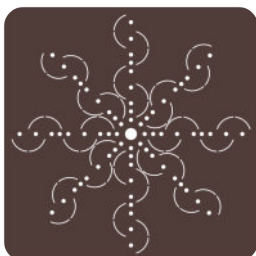
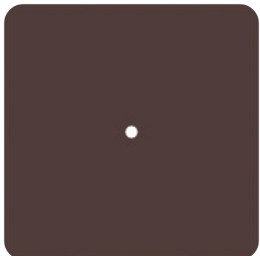
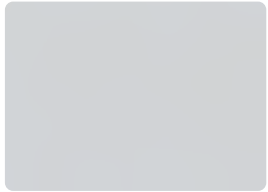


Table Bases available in 1", 1-1/4", 3/4"x1-1/2", 3/4"x2-1/4", 1"x3", and 2-1/2"x2-1/2" - 100% pure extruded aluminum.

Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



Royal Blue



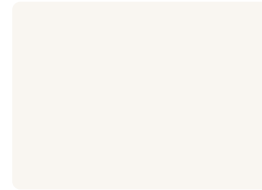
Navy Blue



Grey



Gloss Black



Off White



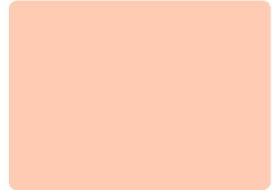
Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



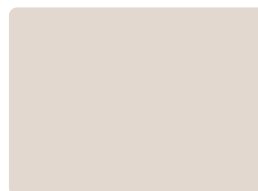
Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame Color Selection

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

Standard Textured Frame Colors



Bronze



Luna



Sand



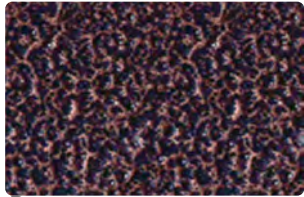
Graphite



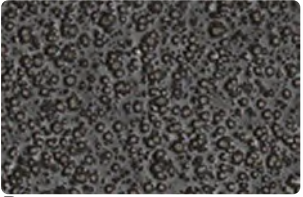
Sandstone



Speckled Oak



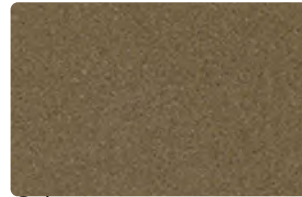
Penny



Pewter



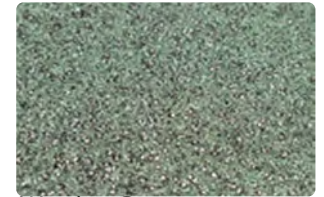
Weather Vein



Sahara



Textured Black



Weather Green

EXHIBIT 6



1128 Carmona Place, St. Augustine, FL 32092

Telephone: (904) 315-3933; (904) 315-3944

Quote: 2954

Date: 02/04/26

Quote Expires: 02/19/26

PROJECT:

Tables - Opt.3

BILLING ADDRESS:

Tamaya HOA c/o Vesta Property Services

Attn: Ron Zastrocky

SHIPPING ADDRESS:

Tamaya Clubhouse

12788 Meritage Boulevard, Jacksonville, FL 32246

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

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

Freight Includes: Yes/No	<i>Estimated Lead Time: 9 - 11 Weeks. 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	\$9,737.00
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

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

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.southernbreezeof.com * (904) 315-3944



Dining Furniture Faux Teak Slats, Aluminum Frame

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

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

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

Round Side Table



Square Perimeter Base Table



Square Pedestal Base Table



Round Perimeter Base Table



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



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



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



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



Trash Receptacle

Dining Furniture Faux Teak Slats, Aluminum Frame

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



Benches with Aluminum Frame & Faux Teak Slats

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

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



4' Bench, Arms



4' Bench, Arms & Arm Caps



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



5' Bench, Arms & Arm Caps



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

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

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

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

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

All Hardware is Stainless Steel.

Faux Teak Recycled Plastic Slats
will not rust or warp.

Portable or Surface Mount.

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

Single or Double Bench Available.

Available in 6' or 8'.

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

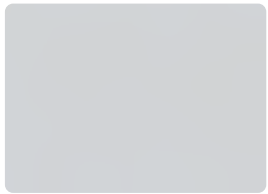
Umbrella Specs:
Overall Height: 115"
Open Clearance: 86"
Closed Clearance: 27.5"
Pole Diameter: 2"



Frame Color Selection

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

Standard Frame Colors



Anodized Silver



White



Vanilla



Yellow



Citron Yellow



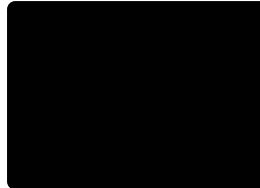
Royal Blue



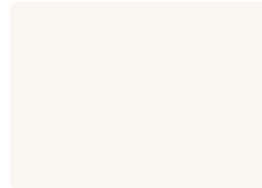
Navy Blue



Grey



Gloss Black



Off White



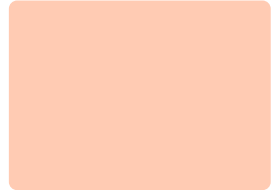
Putty



Coffee



Mistletoe



Papaya



Holly Green



Driftwood



Camel



Dark Green



French Blue



Clover



Lesure Brown



Adobe



Burgandy



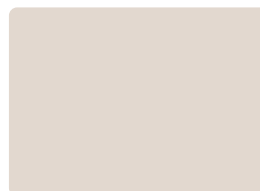
Sherwood Green



Deepwater Blue



Forest Green



Dove

Frame & Faux Teak Color Selection

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

Standard Textured Frame Colors - No Additional Fee



Bronze



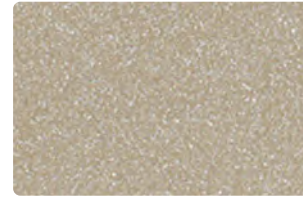
Luna



Sand



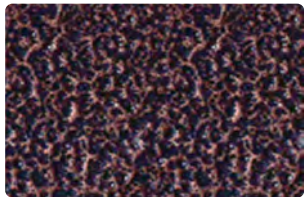
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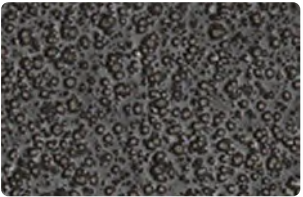
Sandstone



