



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
June 4, 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, June 4, 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, June 4, 2026
Time: 6:00 PM
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Workshop Agenda

I. Roll Call

II. Audience Comments

III. Presentations

- A. Introductory Discussion with Joe Schofield, P.E. – New District Engineer with Alliant Engineering
- B. Asphalt Rejuvenation by Charlie Breidenbach of Total Asphalt, Inc.

[Exhibit 1](#)
[Pgs. 7-21](#)

IV. Upcoming Business Items

- A. Landscape Replacement Proposals from The Greenery, Inc.
 - 1. Pond Banks—Ornamental Grass - \$8,813.80
 - 2. Brettungar Drive Cul-de-Sac - \$2,157.72
- B. 360 Painting Proposal for Mirrors in Group Fitness Room (from the 5/18/2026 Regular Meeting)
- C. Pool Paver Repair Proposal Options
 - 1. 360 Painting - \$15,966.44
 - 2. (2nd Quote Needed)
 - 3. (3rd Quote Needed)
- D. Direct TV Proposal
- E. Purchase of Recycling Bins
- F. Tamaya Light Upgrades
 - 1. Map of Proposed Upgrades
 - 2. Lamp Sales Unlimited, Inc. - \$16,563.00
 - 3. Beaches Electrical Service, Inc. - \$6,200.00
 - 4. (3rd Quote Needed)

[Exhibit 2](#)
[Pgs. 23-32](#)

[Exhibit 3](#)
[Pgs. 34-40](#)

[Exhibit 4](#)

[Exhibit 5](#)
[Pg. 43](#)

[Exhibit 6](#)
[Pgs. 45-47](#)

[Exhibit 7](#)
[Pgs. 49-53](#)

[Exhibit 8](#)
[Pg. 55](#)

[Exhibit 9](#)
[Pg. 57](#)

[Exhibit 10](#)
[Pg. 59](#)

IV. Supervisor Projects

A. Chair Kendig

1. Arborist/Options for Oak Trees
2. Truck Gate Entrance (from 1/12/2026 meeting)
3. Digital Signage Options

[Exhibit 11](#)
[Pgs. 61-62](#)

4. Tarps for Playground and Palm Court

a. Custom Canopies, Inc.

[Exhibit 12](#)
[Pgs. 64-76](#)

b. Southern Breeze

[Exhibit 13](#)
[Pgs. 78-103](#)

c. (3rd Quote Needed)

5. Group Fitness Classes (from 5/6/2026 Workshop)

6. Roving Patrol Questionnaire

a. Dr. Robert Renn's Report

[Exhibit 14](#)
[Pgs. 105-122](#)

b. Email to and Responses from Supervisors

[Exhibit 15](#)
[Pgs. 124-125](#)

- Supervisor Young's Response

[Exhibit 16](#)
[Pgs. 127-130](#)

- Vice Chair Szeszko's Response

[Exhibit 17](#)
[Pgs. 132-134](#)

7. Cabana Security (from 5/6/2026 Workshop)

B. Vice Chair Szeszko

1. Gate Access Control—TEK Control Research

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

[Exhibit 18](#)
[Pgs. 136-138](#)

b. (2nd Quote Needed)

c. (3rd Quote Needed)

4. Roving Patrol vs. CCTV

5. Refrigerator Replacement in Tamaya Hall

6. Oven with Mill Work in Kitchen Area

IV. Supervisor Projects – continued

D. Supervisor Repak

1. Gate Access Control
2. Security
3. Proposed Rules Changes for Property and Personal Safety

E. Supervisor Caprita

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

V. Pending from Prior Workshop(s)

VI. Discussion Topics

- A. Alternatives to Secure Area to Prevent Jumping of Fence from the 4/2/2026 Workshop—Supervisor Young
- B. Retaining Wall Behind Homes on Caprera Circle
- C. Unlocking Gates in Pool Area

VII. Future Workshops

- A. Post Orders for Roving Patrol (Supervisor Young)

VIII. Adjournment

EXHIBIT 1



May 28, 2026

Beach CDD
Mr. Jason Davidson
12788 Meritage Boulevard
Jacksonville, FL 32246

Dear Mr. Davidson:

Thank you for your interest in Total Asphalt Rejuvenation and our Pavement Management Services. I am pleased to enclose the proposal for our recommended cost-effective Pavement Maintenance System. I would like to outline the information that leads us to a sound Pavement Preservation Strategy.

- **Preservation engineering criteria is often times at odds with the conventional mindset and strategy. Pavement Condition is the determining factor for triggering major rehabilitation, NOT THE AMOUNT OF TIME A PAVEMENT HAS BEEN IN USE.**
- **Through a Preventive Maintenance Program, pavements can be maintained in a cost-effective manner leading to a better pavement quality at lower total costs.**
- **By understanding the mechanisms that deteriorate pavement we can apply engineering criteria to determine the Right Treatment for the Right Pavement at the Right Time.**
- **Studies show it is 5 to 8 times more cost effective to periodically maintain a pavement surface, mitigating many of the environmental distress mechanisms. However, this intervention must take place before excessive deterioration of the pavement occurs.**

This outline is a logical approach to Preventive Maintenance of flexible pavements, as weathering and other environmental damage are primary factors leading to premature failure of pavements. Periodic renewing of the surface preserves the pavement structure.

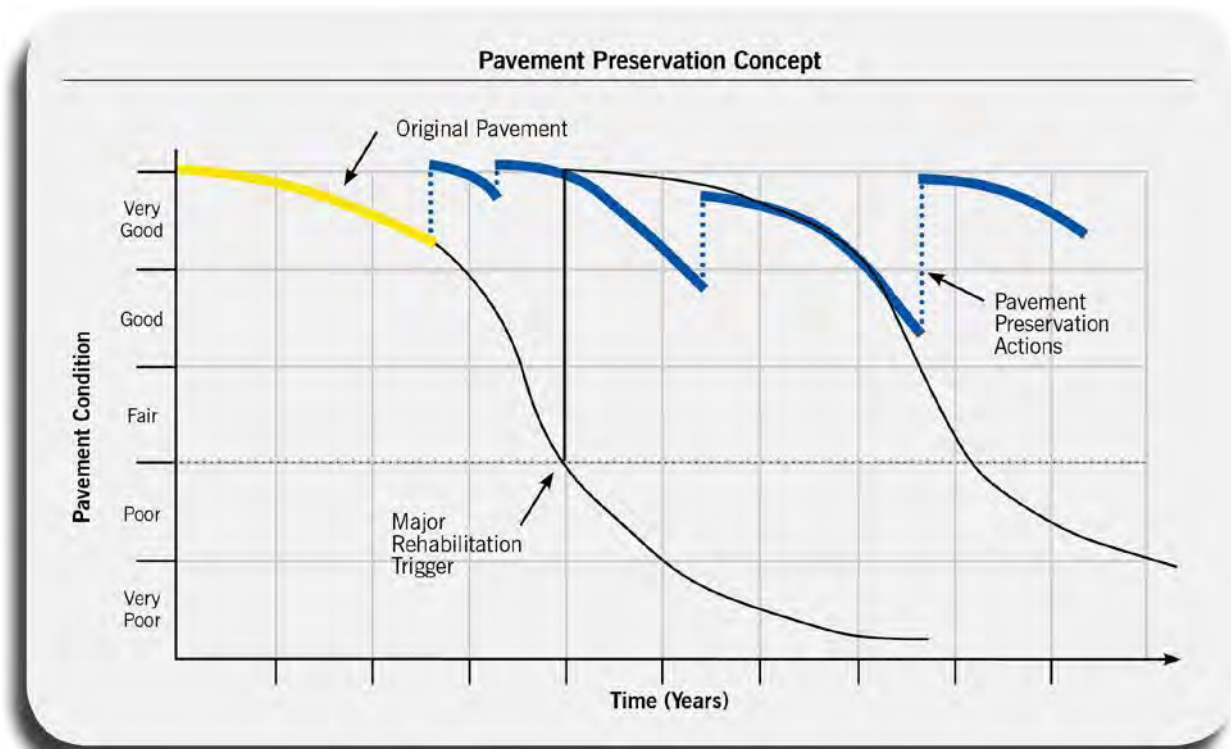
Our rejuvenator/sealer treatment will *significantly* improve the condition and durability of your pavements. By preserving the roof of your pavement structure with a carefully selected treatment that reverses and then slows the mechanisms that deteriorate pavement, you are fulfilling a common desire to do “**more with less**”. This plan provides a comprehensive pavement strategy to extend the service life of your pavement.

We look forward to working with you and becoming your contractor of choice to meet your Pavement Preservation needs.

Sincerely,

Charlie Breidenbach

Charlie Breidenbach
Rejuvenation Expert



Planning for the Future

“By adopting a preservation model that proactively corrects minor road deficiencies early, our roadway lives can be substantially extended at comparatively low cost. Figure 2 contrasts the traditional model with the pavement preservation model. The first descending curve on the left represents the traditional model, in which unchecked pavement deterioration eventually triggers the need for major road rehabilitation. The wave-like pattern of curves at the top of the figure represents the concept of preservation, in which pavement receives preventive maintenance regularly while still in good condition.