Speckled Oak



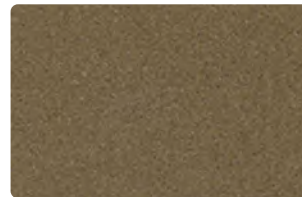
Penny



Pewter



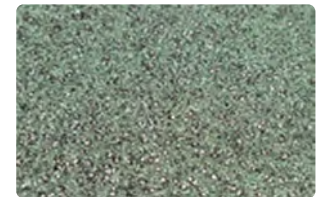
Weather Vein



Sahara

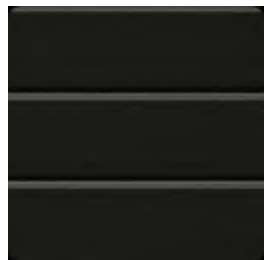


Textured Black

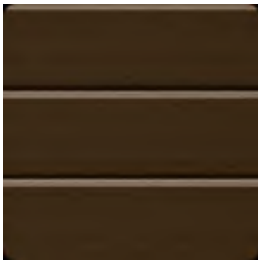


Weather Green

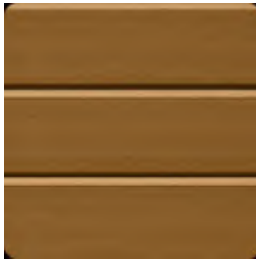
Faux Teak Color Choices



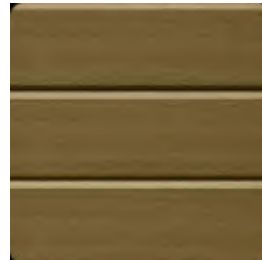
Black



Brown



Cedar



Driftwood



Gray



White

EXHIBIT 7

**AGREEMENT BETWEEN THE BEACH COMMUNITY DEVELOPMENT DISTRICT
AND THE LAKE DOCTORS, INC., FOR POND MANAGEMENT SERVICES**

This Agreement ("Agreement") is made and entered into this 13th day of October, 2025 by and between:

Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Jacksonville, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District"); and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor," together with District the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District operates and maintains twenty two (22) ponds within the boundaries of the District ("Ponds"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pond management services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide pond management services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional pond management services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LAKE MAINTENANCE SERVICES. The Contractor will provide pond management services for the Ponds. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and

systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Two Thousand Three Hundred Sixty-Nine Dollars (\$2,369.00) monthly**. The term of this Agreement shall be from October 1, 2025, through September 30, 2026, with the first treatment commencing within fifteen (15) business days, weather permitting, of execution of this Agreement by both Parties, unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date.

The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - (5) Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that

required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in **Exhibit A**, the terms of this Agreement shall control.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

The Beach Community
Development District

250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, Florida 32708
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request

by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Jim Oliver.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 321-263-0132, DMCINNES@VESTAPROPERTYSERVICES.COM, AND 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 27. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 28. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**THE BEACH COMMUNITY
DEVELOPMENT DISTRICT**

David C. McInnes
Secretary/Assistant Secretary

By: _____
Its: _____

James Kewell
CHAIRMAN

Print Name: David C. McInnes

THE LAKE DOCTORS, INC.

Jesse Mason

Witness

Jesse Mason

Print Name of Witness

Mark A. Seymour

By: _____

Print: Mark A. Seymour

Its: Sales Manager

Exhibit A: Proposal

EXHIBIT A



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Exhibit

MAS720157R

This Agreement, made this 15th day of September 2025 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) Beach Community Development District

MANAGEMENT COMPANY Vesta District Services

INVOICING ADDRESS 250 International Parkway, Suite 208

CITY Lake Mary STATE FL ZIP 32746 PHONE (34) 263-0132

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

**If a Third Party Compliance/Registration or an Invoice Portal is required, it is the customer's responsibility to provide the information

Hereinafter called "CUSTOMER"

REQUESTED START DATE: 10/1/2025
PURCHASE ORDER #: _____

The parties hereto agree to the following:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s).

Twenty (22) lakes associated with Beach Community Development District, Jacksonville Florida.

Includes a minimum of twenty-four (24) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. Note: Term of this agreement October 1, 2025 through September 30, 2026. However, service will continue month-to-month until receipt of an executed agreement or notice of cancellation. *Contingent upon FWC Permit conditions, seasonal availability

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$ <u>2,369.00 Monthly</u>
2. Shoreline Grass and Brush Control Program	\$ <u>INCLUDED</u>
3. Additional Treatments, if Required	\$ <u>INCLUDED</u>
4. Monthly Service Reporting	\$ <u>INCLUDED</u>
5. Water quality testing and analysis, as required	\$ <u>INCLUDED</u>
6. Permit & stocking sterile grass carp to biologically control aquatic weeds*	\$ <u>2,200.00 upon stocking</u>
Total of Services Accepted	\$ <u>2,369.00 Monthly</u>

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement. the balance shall be payable in monthly installments of \$2,369.00 monthly, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15) business days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31, 2025**.

THE LAKE DOCTORS, INC.


Mark Seymour, Sales Manager

CUSTOMER

Signed
Name

 Dated 9/15/2025

EXHIBIT 8



6869 Phillips Parkway Dr S
Jacksonville, FL 32256
904-997-0044

Aquatic Management Agreement

This Agreement dated March 18, 2026 is made between Charles Aquatics, Inc., a Florida Corporation, and

Name Tamaya c/o Ron Zastrocky, Vesta Property Services

Property Address 12788 Meritage Blvd, Jacksonville, FL 32246

Billing Address 245 Riverside Ave, Suite 300, Jacksonville, FL 32202

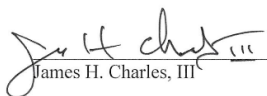
Phone Number 904-577-3075 Cell Number _____ E-Mail rzastrocky@vestapropertyservices.com

Hereinafter called "CLIENT"

The parties hereto agree to the following:

- Charles Aquatics, Inc. agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this Agreement and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this Agreement at the following location:
Twenty-Two (22) stormwater ponds located in Duval County, FL.
- CLIENT agrees to pay Charles Aquatics, Inc. the following sum(s) for the listed aquatic management services:
 - Monthly Aquatic Management Services \$ **2,200.00**
 - Permitting for Triploid Grass Carp \$ **No Charge**
 - Triploid Grass Carp Stocking (Upon Approval) \$ **8.00/fish**
 - Fabrication and Installation of Aluminum Fish Barriers \$ **55.00/s.f.**
 - Physical Removal using Weedrake (floating weeds only) \$ **150.00/hour**
- The terms and conditions in this Agreement (pages 1-3) form an integral part of this Agreement and CLIENT hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned signed and in its entirety to be considered valid.
- The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CLIENT to Charles Aquatics, Inc. within 30 days of issuance.
- The Effective Date of this Agreement is the first day of the month in which aquatic management services are first provided.
- CLIENT warrants he is authorized to execute this Agreement on behalf of the riparian owner and to hold Charles Aquatics, Inc. harmless for consequences of such service not arising out of the sole negligence of Charles Aquatics, Inc. This would include injury or death to humans or animals who swim, drink, boat or fish in waterways. Recreational activities may result in ingesting or coming into contact with harmful, pathogenic microorganisms.
- CLIENT agrees to reimburse Charles Aquatics, Inc. for all processing fees for registering with third party companies for compliance monitoring services.

Charles Aquatics, Inc.