Note that the cumulative effect of preservation treatments is to postpone the inevitable reconstruction. However, over the time period when a reactive policy would normally trigger a major rehabilitation, the sum of the present values of proactive preventive maintenance treatments is substantially less than the present value of the major rehabilitation. Moreover, by changing to a proactive, preventive mode of operation, road agencies would be able to predict planned budget expenditures with considerable certainty and avoid the randomness of road repair that now characterizes the system.”

Excerpt taken from: [At the Crossroads, Preserving Our Highway Investment](#). Published by the National Center for Pavement Preservation, Okemos, MI, pgs 24-25. © 2007 by the Michigan State University Board of Trustee

PROPOSAL

May 28, 2026

Quote: 02726 – Veritas Green™ Clear Rejuvenator

**Terms: 30% With Signed Contract;
50% Due Upon Commencement of Project; and
Balance Due Upon Completion and Sign Off**

REF: Asphalt Restoration – Beach CDD, 12788 Meritage Boulevard, Jacksonville, FL 32246

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>APPROX QTY.</u>	<u>UNIT PRICE</u>
See Street List and Map			
1.	Clean Entire Area	130,185 Square Yards	Included
2.	Rejuvenator / Sealer	130,185 Square Yards	Included
3.	Traffic Control	Cones, Caution Tape	Included

Total Project Cost: \$390,555*

*Total Project Cost based on rejuvenator application completed in ten days.

Note: This process is recommended every FIVE years, regardless of surface wearing/operational conditions.

Street Name	Square Yards
Cassia Lane	14,091
Costas Way	5,557
Laurel Bay Drive	4,386
Cala Cove Court	1,169
Danube Drive	2,505
Pescara Drive	19,363
Bastia Court	1,761
Aegean Drive	3,684
Preveza Court	1,969
Marmaris Drive	6,135
Kaval Court	779
Lamaca Court	1,108
Caprera Circle	3,887
Provati Court	2,317
Izola Court	1,173
Ostia Circle	3,462
Karatas Court	5,518
Meritage Boulevard	9,399
Fiesta Vista Drive	7,263
Spiro Circle	5,304
Valletta Street	2,146
Denube Court	5,632
Brettungar Drive	9,330
Savona Court	4,237
Bari Court	1,761
Trave Way	1,112
Pechora Court	1,339
Clubhouse Parking	3,798
Total Treatable Square Yards:	130,185



THIS CONTRACT is made as of _____, 2026, between Total Asphalt Maintenance, Inc. t/a Total Asphalt Rejuvenation ("Contractor"), a Pennsylvania Corporation and Beach CDD ("Customer") according to the terms and conditions specified herein,

WHEREAS, Customer owns and/or is responsible for administering, operating and/or maintaining all or portions of the property known as Beach CDD and located at 12788 Meritage Boulevard, Jacksonville, FL 32246 (the "Property"); and

WHEREAS, Contractor is engaged in the business of providing asphalt rejuvenation services and/or selling related products; and

WHEREAS, Customer desires to engage Contractor, and Contractor desires to undertake, to perform such services at the Property as set forth in the attached proposal (the "Proposal") in accordance with the terms and conditions set forth herein (the "Project").

NOW, THEREFORE, for and in consideration of the covenants and agreements contained, herein, which include the foregoing recitals, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties do mutually covenant and agree to the following terms and conditions:

I. SCOPE OF WORK

Contractor shall supply all labor, materials, equipment and expertise necessary to perform the Project in accordance with the terms of this Contract and the attached Proposal, which is attached hereto and incorporated herein.

- A. Equipment and Materials; Inspection. Contractor shall furnish all equipment and materials necessary to properly perform the work in accordance with the specifications set forth in the Proposal and such governmental and other codes and professional standards as may apply to the Project. Customer shall have the right at reasonable times and upon prior notice to examine or inspect the supplies, materials and equipment used by Contractor and to observe the operations of Contractor, its agents, servants and employees at the Project site during the course of the Project, provided such activities do not unduly interfere with or delay the Project.
- B. Licenses and Permits; Taxes. At Contractor's expense, Contractor shall procure all licenses required to perform the work and pay all excise, license, occupation, and other taxes that may become payable by Contractor to any authority in connection with the Project, including any state-level sales or use tax on materials purchased by Contractor for the project. All local, county, or municipal sales, use, or similar taxes arising at the project location are the responsibility of the Owner/Customer. Contractor shall not be responsible for registering, collecting, or remitting taxes in any jurisdiction where Contractor does not have nexus. Any permit required by local authorities will be procured and paid for by Customer.
- C. Adherence to Laws and Safety. Contractor shall comply with all federal, state, county, and municipal laws, rules, regulations, and ordinances applicable to the performance of the work or incidental thereto, including but not limited to, safety of the work zone and physical marking of the Project site.

- D. Schedule. Contractor shall provide to Customer a Mobilization Plan (the "Plan") for beginning and completion of the Project and its obligations under this contract including preparations which Customer, must make in order for Contractor to be able to begin work on schedule.

II. INDEPENDENT CONTRACTOR

Contractor is an independent Contractor and is not an agent, servant, or employee, partner or joint venture of Customer, and Contractor hereby waives and disclaims any claim to status as an employee, agent, servant, partner or joint venture of Customer. Contractor further waives, discharges and releases any claim, demand or cause of action, obligation or liability arising out of any law, statute, regulation, or ordinance pertaining to employment or the termination thereof, but instead shall look solely to its rights under this Contract.

III. INDEMNIFICATION

Each of Contractor and Customer, as applicable (the "Indemnifying Party"), shall indemnify, defend and hold harmless the other party, its officers, directors, contract agents, members, shareholders, partners, employees (or persons or entities with comparable status) and their successors and assigns (collectively, the "Indemnified Party") from and against any and all claims, suits, judgments, costs and expenses, including reasonable attorneys' fees, arising from any third party claims or suits brought against the Indemnified Party alleging the Indemnifying Party's failure to perform this Contract or any negligent or intentionally wrongful acts or omissions of the Indemnifying Party, its agents, servants, employees, contractors, sub-contractors, invitees or licensees; provided, however, that Contractor's liability to the Indemnified Party shall be limited to the Indemnified Party's direct damages and shall not extend to consequential, special or secondary damages, such as loss of revenue or profits, business or service interruption, cost of capital, cost of purchase or replacement of work, materials or equipment in excess of the cost of repair, or lack of access to the Property. The obligations in this Section III shall survive and continue in the event that this Contract is terminated for any reason.

IV. [INSURANCE]

[Except as may be otherwise specified in the Proposal:

- A. Contractor shall obtain, pay the premiums for and keep in force during the term of this Contract, insurance written by companies licensed and authorized to conduct business in the state where the Property is located in dollar amounts hereinafter specified or as required by law, whichever is greater:
- (a) Workers Compensation and Employers Liability Insurance: Statutory amounts and coverage as required by law including employer's liability with a policy limit of at least \$1,000,000 (or such other amount to comply with the underlying requirement for any umbrella/excess liability policy) including a provision for extending the policy in accordance with the law of other jurisdictions.
 - (b) Commercial General Liability; Bodily Injury, Personal Injury and Property Damage: At least \$1,000,000 each occurrence and \$2,000,000 aggregate. [Such coverage shall include bodily injury and property damage directly or indirectly related to hazardous chemicals.]

- (c) Automobile Liability Insurance (Owned, Non-Owned and Hired Car): Bodily injury and property damage at least \$1,000,000 combined single limit (Each accident).
 - (d) Umbrella Liability: Each occurrence \$5,000,000 and \$5,000,000 aggregate.
- B. Contractor's insurance shall name the Customer and, if applicable, it's managing agent as additional insureds. Contractor shall, upon request, provide Customer with a certificate of insurance confirming the insurance required herein before the commencement of any work on the Project and in no event later than [10] days after such request. Upon reasonable prior written request, Customer may request copies of any and all insurance policies required by this Contract. Each policy carried by Contractor as required herein shall be primary with respect to any insurance carried by Customer and any coverage carried by Customer shall be excess insurance.
- C. Nothing herein shall require Customer or its officers, directors, managers, agents or employees to carry insurance coverage of any type, kind or nature.]