James H. Charles, III

CLIENT

Sign _____

Print _____

Date _____

Terms & Conditions

1. Control Methods: Aquatic Management Services will be provided by environmentally safe water management practices using one or more of the following established methods and techniques where applicable for the control of non-native, invasive or noxious species of aquatic weeds:
 - a. Chemical Control: this method consists of periodic applications of aquatic herbicides and algacides to control aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algacides, dissolved oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for the oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control. Shoreline weeds that border the water's edge, such as torpedo grass, alligator weed and cattails, will be controlled with herbicide treatments. Many of these species take several months or longer to fully decompose. CLIENT is responsible for any desired physical removal at an additional cost.
 - b. Biological Control: this method consists of stocking of weed-eating fish, primarily Triploid Grass Carp. CLIENT acknowledges that prior to fish stocking, governmental permits may be required and there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking.
 - c. Mechanical Removal: this method consists of the physical removal of floating aquatic weeds from waterways. The disposal site of the removed weeds will be determined by mutual agreement between Charles Aquatics, Inc. and the CLIENT. This service is available for an additional fee but is not included in this Agreement.
 - d. Trash: Trash and light debris floating within and from the areas immediately surrounding the waterway(s) may be collected during the regularly scheduled service. Trash and light debris is defined as litter such as cups, plastic bags and other man-made materials that will fit into a 5 gallon bucket. Large or dangerous items such as biohazards, landscape debris or construction debris will not be included. Styrofoam materials are excluded. Removal of 100% of lake trash is not guaranteed.
2. Disclaimer - Neither party to this Agreement shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
3. Damages - Charles Aquatics, Inc. agrees to hold CLIENT harmless from any loss, damage or claims arising out of the sole negligence of Charles Aquatics, Inc. However, Charles Aquatics, Inc. shall in no event be liable to the CLIENT or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
4. Access: CLIENT agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Access should be on an unobstructed utility or drainage easement and allow for 10' wide by 10' high, provide a firm surface for passage of boat, boat trailer and towing vehicles, have a grade of no greater than 45°, and not require crossing bulkheads surrounding waterway(s). In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this Agreement may be terminated or renegotiated.
5. Time-Use Restrictions: When Federal and State regulations require water time-use restrictions following the application of aquatic herbicides, Charles Aquatics, Inc. will notify the CLIENT in writing of such restrictions at the time of treatment. It shall be the responsibility of the CLIENT to comply with the restrictions throughout the required period of time-use restrictions. CLIENT understands and agrees that notwithstanding any other provisions of this Agreement, Charles Aquatics, Inc. does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
6. Insurance: Charles Aquatics, Inc. shall maintain the following insurance coverage: Automobile Liability, General Liability, and Pollution Liability. Workers' Compensation coverage is also provided at statutory limits. Charles Aquatics, Inc. will submit certificates of insurance upon request.
7. Payment terms: CLIENT understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CLIENT places their account on hold, an additional start-up fee may be required due to aquatic re-growth. All invoices will be paid within 30 days of the date of the invoice. Payments made after 30 days will be considered in arrears and will be assessed interest charges in the amount of 1.5% for each month payment is late. CLIENT agrees to reimburse Charles Aquatics, Inc. for any bank charges and handling fees resulting from a returned check.
8. Non-payment/Default: In the case of non-payment by the CLIENT, Charles Aquatics, Inc. reserves the right, following written notice to the CLIENT, to terminate this Agreement and reasonable attorneys' fees and costs of collection shall be paid by the CLIENT, whether suit is filed or not.
9. Renewal: Upon completion of this Agreement or any extension thereof, this Agreement shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of Charles Aquatics, Inc., CLIENT agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.

10. Termination: Termination of this Agreement may be made in writing at any time by Charles Aquatics, Inc. or by the CLIENT. The effective date of any termination will be the last day of the month during which written notice is received and acknowledged by the recipient. In the event CLIENT terminates the Agreement prior to the end of the initial year, CLIENT agrees to pay Charles Aquatics, Inc. for the balance of the agreement.
11. Assignment of this Agreement: This Agreement is not assignable by the CLIENT except upon prior written consent by Charles Aquatics, Inc.
12. Alterations and Modifications: This three (3) page Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both Charles Aquatics, Inc. and the CLIENT.
13. Disclosure: CLIENT agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this Agreement and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscaping around pond is effluent or reclaimed water			
b) Water from the treated waterway(s) is used for irrigation			
c) Water from the treated waterway(s) is used for human or animal consumption			
d) Treated waterway(s) are not used for swimming by humans or pets			
e) Treated waterway(s) have been mitigated (government required aquatic planting) or are scheduled to be mitigated.			
f) Any special use of treated waterway(s) which may conflict with treatments			
g) The presence of fish such as Triploid Grass Carp, Tilapia or Koi in the treated waterway(s)			
h) Restrictions on the use of any aquatic herbicides or algaecides in the waterway(s) to be treated			
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating			

14. For any condition(s) checked "YES" above, please provide additional details below:

15. CLIENT agrees that its failure to disclose any conditions listed above may compromise Charles Aquatics, Inc.'s capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the Agreement. Any failure disclose any condition which hinders or significantly changes Charles Aquatics, Inc.'s ability to provide their services does not relieve CLIENT's obligation to pay for the services provided under the terms and conditions of this Agreement.

EXHIBIT 9



Restoring Balance. Enhancing Beauty.