V. PRICING; COMPENSATION; PAYMENT

- A. Contract Price. Subject to adjustment, and except as may be otherwise set forth in the Proposal and/or this Contract, Customer shall pay Contractor the sum of \$390,555, for the base cost of the Project (the "Contract Price").
- B. Payment; Deposit. Payment shall be made in accordance with the following terms: Customer shall pay Contractor (i) 30% of the Contract Price (the "Deposit") upon execution of this Contract (and prior to commencement of any on-site work at the Project), (ii) 50% of the Contract Price upon start of the Project, and (iii) 20% at conclusion, inspection and execution of "Sign Off Form" (Exhibit A) of completed work on the Project as invoiced by Contractor. The quoted price in this Contract does not include unforeseen problems once the work has begun if the existing lot or other Property was not built to specifications. If a treatment area requires multiple application days or phases and the days or phases are greater than 3 weeks apart, each phase of work will be billed upon completion of that phase.
- C. Additional Work. Any work required in addition to that set forth in this Contract (including the Proposal) shall be completed only after execution of a written change order executed by Contractor and Customer. The costs of any such additional work shall be as set forth in such change order and, unless otherwise set forth and agreed to in such change order, shall be consistent with the rates and costs set forth in the Proposal. Payment for any such additional work shall be paid to Contractor in accordance with the terms set forth in the executed change order.
- D. Pricing Adjustments. Customer acknowledges that prices stated in the Proposal shall remain firm for a period of one hundred and eighty (180) days from the date thereof (unless otherwise provided), contingent upon (i) Contractor's receipt of acceptance of such Proposal within (180) days thereof; (ii) receipt of full payment of the Deposit within (180) days thereof. If any of the foregoing conditions are not timely met, then Contractor may

adjust prices based upon the change in prices charged by its suppliers as of the date of Contractor's receipt of such acceptance or deposit. In addition, in the event Customer requests any reduction in the size of the Project area (i.e., not treating a portion of the Property (the "Deduct Area") previously contemplated to be treated as part of the Project under the Proposal), the Contract Price will be reduced by an amount equal to the *product* of (a) 75%, *multiplied* by (b) the portion of the Contract Price allocable to the Deduct Area (based on the Contract Price per square footage and/or yardage of the entire original proposed Project area).

- E. Delinquency Charge; Termination by Contractor. Contractor reserves the right to charge interest at the rate of 1.5% per month (but not more than the maximum percentage permitted by law) on all balances not paid by Customer within the designated net terms. Contractor reserves the right at any time to revoke any credit extended to Customer because of Customer's failure to pay for any services when due or for any other reason deemed to be good and sufficient by Contractor. Contractor shall have no obligation to make sales or ship materials to Customer facilities, or perform any other portion of the Services in any manner, if at any time Contractor has reason to believe that the financial responsibility of Customer is impaired or unsatisfactory to Contractor, or if at the time of such sale or shipment, Customer is delinquent in the payment of any account to Contractor. In the event Customer shall be in default of any terms and conditions hereof (after notice and opportunity to cure as set forth in Section V.G), or becomes insolvent or proceedings are instituted to declare Customer bankrupt, or a receiver is appointed for Customer in any court, Contractor may at its option terminate this Contract and/or declare any and all claims or demands against Customer held by Contractor immediately due and payable, together with any and all attorneys' fees and costs incurred by Contractor in enforcing its rights hereunder, any or all of which Contractor may set off and retain from the Deposit and/or sue for and recover from Customer.
- F. Cancellation. This Contract can be cancelled by either party upon written notice to the other at any time for convenience subject to the following restrictions and conditions:
- (a) In the event that Customer so cancels this Contract, it agrees to reimburse Contractor (as liquidated damages, but without limiting any of Contractor's other rights or remedies hereunder) in an amount equal to either: (i) 15% of the Contract Price (which equals one-half of the Deposit amount) if Customer cancels more than 30 days prior to the scheduled commencement of work on the Project at the Project site, or (ii) 30% of the Contract Price (which equals the entire Deposit amount) if Customer cancels within 30 days prior to the scheduled commencement of work on the Project at the Project site. Contractor may retain all or any applicable portion of the Deposit in satisfaction of such reimbursement obligation, and shall remit the remaining balance of the Deposit, if any, to Customer.
 - (b) If Contractor so cancels this Contract more than 30 days prior to the scheduled commencement of work on the Project at the Project site, Contractor shall [promptly] return the entire Deposit amount to Customer; provided, however, that if during such period an Uncontrollable Event (as defined below) occurs, which in Contractor's reasonable business judgment prevents or unduly adversely affects Contractor's ability to proceed with or complete the Project as planned, (i)

Contractor shall continue to hold the Deposit until such Uncontrollable Event ceases and thereafter resume work on the Project, and (ii) this Contract is not deemed terminated during such time unless this Contract is cancelled by the Customer pursuant and subject to the provisions of Section V.F(a) above. For the avoidance of doubt, nothing contained in this Section V.F(b) shall prohibit or restrict Customer from cancelling this Contract due to an Uncontrollable Event subject to Customer's compliance with the provisions of Section V.F(a) above (including, but not limited, Customer's obligations to reimburse and pay Contractor liquidated damages set forth therein).

- G. Termination for Breach of Contract. In the case of a material breach of this Contract by either party, the other party shall have the right to terminate this Contract and be entitled to recover attorneys' fees and costs and other damages associated with such a violation or breach; provided, however, that such other party shall have first given the breaching party written notice specifying such breach in reasonable detail and the opportunity to cure such breach within 15 days of the breaching party's receipt of such notice (and, in the event such breach is not reasonably capable of being cured within such 15 day period, the breaching party shall have commenced and continues to diligently pursue such cure, but in no event later than 30 days). Upon termination, Contractor shall reasonably promptly remove any and all of its equipment, tools, and supplies from the Property. Contractor shall be compensated for work properly performed up to the date of termination on a *pro rata* basis.

VI. WARRANTY - NOTE: PLEASE READ CAREFULLY.

- A. General. Subject to the limitations set forth below, Contractor warrants that from the date its rejuvenator/sealer product ("Rejuvenator/Sealer") is applied and the work accepted by Customer (i) for a period of one year, workmanship on the Project, and (ii) for a period of five years, the Rejuvenator/Sealer treatment will reduce the viscosity in the top three eighths inch of the treated asphalt surface as noted below in section B (collectively, the "Warranty").
- B. Testing; Remedies. Customer has the right to request core sampling and testing of viscosity of the treated pavement at the fourth year following the application of the Rejuvenator/Sealer and Customer's acceptance of the work in order to document performance at a cost of \$4,500 to the Customer.

Should Customer desire testing to be performed, Customer must notify Contractor of intent to test and work with Contractor on-site to determine an appropriate area, (no larger than a 3' x 3'), to be sampled as the Control Section. This Control Section will remain untreated.

A single core will be extracted from the Control Section and a Treated Section. These cores will be sent to a certified testing facility. Asphalt binder will be recovered from the two samples, (Control and Treated), from the top 1/2-inch layer of the cores and tested for viscosity and penetration as prescribed by California Test Method (CTM) 365 and (CTM) 348 and the results recorded by Customer and Contractor. At the Customers request, at the beginning of the fourth year after treatment, cores will be taken from a section of the control and treated pavement and sent to the lab where the same set of tests will be

performed and compared with the initial testing to determine viscosity and penetration over time. Subject to the limitations set forth below, should verified failure be reported as no reduction in viscosity, Contractor will re-treat the asphalt at no charge to the Customer.

Warranty Limitations: The Rejuvenator/Sealer is intended to provide a rejuvenating treatment over existing pavement surface material. It does not permanently repair cracks or provide structural support or integrity to such pavement materials. This Warranty does not apply to product defects or damage caused by: (i) acts of God, accident or disaster, (ii) improper maintenance or excessive loading or misuse of the pavement, (iii) alterations made after installation, (iv) the acts or omissions of others, (v) cracking of, or water or moisture migrating from below or around, the pavement materials, (vi) movement, disturbance or settlement of the pavement base materials, or (vii) other factors beyond the reasonable control of Contractor. The Proposal is based on the existence of a workable sub-based layer. It shall not be the responsibility of Contractor to check the sub-base unless requested and paid for by the Customer. Contractor shall not be responsible for consequences of sub-base failures. The performance of Warranty repairs or re-treatments does not extend the original Warranty period. All pavement is different and the Warranty does not cover variations in color or wear patterns.

- C. No Other Warranties. Except as expressly stated in this Section VI, Contractor makes no representations or warranties as to any of the products (including Rejuvenator/Sealer) or services provided in connection with the Project, including, but not limited to, any warranties of merchantability or fitness for a particular purpose. The sole remedy for breaches of the Warranty set forth in this Section VI is limited to performance of repairs and re-treatment as set forth herein.

VII. CUSTOMER RESPONSIBILITIES

- A. Notices to Public; Site Preparation. Customer will provide timely written notice to the public and all other persons affected by the work to be performed by Contractor prior to the scheduled commencement date for the work at the Project site and will submit all written notices to Contractor for approval no later than seven (7) days in advance of distribution, and/or publication, and will remove all vehicles or obstacles from the Project site, prior to commencement of work. It shall not be the responsibility of Contractor to remove vehicles or obstacles, and Contractor may delay work (at Customer's expense) until the work area is free of vehicles and obstacles. Any delay occasioned by the failure of Customer to remove vehicles, obstacles, or other extractions prior the scheduled commencement of work shall be charged to the Customer in accordance with the delay schedule set forth in Section VII.D below.
- B. Customer's Liaison. Customer shall / may be represented by its Board of Directors and its Managing Agent, or such other individual or entity retained and/or appointed who shall serve as Customer's liaison with Contractor ("Customer's Liaison"). Customer shall promptly notify Contractor in writing of any change in, replacement or successor to Customer's Liaison. Unless otherwise expressly designated in writing by Customer, Customer's Liaison, if any, shall be Contractor's principal point of contact and communication with Customer, and Contractor shall have the right to rely on actions,

directions or statements made by such Customer’s Liaison on Customer’s behalf without any further investigation or inquiry.