Proposal for Services 2026 Annual Pond Management

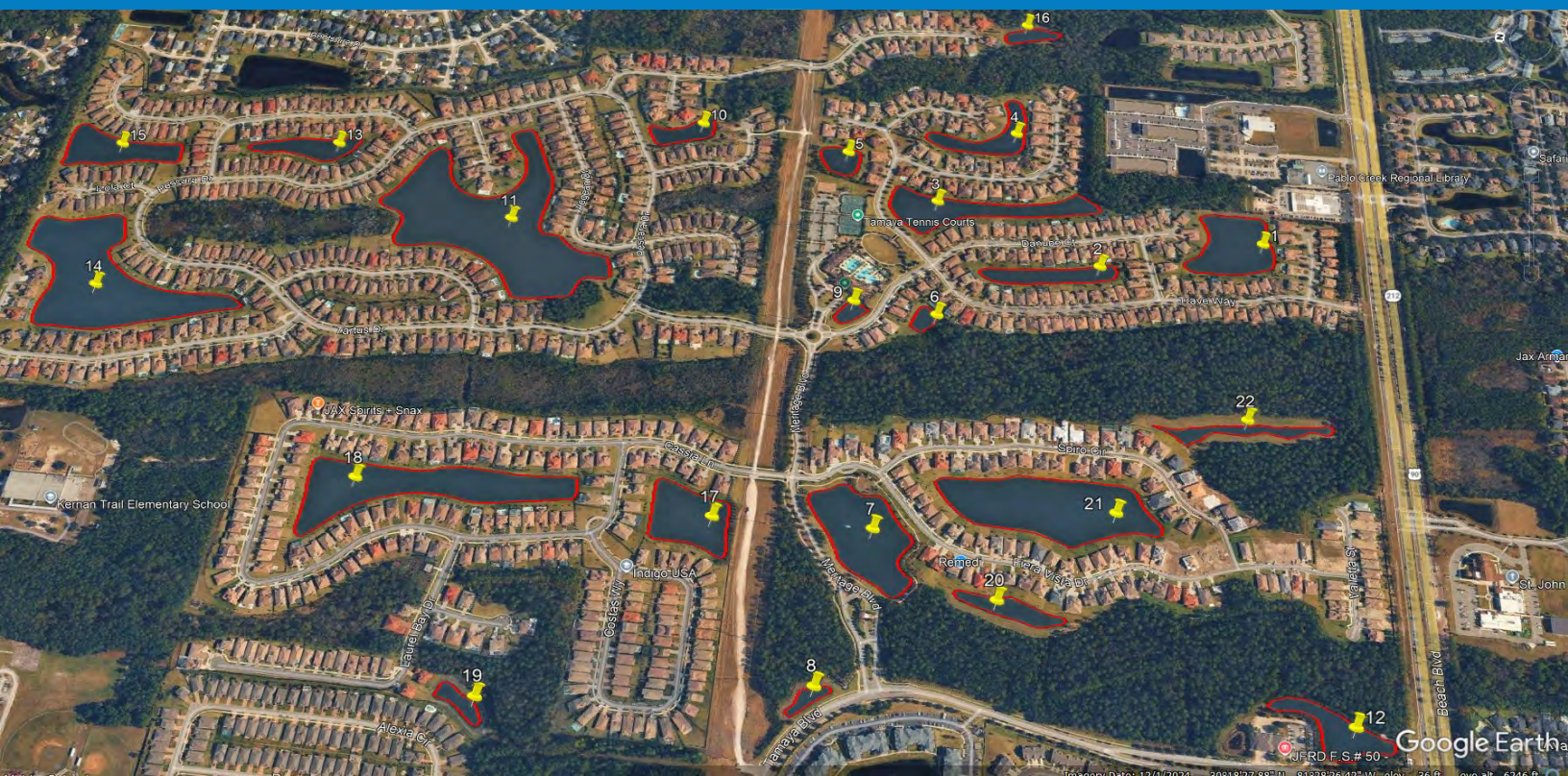
PROPOSAL FOR:

Tamaya Beach CDD
Ron Zastrocky - Primary Contact
rzastrocky@vestapropertyservices.com
12788 Meritage Blvd
Jacksonville, FL 32246

PROPOSAL BY:

SOLitude Lake Management
Jay Bagley - Business Development Consultant
jbagley@solitudelake.com
615-415-5717

March 24, 2026





SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond one time per month January through December.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





SCHEDULE A - ANNUAL POND MANAGEMENT (CONTINUED).

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.





COMMUNICATION AND PAYMENT REQUIREMENTS.

Communication and Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.
2. Company will schedule monthly service visits with the designated community contact.
3. Company will notify the designated contact at least twenty-four (24) hours prior to service visit.

Payment Requirements:

1. SOLitude shall invoice Customer for the services to be provided under this Agreement on the first day of each month when service is due. Payment is due by the end of that same month.
2. Invoices will be sent via email to the billing email address provided by the Customer.
3. SOLitude Lake Management provides a complimentary customer portal for all customers to easily access upcoming service appointments, service history reports, invoices, and more. For further information, please click the following link: <https://www.youtube.com/watch?v=PhDsg1AQgqs>

Service Report Example:

Service Report

SOLITUDE
LAKE MANAGEMENT

Work Order Number: 0011111
Created Date: 2/1/2023

Account Contact: Community HOA
Address: 1111 Lake Blvd, Orlando, FL 32809

Work Details

Specialist Comment to Customer: Site has been treated for aquatic weeds

Assigned Resource:

Work Order Assets

Priority	Status	Product/Item Type
Community HOA LAKE ALL	Treated	

EXAMPLE

Invoice Example:

SOLITUDE
LAKE MANAGEMENT

Please Remit Payment to:
Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (800) 480-0253
Fax #: (888) 358-0288

INVOICE
Page: 1

Invoice Number: PS-11111
Invoice Date: 2/1/2023

Bill To: Community HOA
C/O Management Co.
1111 Lake Blvd
Orlando, FL 32809

Ship To: Community HOA
C/O Management Co.
1111 Lake Blvd
Orlando, FL 32809

Ship Via:

Customer ID: 11111
P.O. Number:
P.O. Date:
Our Order No.:

EXAMPLE

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





****All packages are customizable should you want to opt in or out of a specific service, or change the length of the contract.***

Service	Base Program 6 services	Premium Management 8 services	Proactive Management 10 services
Monitoring/ Visual Inspections			
Algae Control			
Aquatic Weed Control			
Shoreline Weed Control			
Pond Dye			
Trash Removal			
Biological Augmentation			
Water Quality Restoration			
Water Quality Monitoring			
Mosquito Control			

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





2026 Annual Pond Management Price Options

Service Frequency	Yearly Cost	Monthly Price
<u>Proactive Annual Pond Management</u>	Available upon request.	
<u>Premium Annual Pond Management</u>	Available upon request	
<u>Base Program Annual Pond Management</u> 12 Service Appointments	\$24,000.00	\$2,000.00
<u>3 Year: Base Program Annual Pond Management</u> 36 Service Appointments	\$21,720.00	\$1,810.00

****All packages are customizable should you want to opt in or out of a specific service, or change the length of the contract.***

Note: The prices shown above are valid for 30 days from the date of this quotation.

*All prices shown are **all inclusive of all product and labor** associated with the services being offered. We do not** bill for additional products.*

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



EXHIBIT 10

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



Turn Page

Proposal

Paver Repairs, (Front and Gym gates)

	NEW COLOR	#COATS
Paver Repair 3, (Front gate & gym gate) Repair standard pavers at entrance and exit of front gate as specified Repair standard pavers at new gate adjust to gym hallway as specified.	N/A	1
PAVER REPAIRS, (FRONT AND GYM GATES) SUBTOTAL		\$6,286.00
		GRAND TOTAL \$6,286.00

#32856276

**Beach CDD -
32856276 - Beach
CDD**

**360 Painting of
Jacksonville**

Welcome

About Us

Insurance

Proposal

Agreement

Certificate of
Completion

EXHIBIT 11



Tamaya Paver Repairs

Estimate 31513-1

paver repair at front gate entry and exit, and pool gate (not where the electrical conduit is being buried).
HOA will have pavers

Prepared By

Stayc Herzig
Herzig Cabinets and Remodeling
(904) 710-0116
herzigjax@herzigconstruction.com
4301 Seabreeze Dr, Jacksonville, FL 32250, USA

Prepared For

Ron Z
Tamaya HOA
(904) 577-3075

**Estimate 31513-1**

Issue Date March 11, 2026

Expires March 11, 2026

DESCRIPTION**TOTAL****Paver Repair (4 Areas)****\$5,460.00****Pool Gate Paver Repair:**

- *Remove broken pavers around black metal gate
- *Add sand, pack down consistent with existing pitch
- *Install new pavers in herringbone pattern
- *HOA will supply pavers
- *Sweep paver sand into joints
- ***NOTE: may need to jackhammer and repour concrete at fence

Exit pavers at Tamaya Blvd & 12750 Meritage Blvd outside of exit where pavers are dipping:

- *Remove 12 x 7' area where pavers are sinking
- *Pour sand and repack consistent with existing pitch
- *Lay pavers to blend with design
- *HOA will supply pavers
- *Sweep paver sand into joints

Entry Pavers at address 12750 Meritage, at turn onto Meritage Blvd from Tamaya Blvd:

- *Remove 6'x 4' of pavers that are sinking at entry area
- *Remove 9 LF border where pavers are sinking
- *Remove 3' x 3' of pavers that are sinking at entry area
- *Pour sand and repack consistent with existing pitch
- *Lay pavers to blend with design
- *HOA will supply pavers
- *Sweep paver sand into joints

Gate area entry on Meritage Rd:

- *Remove 7' x 8' of pavers that are sinking in the middle of the entry
- *Pour sand and repack consistent with existing pitch
- *Lay pavers to blend with design
- *HOA will supply pavers
- *Sweep paver sand into joints

HCR will provide materials and machinery EXCEPT for pavers

TOTAL**\$5,460.00**

This document is an estimate only and good for 30 days from the receipt of the estimate.

The above specifications, costs, and terms are hereby accepted._____
RON TAMAYA_____
DATE

EXHIBIT 12



Tamaya HOA Drywall

Estimate only 31521-1

Drywall 4x4' area and 1x1' in closet at the clubhouse. Repair only, Ron will paint

Prepared By

Stayc Herzig
Herzig Cabinets and Remodeling
(904) 710-0116
herzigjax@herzigconstruction.com
4301 Seabreeze Dr, Jacksonville, FL 32250, USA

Prepared For

Ron Z
Tamaya HOA
(904) 577-3075

**Estimate only 31521-1**

Issue Date March 26, 2026

Expires March 26, 2026

DESCRIPTION	TOTAL
Drywall repair Media AC Room in the Clubhouse: *Install (1) metal guard to protect pipes *Drywall patch 4'x4' and 1'x1' area *Mud, sand, texture patch area to blend *Client will paint	\$875.00
TOTAL	\$875.00

This document is an estimate only and good for 30 days from the receipt of the estimate.

*By approving this estimate, we will provide you with a proposal to initiate your project.

*To make changes to this estimate, please contact your Herzig representative.

The above specifications, costs, and terms are hereby accepted.

RON TAMAYA

DATE

EXHIBIT 13

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](#)



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

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

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

Root Pruning

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

Growth Regulator

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

Ron Zastrocky

Your Community. Field Operations Manager

Our Commitment. C. 904-577-3075

Vesta Property Services

245 Riverside Ave, Suite 300.

Jacksonville, FL 32202

www.VestaPropertyServices.com

-

[Careers | Request Proposal](#)

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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 14

Sales Quote**Sales Quote Number: 845302**

KaTom Restaurant Supply, Inc.
305 Katom Dr.
KODAK, TN 37764

Page: 1

Sales Quote Date: 3/19/2026	Due Date 3/19/2026	Ship Date 3/19/2026
Customer ID 1912945	Contact Oliver Ingram	SalesPerson Isabella Mills
Cust. Phone (904) 329-2277	Cust. Fax	Quote Expires: 3/24/2026
oingram@vestapropertyservices.com		

Sell

To: Vesta Property Services
Oliver Ingram
17288 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Ship

To: Vesta Property Services
Oliver Ingram
17288 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Terms CREDIT CARD	Ext Doc No.	Your Reference	Ship Via	Loc Code KODAK	Loc Phone	Loc Fax
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Blueprint

<u>No.</u>	<u>Number</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
	608-DEV500SG30LP	DEV500SG-30-LP ICE-DEVICE 460LB W/25LB TOTE LOW PROFILE Free Shipping to Customer	1	EA	4,498.58	4,498.58
	608-00917054	Must Ship LTL 00917054 CORRECTIONAL PACKAGE (NO WINDOW) LOWER	1	EA	1,742.25	1,742.25
	399-AR10000P	AR-10000-P ARCTIC PURE PLUS PRIMARY WATER FILTER ASSY	1	EA	240.65	240.65
	399-IDT0420A161	IDP0420A 161 ICE MAKER AIR DICE 463LB 22" ES 115/1 Item Ships in 1-3 Business Days from Vendor Free Shipping to Customer Must Ship LTL	1	EA	3,583.27	3,583.27

Sales Quote**Sales Quote Number: 845302**

KaTom Restaurant Supply, Inc.
305 Katom Dr.
KODAK, TN 37764

Page: 2

Sales Quote Date: 3/19/2026	Due Date 3/19/2026	Ship Date 3/19/2026
Customer ID 1912945	Contact Oliver Ingram	SalesPerson Isabella Mills
Cust. Phone (904) 329-2277	Cust. Fax	Quote Expires: 3/24/2026
oingram@vestapropertyservices.com		

Sell

To: Vesta Property Services
Oliver Ingram
17288 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Ship

To: Vesta Property Services
Oliver Ingram
17288 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Terms CREDIT CARD	Ext Doc No.	Your Reference	Ship Via	Loc Code KODAK	Loc Phone	Loc Fax
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Blueprint

<u>No.</u>	<u>Number</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
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Website: **katom.com** **Phone:** **(800) 541-8683** **Fax:** **(800) 821-9130**

This office will follow up with you within 24 hours to ensure you received this quotation. Quotation must be signed below to be official.

Submitted by: _____ **Accepted by:** _____

Subtotal: 10064.75
S, H, & I: 55.00
Total Sales Tax: 986.68
Total: 11106.43

Federal and/or State tax laws may apply at the time of invoicing.