- C. Final Inspection; Acceptance. Upon completion of work on the Project, Customer will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of Customer (who may be the Customer’s Liaison) to inspect all completed Contractor work, including the work of the subcontractors to Contractor, in the company of a Contractor representative and execute the “Sign Off Form” (Exhibit A). Customer’s failure to inspect the job site as stated above will signify acceptance of work performed by Contractor and its subcontractors and its agreement to pay all invoices in full.

- D. Notice of Delay. Unless prevented by an "Uncontrollable Event" (hereinafter defined) (i) Customer agrees to notify Contractor at least 24 hours prior to the scheduled time for commencement of the work (or any phases of the work) at the Project site if such work cannot be commenced at the scheduled time. In the event of failure of the Customer to provide such notification(s), Customer agrees to pay the following charges as liquidated damages for such failure to provide timely notifications: (i) pavement rejuvenation—\$2,500 per event and (ii) pavement marking—\$500 per event. Notwithstanding said payments, this Contract shall remain in full force and effect and the above damages shall be paid within 10 days of the date incurred, and shall be in addition to any other fee, charges or payment under this Contract. For purposes of this Contract, an "Uncontrollable Event" means an event or circumstance or other condition which is beyond the control of the party or parties affected in the reasonable conduct of their business, which includes, but is not limited to, acts of God, storm, flood, war, terrorist actions, riot, embargo, act of civil or military authority, casualty event, strike or labor delay, transportation delay, shortages of fuel or material, loss of power and intervening acts of third parties.

VIII. MISCELLANEOUS

- A. Notices. Except as maybe otherwise specifically provided in this Contract (including the Proposal), all notices or other communications pertaining to this Contract shall be in writing directed to the following:

For Customer:

Attn: _____

Fax: _____

E-Mail: _____

For Contractor:

Total Asphalt Rejuvenation
 600 N. Hartley Street, Suite 170
 York, PA 17404
 Attn: Charlie Breidenbach
 Fax: 717-845-5161
 E-Mail: charlie@totalasphalt.com

All notices required by this Contract shall be deemed delivered (i) when delivered in person or (ii) 3 days after deposited in the United States Mail, addressed as indicated above, postage pre-paid, registered or certified mail, return receipt requested or (iii) upon written confirmation of receipt if sent by e-mail or facsimile (which confirmation may be generated automatically or in the form of e-mail).

- B. Non-assignable without Consent. Neither Customer nor Contractor shall assign this Contract without the prior written consent of the other party; provided, however, (i) either party may assign its rights to receive money under this Contract without such notice or consent, (ii) Contractor may (upon notice) assign all or any of its rights or obligations under this Contract to one or more of its affiliates without Customer's consent, and (iii) Contractor may, without notice or consent, subcontract the whole or any part of the work to be performed under this Contract.
- C. Modification. No modification of this Contract (including, but not limited to, change orders) shall be binding on the parties hereto unless it is in writing and signed by both parties.
- D. No Third-Party Beneficiaries; Binding on Successors. This Contract shall solely inure to the benefit of and be binding on the successors and permitted assigns of the parties hereto and no other person or entity shall have any right, benefit, priority or interest in, under or because of the existence of this Contract.
- E. Complete Understanding of the Parties. This Contract (including the Proposal) constitutes the complete understanding of the parties hereto with respect to the subject matter hereof. In the event that there is a conflict between the terms set forth in this Contract and the terms of the Proposal attached hereto, the terms set forth in this Contract shall control.
- F. Governing Law. This Contract shall be governed by and interpreted in accordance with the laws of the Commonwealth of Pennsylvania without regard to its principals of conflicts of law. Any litigation between the parties arising out of this Contract or the performance thereof shall be litigated in any federal or state court located in the County of York, Pennsylvania and having jurisdiction over the matter.
- G. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Contract is adjudged by a court of competent jurisdiction to be illegal or in conflict with any law of the state where made, said part, term or provision is deemed severed from this Contract, and the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if this Contract did not contain that particular part, term or provision held to be invalid.
- H. Attorneys' Fees. In the event litigation is necessary to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees and disbursements incurred therein.
- I. Entity Customer's Representations. If Customer is a legal entity, the person signing this contract on its behalf certifies that (i) Customer is duly formed and in good standing under the laws of its state of formation, (ii) this Contract has been duly authorized by all necessary corporate or similar actions on Customer's part, and (iii) such person is duly and fully authorized to negotiate, sign and carry out the provisions of this contract, including making payments when due on behalf of such entity.

IN WITNESS WHEREOF, the parties have signed this Contract as of the date first above written by their duly authorized representatives.

CUSTOMER:

CONTRACTOR:

[_____]

Total Asphalt Rejuvenation

By: _____
(Signature)

By: _____
(Signature)

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Exhibit A: Project Completion Acceptance & Sign-Off

Project Information:

Project Name Beach CDD

Street Address 12788 Meritage Boulevard
--

City, State, Zip Jacksonville, FL 32246
--

Start Date

Completion Date

Contact Information:

Project Representative Jason Davidson	Phone Number 904-501-3332
--	------------------------------

VP Operations John McNamara	Phone Number 717-887-4965
--------------------------------	------------------------------

Project Notes:

--

Signing off on this document signifies that I have reviewed the completed project treatment areas with the facility / community representative.

VP Operations Signature Date

By signing below, the facility / community representative acknowledges satisfaction and completion of the project.

Project Representative Signature Date

EXHIBIT 2

Work Order Proposal



Proposal Date: 5/14/2026
Proposal Work Order #: 91569
Prepared By: ALLEN FLANNERY

Property Name: Beach CDD (Tamaya HOA)
Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: Ron Zastrocky rzaastrocky@vestapropertyservices.com
Client Phone #: 904-557-3075

Ornamental grass proposal

This proposal is to add Muhly Grass and pine straw mulch to the pond bank. There are several clumps of grass along the bank that have been over pruned and are not viable any longer and need to be replaced. By adding Muhly grass, you will have color once a year in the fall and stabilize the pond bank. With the addition of pine straw mulch you will have an immediate visual impact for all entering your community. Pine straw also helps with moisture retention and weed suppression

Scope:

- Selectively remove dead over pruned grasses in red highlighted areas
- Replace dead grasses with Muhly
- Install additional Muhly in thinned out areas highlighted. Some areas are still viable, but are sparse and need more vegetation
- Install pine straw mulch for entire bed highlighted in orange

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$166.89
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
Planting					\$8,646.91
Muhly Grass Pink - 1 Gal	300.00	1 Gallon	\$21.24	\$6,371.82	
Pine Straw Mulching (Sub)	321.00	Bales	\$7.09	\$2,275.09	
Total for Work Order #91569					\$8,813.80













TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

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

Property Name: Beach CDD (Tamaya HOA)
Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: Ron Zastrocky rzastrocky@vestapropertyservices.com
Client Phone #: 904-557-3075

Proposal Date: 5/14/2026
Proposal Work Order #: 91569
Prepared By: ALLEN FLANNERY

Total: \$8,813.80
Deposit Amount (50%): \$4,406.90

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

By ALLEN FLANNERY
ALLEN FLANNERY
Date 5/14/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 3

Work Order Proposal



Proposal Date: 5/12/2026
Proposal Work Order #: 91561
Prepared By: ALLEN FLANNERY

Property Name: Beach CDD (Tamaya HOA)
Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: Ron Zastrocky rzaastrocky@vestapropertyservices.com
Client Phone #: 904-557-3075

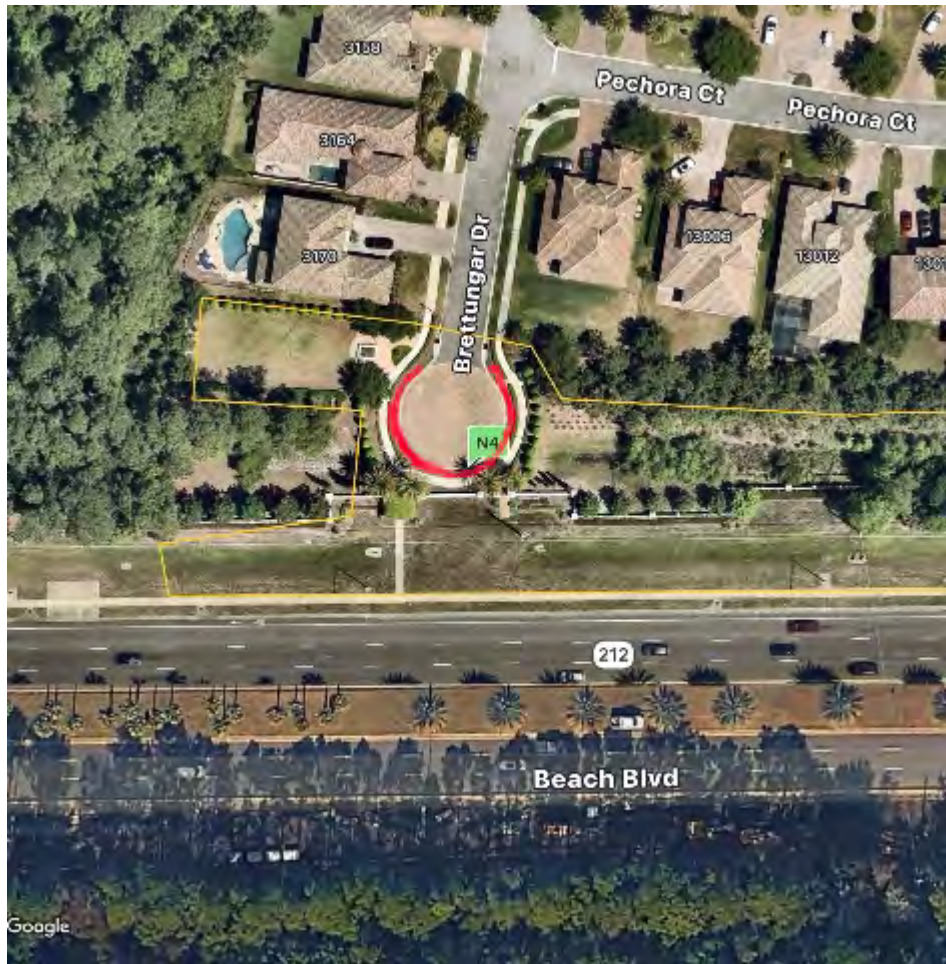
Brettungar Dr. Sod Proposal

This proposal is for re-sodding turf that is in poor condition for the cul-de-sac at the end of Brettungar drive

Scope:

- Remove existing failed turf
- Prep and grade area
- Install new Zosia sod

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$366.51
Post-emergent Herbicide Application	0.00	SF	\$0.00	\$0.00	
Site Prep	1.00	LS	\$199.62	\$199.62	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
Sod					\$1,791.21
Zoysia 'Empire' Sodding	744.00	SF	\$2.41	\$1,791.21	
Total for Work Order #91561					\$2,157.72







TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

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

Property Name: Beach CDD (Tamaya HOA)
Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: Ron Zastrocky rzastrocky@vestapropertyservices.com
Client Phone #: 904-557-3075

Proposal Date: 5/12/2026
Proposal Work Order #: 91561
Prepared By: ALLEN FLANNERY

Total: \$2,157.72
Deposit Amount (50%): \$1,078.86

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

By ALLEN FLANNERY
ALLEN FLANNERY
Date 5/12/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 4

EXHIBIT 5

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



Proposal

Paver Repairs, (Splash Pad/Pool)

NEW COLOR	#COATS
Paver Repair 1, (Pool Deck) Repair pool deck in areas specified by customer	1
Paver Repair 2, (Splash Pad) Remvoe and repair pavers in splash pad area to use in repair sections	1
PAVER REPAIRS, (SPLASH PAD/POOL) SUBTOTAL	
\$15,966.44	

<u>LABOR</u>	\$15,966.44
LABOR SUBTOTAL	\$15,966.44
<u>MATERIALS</u>	\$0.00
MATERIALS SUBTOTAL	\$0.00

GRAND TOTAL \$15,966.44

#32856299

Beach CDD/Pool Pavers - 32856299 - Pool Pavers

360 Painting of Jacksonville

Welcome
About Us
Insurance
Proposal
Agreement
Certificate of Completion

EXHIBIT 6

Hey Oliver,

Apologies for the delayed response.

Please see below and let me know if you have any questions.

I still can offer a one-time \$200 gift card to help offset the \$198 upfront cost.

Stream Package	
COMMERCIAL BASIC PLUS	\$39.99
Stream Receivers	
4 Receivers	\$40.00
Bonus! First TV Access Fee on us for 24 months	-\$10.00 for 24 months
ONE TIME COSTS	
2 Receivers Included at no charge	\$0.00
2 Additional Receivers	\$198.00
MONTHS 1-12	\$69.99
MONTHS 13-24	\$69.99
MONTH 25+*	\$79.99
ONE-TIME	\$198.00

COMMERCIAL BASIC PLUS

Over 45 Channels

AccuWeather (HD only)..... 361	C-SPAN2..... 351	Enlace..... 448	HSN..... 240	Newsmax TV..... 349	Scientology Network..... 320
AXS TV (HD only)..... 340	Cheddar News..... EDC 354	FMC..... 314	i24 News..... EDC 343	Nickelodeon/Nick at Nite (East)..... 299	Shop LC..... 226
BabyFirstTV™..... 293	CMT..... 327	FOX News Channel..... 360	INSP..... 364	ONCE Mexico..... 447	Tastemade..... EDC 235
BBC America..... 264	CNBC World..... 357	FOX Weather..... EDC 363	Jewelry Television..... 72, 313	Pursuit Channel..... 604	TCT Network..... 377
BET..... 329	CNN..... 202	fyi..... 266	Lifetime..... 252	QVC..... 317	Telefe..... 411
Bloomberg TV..... 353	Daystar (HD only)..... 369	Galavisión..... 404	MotorTrend (HD only)..... 281	QVC2..... 315	The First (HD only)..... 347
Boomerang..... 298	Daystar Español (HD only)..... 463	HISTORY..... 269	MTV..... 331	QVC3..... 318	Univision..... 402
C-SPAN..... 350	EarthxTV..... 267	HITN TV..... 461	MTV Classic..... 336	Recipe TV..... EDC 387	VH1..... 335

Stream Package

BUSINESS ENTERTAINMENT™ PACK **\$89.99**

Stream Receivers

4 Receivers **\$40.00**

Bonus! First TV Access Fee on us for 24 months **-\$10.00**
for 24 months

ONE TIME COSTS

2 Receivers **\$0.00**
Included at no charge

2 Additional Receivers **\$198.00**

MONTHS 1-12	\$119.99
MONTHS 13-24	\$119.99
MONTH 25+*	\$129.99
ONE-TIME	\$198.00

BUSINESS ENTERTAINMENT™ PACK**Over 105 Channels**

A&E.....	265	CMT.....	327	FMC.....	314	HSN.....	240	Ovation.....	274	TCM.....	256
AccuWeather (HD only).....	361	CNBC.....	355	Food Network.....	231	i24 News.....	EDC 343	Paramount Network.....	241	TeenNick.....	303
AMC.....	254	CNBC World.....	357	Fox Business Network.....	359	IFC.....	333	PBS Kids.....	288	The First (HD only).....	347
Animal Planet.....	282	CNN.....	202	FOX News Channel.....	360	INSP.....	364	POP.....	273	The Weather Channel.....	362
Apple TV+ Friday Night Baseball.....		CNN International.....	358	FOX Weather.....	EDC 363	Investigation Discovery.....	285	Pursuit Channel.....	604	TheGrio (HD only).....	342
Doubleheader.....	9528-9529	Comedy Central.....	249	Freeform.....	311	IDN East (HD only).....	305	QVC.....	317	Thursday Night Football.....	9550
AXS TV (HD only).....	340	Comedy Central West (HD only).....	249-1	FS1.....	219	Jewelry Television.....	72, 313	QVC2.....	315	TLC.....	280
BabyFirstTV™.....	293	Daystar (HD only).....	369	FX.....	248	Lifetime.....	252	QVC3.....	318	TNT.....	245
BBC America.....	264	Daystar Español (HD only).....	463	FXX.....	259	LMN.....	253	Recipe TV.....	EDC 387	Travel Channel.....	277
BET.....	329	Discovery.....	278	Galavisión.....	404	MotorTrend (HD only).....	281	ReelzChannel.....	238	truTV.....	246
Bloomberg TV.....	353	Disney Channel (East).....	290	GSN.....	233	MSNBC.....	356	Revolt (HD only).....	384	TV Land.....	304
Boomerang.....	298	Disney Junior.....	289	Hallmark Channel.....	312	MTV.....	331	RFD-TV (HD only).....	345	TV One (HD only).....	328
Bravo.....	237	Disney XD.....	292	Hallmark Movies & Mysteries.....		MTV2.....	332	Scientology Network.....	320	Univision (East).....	402
C-SPAN.....	350	El.....	236	(HD only).....	565	National Geographic.....	276	Shop LC.....	226	UPtv.....	338
C-SPAN2.....	351	EarthxTV.....	267	HGTV.....	229	Newsmax TV.....	349	SundanceTV.....	239	USA Network.....	242
Cartoon Network (East).....	296	Enlace.....	448	HISTORY.....	269	NewsNation.....	307	Syfy.....	244	VH1.....	335
Cheddar News.....	EDC 354	ESPN.....	206	HITN TV.....	461	Nickelodeon/Nick at Nite (East).....	299	Tastemade.....	EDC 235	VICE.....	271
Cleo TV (HD only).....	341	ESPN2.....	209	HLN.....	204	ONCE Mexico.....	447	TBS.....	247	WE tv.....	260

Jimmy Nava

Senior Account Manager, Commercial Sales

Colorado Springs, CO | 303.885.0912

james.nava@mydirectv.comLet's connect on [LinkedIn](#)**DIRECTV**
FOR BUSINESS

EXHIBIT 7

From: [David C. McInnes](#)
To: [Jackie Leger](#)
Cc: [Dana A. Harden](#)
Subject: Beach CDD: 6/4 Workshop (FW: Recycle Bins – Board Workshop Agenda)
Date: Friday, May 22, 2026 3:30:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Jackie:

Please use the email below from Oliver as the exhibit associated with the Upcoming Business Item entitled "Purchase of Recycling Bins".