BY PLACING YOUR ORDER, YOU ACKNOWLEDGE AND AGREE THAT YOU HAVE READ AND AGREE TO BE BOUND BY KATOM'S POLICIES AND PROCEDURES STANDARD TERMS AND CONDITIONS, POLICIES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO THE KATOM PRIVACY POLICY, RETURN POLICY, SHIPPING POLICY, AND TERMS AND CONDITIONS (WHICH INCLUDE DISCLAIMERS AND LIMITATIONS OF KATOM'S LIABILITY, AS WELL AS A PROVISION WHEREBY YOU AGREE TO ARBITRATE ALL DISPUTES), LOCATED AT WWW.KATOM.COM/POLICY (COLLECTIVELY, THE "TERMS"). PLEASE CALL 1-800-541-8683 TO OBTAIN A PHYSICAL OR E-MAIL COPY OF THE TERMS. THE TERMS ARE ALSO AVAILABLE BY SCANNING THE QR CODE IN THE BOTTOM RIGHTHAND CORNER OF THIS QUOTE WITH THE CAMERA OF YOUR MOBILE DEVICE. IF YOU DO NOT AGREE TO BE BOUND BY ALL PROVISIONS OF THE TERMS, YOU MUST NOTIFY KATOM WITHIN TEN (10) DAYS OF RECEIPT OF THIS QUOTE AND IMMEDIATELY REJECT AND RETURN ALL GOODS TO KATOM. YOUR USE OF THE GOODS, OR YOUR FAILURE TO REJECT AND RETURN THE GOODS TO KATOM WITHIN TEN (10) DAYS, SHALL CONSTITUTE ACCEPTANCE OF ALL TERMS.



iT0420 Ice Cube Machine

Models

☐ IDT0420A ☐ IYT0420A ☐ IDT0420W ☐ IYT0420W


Indigo NXT Series iT0420
Ice Machine on D320 Bin
*Ice Machine and Bin sold separately

Designed for operators who know that ice is critical to their business, the Indigo NXT Series ice machine's preventative diagnostics continually monitor itself for reliable ice production. Improvements in cleanliness and programmability make your ice machine easy to own and less expensive to operate.

- **New levels of Performance** – Showcasing an average of 41% lower energy consumption, 21% reduction in in potable water usage and a 34% reduction in condenser water usage. This translates into lower cost of ownership over the life of your machine.
- **easyTouch[®] Display** - New icon based touch screen takes the guess work out of owning and operating an ice machine.
- **Programmable Ice Production** – Now its super easy to program your ice machine to be off at certain times of the day to save money with fluctuating electrical rates. Also programmable by daily ice production volume and night time programming.
- **Easy to Clean Foodzone** – Hinge front door swing out for easy access. Removable water-trough, distribution tube, curtain, water probe and water pump for fast and efficient cleaning. Selected components are made with AlphaSan[®] antimicrobial.
- **Intelligent Diagnostics** – Provides 24 hour preventative maintenance and diagnostic feedback for trouble free operation.
- **Acoustical Ice Sensing Probe** – Unique patented technology allows for reliable operation in challenging water conditions and environments
- **DuraTech[®] Exterior** – Provides superior corrosion resistant above stainless steel. Innovative clear-coat resists fingerprints and dirt making it easier to keep clean.
- Available **LuminIce[®] II Virus and Bacteria Inhibitor** – Controls viruses, bacteria, mold, and yeast within the food zone to keep the ice machine clean longer. A new sanitation icon lets you know the operational status.
- **Active Sense** – insures consistent ice harvest in all environmental conditions. This software works in conjunction with the acoustical ice sensing probe improving reliability and performance

Ice Machine Electric

115/60/1 standard
(208-230/60/1also available)

Minimum circuit ampacity:

Air-cooled: 11.3, 115v, 5.5 208-230v
Water-cooled: 10.6, 115v, 5.2 -208-230v

Maximum fuse size:

Air-cooled: 15 1ph
Water-cooled: 15 1ph

Specifications

BTU Per Hour:
3,800 (average),
and 6,000 (peak)

Refrigerant:

R410A CFS - Free
Lowers global warming
by 48%51.1 kPa)

Operating Limits:

- Ambient Temperature Range:
40 to 110 F (4.4 to 43.3 C)
Water Temperature Range:
40 to 90 F (4.4 to 32.2 C)
- Potable Water Pressure:
Min. 20 psi (137.9 kPa)
Max. 80 psi (551.1 kPa)
- Condenser Water Pressure:
Min. 20 psi (137.9 kPa)
Max. 276 psi (1902.95 kPa)



Ice Shape



Half Dice
3/8" x 1 1/8" x 7/8"
(.95 x 2.86 x 2.22 cm)



Dice
7/8" x 7/8" x 7/8"
(2.22 x 2.22 x 2.22 cm)





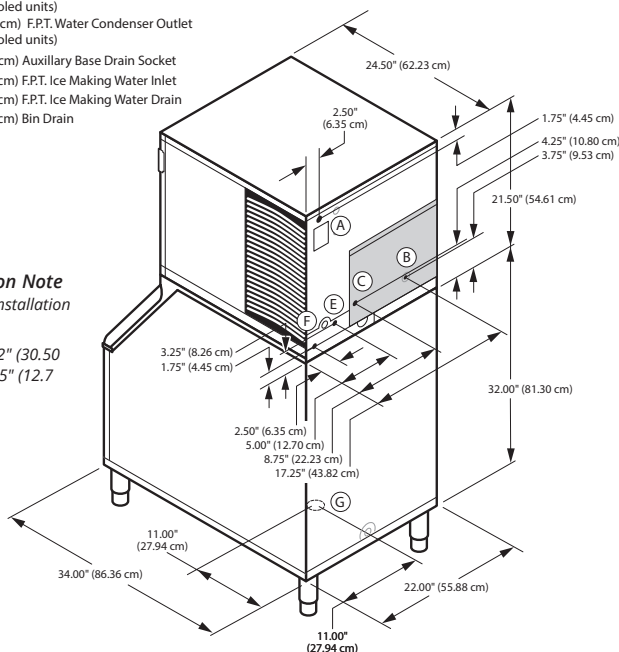
iT0420 on D-320 Storage Bin

- (A) Electrical Entrance (2) Options
- (B) 3/8" (0.95 cm) F.P.T. Water Condenser Inlet (water-cooled units)
- (C) 1/2" (1.27 cm) F.P.T. Water Condenser Outlet (water-cooled units)
- (D) 1/2" (1.27 cm) Auxiliary Base Drain Socket
- (E) 3/8" (0.95 cm) F.P.T. Ice Making Water Inlet
- (F) 1/2" (1.27 cm) F.P.T. Ice Making Water Drain
- (G) 3/4" (1.91 cm) Bin Drain

Installation Note

Minimum installation clearance:

Top/side: 12" (30.50 cm)
Back is 5" (12.7 cm)



Space-Saving Design



	iT0420 D-320	iT0420 D-420
Height	59.50" 151.13 cm	71.50" 181.61 cm
Width	22.00" 55.88 cm	22.00" 55.88 cm
Depth	34.00" 86.30 cm	34.00" 86.30 cm
Bin	264 lbs.	383 lbs.
Storage	118 kgs.	174 kgs.

Height includes adjustable bin legs 6.00" to 8.00", (15.24 to 20.32 cm) set at 6.00" (15.24 cm).
Bin capacity is based on 90% of the volume x 33 lbs/ft³ average density of ice.