Thanks.

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 in 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: Oliver E. Ingram <oingram@vestapropertyservices.com>
Sent: Friday, May 22, 2026 3:23 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Cc: Jason Davidson <jdavidson@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; Kaylie Fitzhugh <kfitzhugh@vestapropertyservices.com>; boardmember3@beachcdd.com
Subject: Recycle Bins – Board Workshop Agenda

Hello David,

Please see the attached pictures and pricing for the recycle bins, per Supervisor Jim's request. Kindly add this item to the agenda for the upcoming board workshop.

Thank you.



23 Gallon Blue Recycle Square Commercial Trash | Garbage Can with Lid - Office, Outdoor, Restaurant, School, Kitchen

Brand: Regal Altair
[Search this page](#)

\$89⁸⁶

Pay in 30 days or more [Select plan](#)

Brand	Regal Altair
Capacity	23 Gallons
Color	Blue
Opening Mechanism	Drop-Shot
Recommended Uses For Product	Suitable for a variety of environments
Room Type	Suitable for a variety of environments

[See more](#)

About this item



Boardwalk Recycling Bin, 10 Gallon Tall Trash Can, Blue Plastic, Indoor, Easy-to-Clean, 20.5" High, Great for Office Or Kitchen Use, Made in The USA

[Visit the Boardwalk Store](#)
4.8 ★★★★★ (109) | [Search this page](#)
800+ bought in past month

\$21⁰⁰

Prefer to be invoiced for your order? Choose [Business Credit Account](#) as your payment method at checkout.

Buy more, save more

2 units -14% \$36.22 \$18.11/unit	24 units Lowest price -38% \$311.52 \$12.98/unit
---	---

Additional shipping fees may apply for items fulfilled directly by selling partners.



PLASTIC PRINCE 23 Gallon Slim Trash Can with Recycling Lid for Bottles and Cans, Blue Commercial Rectangular Garbage Can, Waste Bin for Home Kitchen Office Cabinet

[Visit the PLASTIC PRINCE Store](#)
5.0 ★★★★★ (10) | [Search this page](#)
50+ bought in past month

\$79⁷⁴

Pay in 30 days or more [Select plan](#)

Prefer to be invoiced for your order? Choose [Business Credit Account](#) as your payment method at checkout.

Buy more, save more

2 units -5% \$151.50 \$75.75/unit	20 units Lowest price -20% \$1,275.80 \$63.79/unit
---	---

Additional shipping fees may apply for items fulfilled directly by selling partners.

Regards,



CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Oliver Ingram
Amenity Manager
P. 904.329.2277

Tamaya \ Beach CDD
12788 Meritage Blvd.
Jacksonville, FL 32246

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



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



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From: [David C. McInnes](#)
 To: [James \(Jim\) Kennedy](#)
 Subject: Board COB - Upcoming Board (Re: Recycle Bins - Board Workshop Agenda)
 Date: Wednesday, May 27, 2020 1:52 PM
 Attachments:

Jackie:

The email below is an additional exhibit for the agenda item entitled "Purchase of Recycling Bins" found under the Upcoming Business Items section of the agenda. I previously sent you an exhibit on 5/22. The email below is to be added to that so both are found under one exhibit tab.

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
 General Manager
 P. 321.265.4132 (ext. 193)
 Waste Disposal Services
 233 International Parkway, Suite 208
 Lake Mary, FL 32746
www.wdservices.com

TOP 100
 ISO 9001
 ISO 14001
 ISO 45001
 GREEN | RECYCLED | RECYCLED

Waste Disposal Services is an Equal Opportunity Employer. Minorities and women are encouraged to apply. If you are a qualified individual with a disability who is unable to access our website, please contact us at 321.265.4132 (ext. 193) for assistance.

From: James (Jim) Kennedy [Board Member 5] <boardmember5@beachdd.com>
 Sent: Sunday, May 24, 2020 12:43 AM
 To: Oliver E. Ingman <cingman@wdsapartyservices.com>; David C. McInnes <dcmcines@wdsapartyservices.com>
 CC: Jason Davidson <jdavidson@wdsapartyservices.com>; Ken W. Zachrosky <kwzachrosky@wdsapartyservices.com>; Kayle F. Hough <kfough@wdsapartyservices.com>
 Subject: Re: Recycle Bins - Board Workshop Agenda

External Sender - From: [James \(Jim\) Kennedy \[Board Member 5\]](#) <boardmember5@beachdd.com>
 This message came from outside your organization.

10:39 AM Sun May 24 100%

trashcanswarehouse.com

BULK DISCOUNTS | SUPERIOR SERVICE | HUGE SELECTION VIEW CART | PAY WITH P.O.

866-359-8594

GET A QUOTE

Parks & Municipalities

Campus & School Trash Bins

Gas Station Trash Cans

Hotel Trash Cans

SHOP BY CATEGORY:

Commercial Trash Cans

Plastic Trash Cans and Recycling Bins

Metal Trash Cans and Recycling Bins

Stainless Steel Trash Cans

Trash Cans with Wheels

Cigarette Receptacles and Disposal

Rubbermaid Containers

NEW YORK CITY Compliant Trashcans

VALUE PRICED Trash Receptacles

VIEW ALL Trash & Recycling Products

Click here to learn about OUR AMAZING CLIENTS

Contact us!

SORT BY

<p style="text-align: center;">Expression 90 Gallon Recycling & Waste Combo - Configurable</p> <p style="text-align: center;">\$3,142.00 \$2,417.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">ArchTec Parkview III Canopy Top Combo - Waste & Recycling</p> <p style="text-align: center;">\$2,906.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">Expanded Metal Waste & Recycle Double Dome-Top Combo</p> <p style="text-align: center;">\$5,134.00 \$872.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">Oakley Dual 36-Gallon Slatted Waste & Recycling Combo</p> <p style="text-align: center;">\$2,158.00 \$1,660.00</p> <p style="text-align: center;">View Product</p>
<p style="text-align: center;">Arena 51 Series Perforated Indoor Recycling & Trash Combo in Stainless Steel -</p> <p style="text-align: center;">\$4,827.00 \$4,861.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">Arena 51 Series Perforated Indoor Recycling & Trash Combo in Blue & Black -</p> <p style="text-align: center;">\$6,100.00 \$3,482.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">Arena 51 Series Perforated Outdoor Recycling & Trash Combo in Stainless Steel -</p> <p style="text-align: center;">\$6,300.00 \$4,692.00</p> <p style="text-align: center;">View Product</p>	<p style="text-align: center;">Arena 51 Series Perforated Outdoor Recycling & Trash Combo in Blue & Black -</p> <p style="text-align: center;">\$4,300.00 \$3,308.00</p> <p style="text-align: center;">View Product</p>

On 05/22/2020 9:23 PM EDT Oliver E. Ingman <cingman@wdsapartyservices.com> wrote:

Hi! David,

Please see the attached pictures and pricing for the recycle bins, per Supervisor Jim's request. Kindy add this item to the agenda for the upcoming board workshop.

Thank you.

23 Gallon Blue Recycle Square Commercial Trash | Garbage Can with Lid - Office, Outdoor, Restaurant, School, Kitchens

Brand: Regal 4820
 Capacity: 23 Gallons
 Color: Blue
 Opening Mechanism: Drop-Off
 Recommended Uses For: Suitable for a variety of environments
 Product: Suitable for a variety of environments
 Room Type: Suitable for a variety of environments

or just enter:

About this item



Boardwalk Recycling Bin, 10 Gallon Tall Trash Can, Blue Plastic, Indoor, Easy-to-Clean, 20.5" High, Great for Office Or Kitchen Use, Made in The USA
 Visit the Boardwalk Store
 4.8 (1,100) | Search this store
 60+ bought in past month

\$121.90

Prefer to be invoiced for your order? Choose [Business Credit Account](#) as your payment method at checkout
Buy more, save more

2 units 24 units **lowest price**
 -14% \$56.22 -30% **\$311.52**

3.9% Cash Back \$3.00/Unit

Additional shipping fees may apply for items fulfilled directly by selling partners.



PLASTIC PRINCE 23 Gallon Slim Trash Can with Recycling Lid for Bottles and Cans, Blue Commercial Rectangular Garbage Can, Waste Bin for Home Kitchen Office Cabinet
 Visit the PLASTIC PRINCE Store
 4.8 (1,100) | Search this store
 60+ bought in past month

\$79.00

Pay in 30 days or more (select offer)

Prefer to be invoiced for your order? Choose [Business Credit Account](#) as your payment method at checkout.

Buy more, save more

2 units 25 units **lowest price**
 -5% \$151.50 -20% **\$1,275.80**

3.9% Cash Back \$3.15/Unit

Additional shipping fees may apply for items fulfilled directly by selling partners.