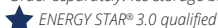
Specifications

	Model	Ice Shape	Ice Production 24 Hours		Power Usage kWh/100 lbs. @90°F Air/70°F F	Potable Water Usage/100 lbs. 45.4 kgs. of Ice
			70°F Air/ 50°F Water	90°F Air/ 70°F Water		
AIR COOLED	IDT0420A	dice	470 lbs.	375 lbs.	5.6 ★	19.9 Gal.
			213 kgs	170 kgs		73.3 L
	IYT0420A	half-dice	460 lbs.	375 lbs.	5.55 ★	19.9 Gal.
WATER COOLED	IDT0420W	dice	454 lbs.	400 lbs.	4.28	19.9 Gal.
			206 kgs	181 kgs		73.3 L
	IYT0420W	half-dice	490 lbs.	425 lbs.	4.24	19.9 Gal.
			222 kgs.	193 kgs		73.3 L

* Water-cooled Condenser Water Usage / 100 lbs. /45.4 kgs. Of Ice: 140 gal/ 530 L.

*Water-cooled models are excluded from ENERGY STAR qualification.

Order separately: Ice storage bin for all units



Accessories

LuminIce® II Virus and Bacteria Inhibitor
controls viruses and bacteria in the ice machine.



External Scoop holder
protect the ice scoop with the NSF approved versatile scoop holder.



Arctic Pure® Plus
reduce sediments and chlorine contaminants down to .5 microns. Use with Pre-filter recommended.



iAuCS®
schedules and performs routine ice machine cleaning automatically.



Manitowoc Ice reserves the right to make changes to the design or specifications without prior notice.



DEV1010SG-48-LP shown

Single door Ice•Device™

low-profile with Totes™ ice carrier

Features

Designed with speed, safety and sanitation in mind

- elevated ice storage bin uses gravity to dispense ice through a chute seven times faster than scooping
- dispensing into a Totes ice carrier eliminates scooping by hand to help prevent cross-contamination
- industry exclusive SmartGATE® ice shield controls the flow of ice to reduce spill and limit contact with ice
- locks in three positions and returns easily to full down position

Fresher ice

- first ice in is first ice out

Ice compatibility

- compatible with most non-flake ice types, including customer preferred Chewblet® ice and cube ice

Durable, user-friendly construction

- full stainless bin exterior and 10.00" (2.54 cm) flanged legs
- corrosion-resistant poly bin liner and ABS top
- heavy duty "stay-open" PowerHinge™ door hinge – easy one hand open and close without door catches

Rugged poly Totes ice carrier

- limits lifted weight to 25 lb (11 kg) for safe ice delivery
- rectangular design facilitates pouring into beverage dispensers, wait stations and ice wells

Easy installation

- comes with ice access door assembly attached to body of bin
- only 31.00" (78.7 cm) wide to fit through standard door openings by removing front door assembly (4 screws, no sealant)
- drain elbow with 1.00" (2.54 cm) barb fitting provided

Warranty

- parts and labor for corrosion repair for useful life of product
- 5 years parts and labor on all other integral components
- 3rd party ice machines must be installed and operated in accordance with the manufacturer's instructions
- visit follettice.com for complete warranty details

Includes:

- custom-cut non-corroding ABS top
- optional Flexi-Top™ ice bin top system for 48.00" (121.9 cm) and 60.00" (152.4 cm) wide models – allows many ice machines to fit one top
- single Totes ice carrier
- 82 oz (2.4 L) plastic ice scoop
- paddle and rake tool set with hanging bracket

Accessories

Additional accessories (refer to form# 3435)

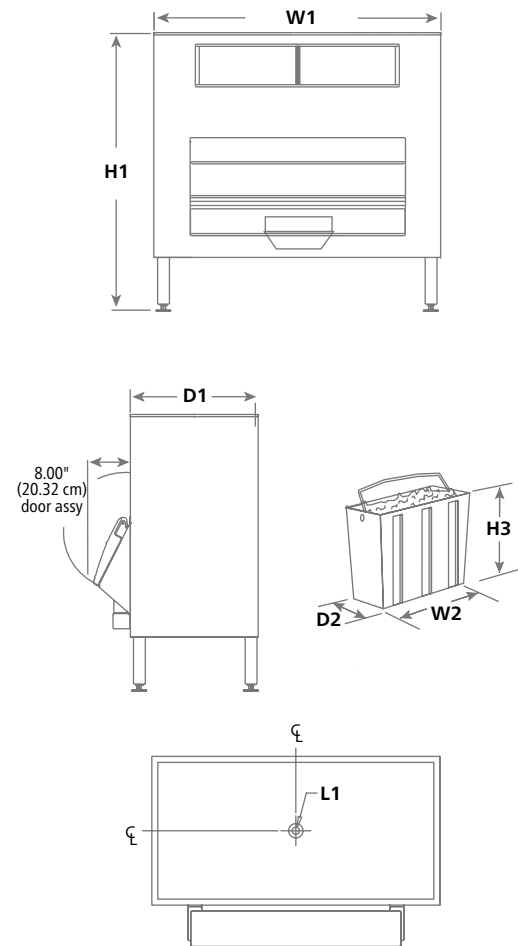
Specification

Maximum bin capacity ¹	see model table below
W1 Bin width	see model table below
D1 Bin depth	31.00" (78.7 cm)
Bin depth with lower door assembly ²	39.00" (99.1 cm)
Bin depth with door fully extended	49.50" (125.7 cm)
H1 Bin height with legs ³	see model table below
Required door access ⁴	32.00" (81.3 cm)
W2 Tote width	39.7 cm (15.62")
D2 Tote depth	18.08 cm (7.12")
H2 Tote height	38.1 cm (15.00")
L1 Drain ⁵	1.00" FPT, center of bin bottom (drain elbow supplied)
Dispense rate	up to 5 lb (2.3 kg) per second
Ice compatibility	cube ice and Chewblet ice
Approximate ship weight	see model table below

NOTE: For indoor use only

SHORT FORM SPECIFICATION: Ice•Device system to be Follett model _____ elevated bin, 10.00" (25.4 cm) flanged legs and Totes ice carrier with front ice chute and industry-exclusive SmartGATE ice shield. Bin to hold approximately _____ lb (kg) of ice. Exterior finish of bin to be full stainless front, sides, back and bottom. Bin liner to have non-corroding polyethylene walls and stainless steel bottom. Bin insulation to be CARB compliant non-HFC foam, bonded to shell and liner for added structural strength. Bin top to be ABS and custom-cut for ice machine(s) to be used. Lower door assembly to include non-corroding poly access door, poly lift door with PowerHinge to eliminate gasket and latches, and inner SmartGATE to positively control ice flow into access door area. Entire lower door assembly to be easily removable for installation through narrow doors. Upper inspection window (on all models except DEV500SG-30, DEV860SG-48 and DEV1080SG-30) to be double-wall poly to increase durability and minimize ice melt and condensation. Totes to be of one-piece, molded poly with swivel handle. All models to be equipped 82 oz (2.4 L) plastic ice scoop and paddle and rake tool set. NSF listed.

Dimensional drawing



FLEXI-TOP, ICE•DEVICE, POWERHINGE, SMARTCART and TOTES are trademarks of Follett Products, LLC. CHEWBLET, FOLLETT and SMARTGATE are registered trademarks of Follett Products, LLC, registered in the US. Follett reserves the right to change specifications at any time without obligation. Certifications may vary depending on country of origin.

Model	Maximum bin capacity lb (kg) ¹	Cubic volume cu ft (m)	Width - W1 in (cm)	Height with legs ³ - H1 in (cm)	Approximate ship weight lb (kg)
DEV500SG-30-LP ⁶	460 (209)	14.80 (0.41)	30.00 (76.2)	48.75 (123.8)	186 (85)
DEV700SG-30-LP	680 (309)	21.70 (0.61)	30.00 (76.2)	64.25 (163.2)	229 (104)
DEV860SG-48-LP ⁶	860 (391)	25.50 (0.72)	48.00 (121.9)	50.25 (127.6)	288 (131)
DEV1010SG-48-LP	1000 (454)	31.90 (0.90)	48.00 (121.9)	60.25 (153.0)	277 (126)
DEV1175SG-48-LP	1185 (538)	37.60 (1.06)	48.00 (121.9)	66.25 (168.3)	319 (145)
DEV1300SG-48-LP	1320 (599)	41.90 (1.19)	48.00 (121.9)	68.75 (174.6)	342 (156)
DEV1160SG-56-LP	1170 (531)	37.30 (1.06)	56.00 (142.2)	60.25 (153.0)	296 (135)
DEV1350SG-56-LP	1360 (617)	43.20 (1.22)	56.00 (142.2)	66.25 (168.3)	353 (161)
DEV1080SG-60-LP ⁶	1080 (490)	34.30 (0.97)	60.00 (152.4)	50.25 (127.6)	297 (135)
DEV1325SG-60-LP	1325 (602)	42.00 (1.19)	60.00 (152.4)	60.25 (153.0)	373 (170)
DEV1475SG-60-LP	1490 (676)	47.40 (1.34)	60.00 (152.4)	66.25 (168.3)	356 (162)
DEV1650SG-60-LP	1660 (754)	52.80 (1.50)	60.00 (152.4)	68.75 (174.6)	336 (153)

- Computed on cubic volume of bin. Does not reflect cart capacity or voids that can occur due to pyramiding.
- Lower door assembly easily removed for installation access.
- Special top required for ice machines weighing more than 1000 lb (454 kg). Add 0.5" (1.27 cm) to height. Contact factory.
Note: Not available for model DEV500 and DEV700.
- Required clearance for installation access through doors (may require removal of lower door assembly).
Note: DEV500 and DEV700 require 31.00" (78.7 cm) of clearance.
- Follett recommends installation of a floor drain with grate with all ice storage bins. Consider cart positioning when locating the drain.
Clearance required to pull cart from below bin — minimum 36.00" (91.4 cm), optimal 40.00" (101.6 cm).
- DEV500SG-30, DEV860SG-48 and DEV1080SG-60 do not have upper inspection window.

Single door Ice•Device, low-profile



EXHIBIT 15

AXE SIGNS + WAYFINDING

Joe Hearn | 561-875-1853 | joe@axesigns.com
801 S Olive Ave, Unit 220, West Palm Beach, FL 33401

PROJECT ESTIMATE

Client:	Tamaya Community Development District
Contact:	Oliver E. Ingram
Project:	Tamaya Entrance Digital Monument Sign (Single-Sided)
Location:	12788 Meritage Blvd, Jacksonville, FL 32246

Scope of Work

Fabrication and installation of a single-sided electronic message center monument sign installed at the Tamaya entrance island approaching the community gate.

Digital Display	Single-sided LED message center, 4' x 5', 6mm outdoor full-color display
Monument Structure	Custom steel structure with decorative architectural monument enclosure
Electrical	Power connection, wiring, controller setup
Installation	Delivery, equipment, footing, installation and commissioning

Item	Amount
6mm LED Message Center (4' x 5' Single-Sided)	\$13,000
Custom Monument Structure Fabrication	\$6,500
Installation, Electrical Integration & Foundation	\$3,500

TOTAL PROJECT INVESTMENT	\$23,000
--------------------------	----------

Estimated Schedule: 6–8 weeks from deposit and permit approval.
Payment Terms: 50% deposit to begin fabrication, balance due upon installation.

AXE SIGNS + WAYFINDING

Joe Hearn | 561-875-1853 | joe@axesigns.com
801 S Olive Ave, Unit 220, West Palm Beach, FL 33401

PROJECT ESTIMATE

Client:	Tamaya Community Development District
Contact:	Oliver E. Ingram
Project:	Tamaya Entrance Digital Monument Sign
Location:	12788 Meritage Blvd, Jacksonville, FL 32246

Scope of Work

Fabrication and installation of a double-sided electronic message center monument sign installed at the Tamaya entrance island approaching the community gate.

Digital Display	Double-sided LED message center, 4' x 5' per face, 6mm outdoor full color display
Monument Structure	Custom steel structure with decorative monument enclosure
Electrical	Power connection, wiring, controller setup
Installation	Delivery, equipment, footing, installation and commissioning

Item	Amount
Digital LED Display System (Double-Sided)	\$26,000
Custom Monument Structure Fabrication	\$6,500
Installation, Electrical Integration & Foundation	\$3,500

TOTAL PROJECT INVESTMENT	\$36,000
--------------------------	----------

Schedule: Estimated 6–8 weeks from deposit and permit approval.
Payment Terms: 50% deposit to begin fabrication, balance due upon installation.

EXHIBIT 16

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



Proposal



#32392154

**Beach - 32392154
- New Wall/2
Doors**

**360 Painting of
Jacksonville**

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

Erect Wall w/2 Doors


PIC•COLLAGE

	NEW COLOR	#COATS
Install wall L4 Sheetrock	N/A	1
Install 2 Doors w/Lock	N/A	1
Install Crown & Baseboard	N/A	1
Material	N/A	1

ERECT WALL W/2 DOORS SUBTOTAL \$3,152.79

Paint to match

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

LABOR \$4,156.09

LABOR SUBTOTAL \$4,156.09

MATERIALS \$333.54

TAX \$0.00

MATERIALS SUBTOTAL \$333.54

GRAND TOTAL \$4,489.63

EXHIBIT 17

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 18



QUOTE #	RAMQ2645
DATE	Feb 10, 2026

8961 Quality Rd, Bonita Springs, Florida 34135

To: Tamaya Beach CDD
C/O Vesta Property Services

250 International Parkway
Suite 208
Lake Mary, FL 32746

PROJECT

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:	SUBTOTAL	\$1,573.49
\$1573.49 Billed Monthly	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 19



QUOTE #	RAMQ2649
DATE	Feb 11, 2026

8961 Quality Rd, Bonita Springs, Florida 34135

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:	SUBTOTAL	\$3,467.49
\$3467.49 Billed Monthly	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

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