Regards,



Oliver Ingram
 Assistant City Manager
 Phone: 904.724.2927

Tampa 1 Beach CDD
 12254 Heritage Blvd
 Jacksonville, FL 32246

Oliver Property Services
 245 Riverside Ave, Suite 300,
 Jacksonville, FL 32202
www.oliverproperty.com

Your Community,
 Our Commitment.



www.YestaPropertyServices.com

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EXHIBIT 8

Tamaya/Vesta

5" OD Pole
15' Tall square poles

Pool walkway

Club House stairs

shield

shield

Pond

- 7: 15' MH Pole
- 7: Post top LED's
- 2: House side shields for PT
- 15: Black 100w w/sf MVolt
- 4: 5" square Adapters
- 3: 4@90 spoke
- 1: 3@120 spoke

Acuity Brands
www.acuitybrands.com

PROJECT _____

DATE _____

TIME _____

A.M. P.M.

EXHIBIT 9



Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0003961
Customer Number: CUS2354

Bill To:

Grand Living At Tamaya
3270 Tamaya Blvd
Jacksonville, FL 32246

Ship To:

Grand Living At Tamaya
3270 TAMAYA BLVD
JACKSONVILLE, FL 32246-0711

Inside Sales Rep Hope Humphreys	Order Date 5/7/2026	Required Date 6/6/2026	Freight Plus Freight	Salesperson: Tommy Welch
Customer P.O. Ron	Ship VIA LSU DELIVERY	F.O.B.	Terms Net 30 Days	

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
7.00	0.00	7.00	NON INVENTORY	GPH-12-40W-MCTP-BK	Y	\$0.00	\$0.00
7.00	0.00	0.00	D315-T5-BLK-H2	15' MH FIBERGLASS DB POLE, 3IN TENON, BLACK, ROUND, TAPERED	Y	\$0.00	\$0.00
15.00	0.00	15.00	LFXPRO-LG-50-150W-MCTP-BK	LFXPRO LED Multi-Power & Multi-CCT High Lumen Flood Light Series; Black Finish; 50W 80W 100W 150W; 3k-57k; MVOLT	Y	\$0.00	\$0.00
15.00	0.00	15.00	LFX-SF-BK	LFX-SF-BK~~NON INVENTORY~~BLK SF MOUNT~~WESTGATE	Y	\$0.00	\$0.00
4.00	0.00	0.00	TA5SQUARE	5" SQUARE POLE TENON ADAPTER FOR 2 3/8" MOUNT~~MAGNALUX~~11B4 ***old part number 5SQ-SP-D-DB ***		\$0.00	\$0.00
3.00	0.00	0.00	R60-SP4-90-D-DB	R60-SP4-90-D-DB~~QUAD@ 90 DEGREE TENON ADAPT~~MAGNALUX~~11B4		\$0.00	\$0.00
1.00	0.00	0.00	R60-SP3-120-D-DB	R60-SP3-120-D-DB~~TRIPLE 120 TENON ADAPTER~~MAGNALUX~~11B4		\$0.00	\$0.00
1.00	0.00	1.00	NON INVENTORY	LOT PRICE	Y	\$17,700.00	\$17,700.00

Net Order:	\$17,700.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$1,137.00
Order Total:	\$18,837.00

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

EXHIBIT 10

BEACHES ELECTRICAL SERVICE INC.

214 Cokesbury Ct.
Green Cove Springs, FL 32043
US

+19046293182

beacheselectricalserviceinc@gmail.com

https://beacheselectricalserviceinc.com

Proposal



ADDRESS
Vesta Property Services C/O Beach CDD/ Tamaya 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817

SHIP TO
Vesta Property Services C/O Beach CDD/ Tamaya Tamaya 12788 Meritage Blvd Jacksonville, FL 32246

PROPOSAL #	DATE	
4018	05/22/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16 Electrical & Lighting	Provide labor and electrical connections installing customer provided (7) 15" poles with LED heads (2) Shields (15) 100watt heads for existing parking lot poles	1	6,200.00	6,200.00

Payment is due upon completion.

TOTAL

\$6,200.00

Total includes materials, labor and tax. 1 year warranty

By providing your phone number, you agree to receive automated text messages from Beaches Electrical for appointment notifications, reminders, and review requests. Message frequency may vary. Message and data rates may apply. Reply STOP to opt out at any time.

Accepted By

Accepted Date

VISIT OUR WEBSITE
<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN
(904) 406-0603 FAX

EXHIBIT 11

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.

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.

EXHIBIT 12




CUSTOM CANOPIES INC

FABRIC STRUCTURE DESIGNER AND MANUFACTURER





QUOTE

SAFEST UNDER THE SUN

PROJECT: Tamaya Clubhouse - Palm Court
 Shade Sails
 BILLING: Beach CDD
 250 International Parkway, Suite 208
 Lake Mary, FL 32746

Custom Canopies Inc.
 140 N. Gilbert Rd.
 Mesa, AZ 85203
 904-315-3944
 April 29, 2026

QUOTE EXPIRES 5/29/2026

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Shade Sails	100% Due at Time of Order	Net 10 Days

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
12.00	20' x 14' x 14' Triangular Shade Sail	\$ 2,579.00	\$ 30,948.00
2.00	20' x 11' Rectangle Shade Sail	\$ 2,938.00	\$ 5,876.00
	Includes S/S Cable in Hem & S/S Cable Clamps		
	Includes S/S Turnbuckles & D-Shackles		
	Includes S/S Cable to wrap around trees to attach sails.		
1.00	Freight	\$ 1,750.00	\$ 1,750.00
	HDPE Fabric TBD		
	Final Dims will need to be taken by installer prior to fabrication		
	Pricing is for Shade Sails & associated hardware noted above ONLY. Pricing does NOT include installation.		
	Installation by Others.		
For permitting	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Engineering	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Footing cages	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Quote is valid for 30 days		

To accept this proposal, please Sign, Date, and Remit Payment to:

Custom Canopies Inc.
 140 N. Gilbert Rd.
 Mesa, AZ 85203

SUBTOTAL	\$ 38,574.00
SALES TAX	0.00%
TOTAL	\$ 38,574.00

Print name : _____

Sign : _____

Date : _____

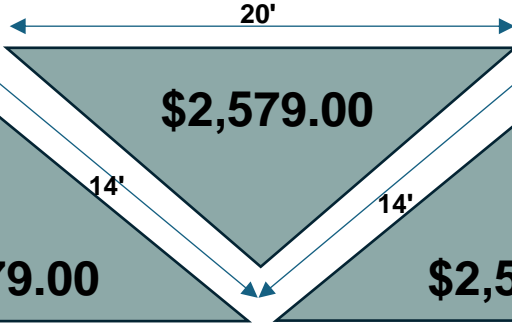
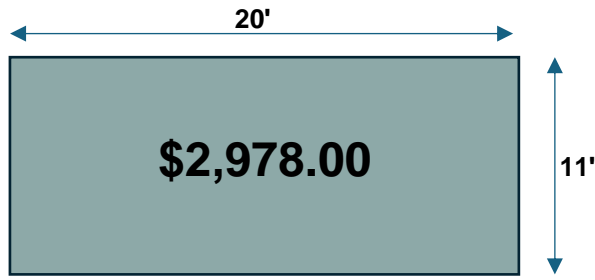
*Please note Engineering price is for either Spread or Deep Footers. If both Spread & Deep Footers are required for Engineering, additional Engineering Fees will Apply. Fabric must be removed in the event of expected inclement weather, such as Hurricanes, Tropical Storms, Snow Fall, per Supplied Engineering. Additional freight charges will apply and freight will need to be re-quoted if shipping to a residential address.

THANK YOU

Design and pricing per sail in Palm Court

Pricing does not include shipping

Pricing does not include installation



All twelve triangles are approx.. 20' x 14' x 14'

Both rectangles are approx.. 20' x 11'

Shade Sails at Beach Club at the Boca Raton
(formerly the Waldorf Astoria)



Shade Sails at Shearwater



Shade Sails at Cap's On the Water





SEHRFAB
USA

9-GAUGE, HDPE KNITTED SHADE FABRIC

Awnings, Car park, Shading structures & Tensile structures.





Colors	
Ivory	Coffee
Sand	Red
Yellow	Rusty Terra
Pine Needle	Silver
Aqua	Charcoal Grey
Ocean Blue	Black
Hunter Green	

- SEHRFAB USA is a high-quality, UV-stabilized HDPE knitted fabric designed for tension structures and shade sails.
- Offers the ultimate combination of maximum sun protection, strength, and durability.
- Features a knitted lock-stitch pattern that does not fray or rot.
- Comes with a 12-year UV degradation warranty.
- 100% recyclable, 100% lead- and phthalate-free.
- Stentered (heat-set) for dimensional stability and suitability for tensile installations.
- Provides a UV block range up to 98%, protecting against sun exposure and increasing comfort in outdoor surroundings.

PERFORMANCE

Yarn	Knitted UV-stabilized HDPE
Construction	Monofilament & tape
Pattern	9 Gauge Lock-stitch knitted
Temperature range (°C)	-30 to +70
Tensile strength - Warp ASTM D5034	328.6 lbf / 1461 N
Elongation at break - Warp (%)	93.60%
Tensile strength - Weft ASTM D5034	292.6 lbf / 1301N
Elongation at break - Weft (%)	87.40%
Tear Strength Tongue Tear - Warp (ASTMD2261)	47.2 lbf / 210 N
Tear Strength Tongue Tear - Weft (ASTMD2261)	41.1 lbf / 182 N
Burst force lbf (ASTM D6797)	458.4 lbf / 2040 N

FLAMMABILITY

Certificates are available upon request

ASTM E84

NFPA 701 Test Method 2

California Fire Marshall Title 19

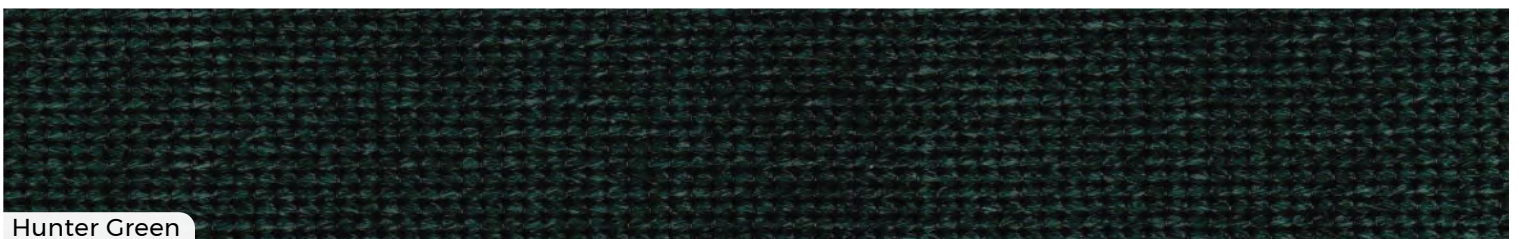
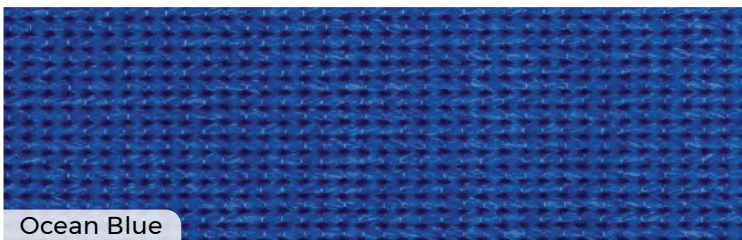
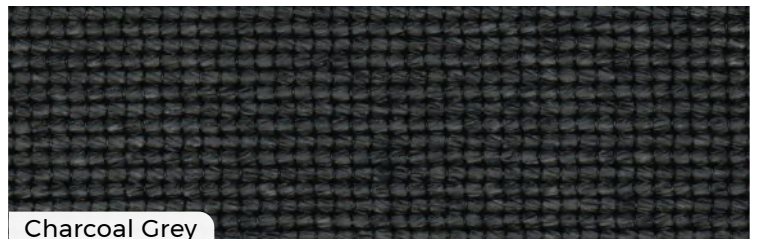
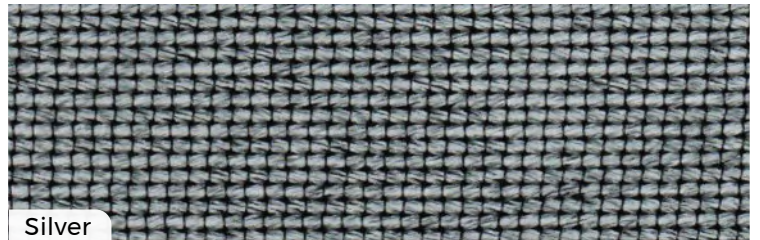
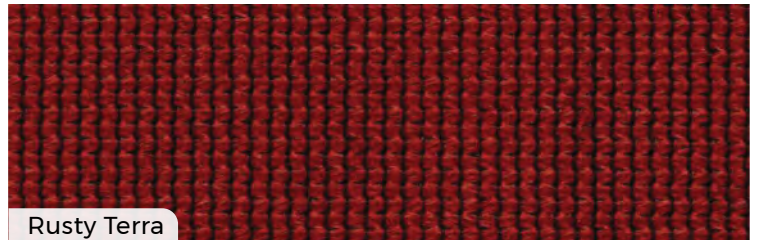
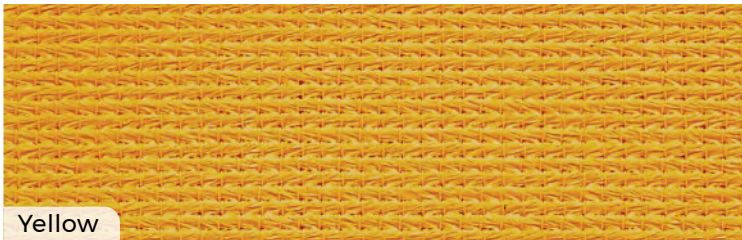
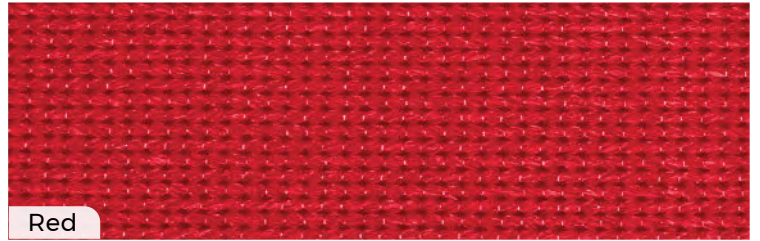
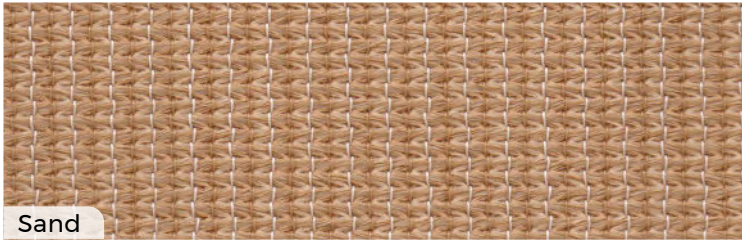
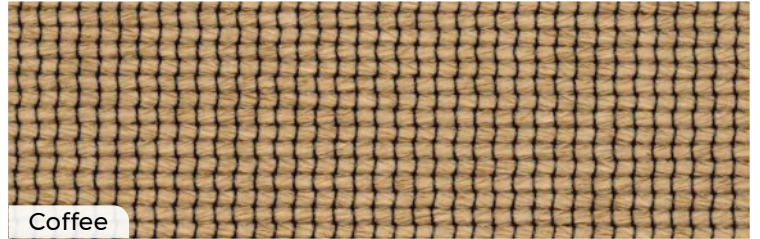
FABRIC PROPERTIES

Normal fabric mass (gsm) (AS 2001.2.13)	340 +/- 20 gsm
Approximate thickness (mm)	1.36 mm

ROLL SPECIFICATIONS

Roll width (m)	3.1 m
Roll Length (m)	32 meters
Approx. roll weight	33.7 kg
Approx. roll diameter (Packing)	25 cm
Core diameter	51 mm

Details	Shade Fabric Results						Human Protection		
	Color Name	Cover Factor	Shade Factor	UV-Vis Trans %	UVR Trans %	UVR Block %	PAR Trans %	Designation	UVE %
Ivory	96.0	78.2	21.8	4.1	95.9	25.2	Ultra -heavy Cover	95.0	Most Effective
Coffee	93.0	87.1	12.9	6.5	93.5	13.7	Extra -heavy Cover	92.0	Very Effective
Sand	96.0	86.8	13.2	3.6	96.4	14.1	Ultra -heavy Cover	96.0	Most Effective
Red	92.0	80.1	19.9	7.0	93.0	17.7	Extra -heavy Cover	95.0	Most Effective
Yellow	95.0	79.7	20.3	3.9	96.1	21.7	Ultra -heavy Cover	95.0	Most Effective
Rusty Terra	96.0	95.1	4.9	3.2	96.8	4.5	Ultra -heavy Cover	96.0	Most Effective
Pine Needle	93.0	84.3	15.7	6.5	93.5	17.0	Extra -heavy Cover	93.0	Very Effective
Silver	95.0	95.0	5.0	4.9	95.1	5.0	Ultra -heavy Cover	94.0	Very Effective
Aqua	93.0	86.0	14.0	7.4	92.6	16.9	Extra -heavy Cover	92.0	Very Effective
Charcoal Grey	94.0	92.8	7.2	5.6	94.4	7.3	Ultra -heavy Cover	94.0	Very Effective
Ocean Blue	97.0	92.7	7.3	2.9	97.1	9.6	Ultra -heavy Cover	96.0	Most Effective
Black	97.0	97.7	2.3	2.1	97.9	2.3	Ultra -heavy Cover	97.0	Most Effective
Hunter Green	96.0	94.5	5.5	3.2	96.8	6.2	Ultra -heavy Cover	96.0	Most Effective





SEHRFAB

USA



KNITTING
EXCELLENCE
WITH
INNOVATION



<https://sehrfabusa.com/>





STANDARD SHADE SAIL & SHADE STRUCTURE SPECIFICATIONS

Quality Assurance

All shade structures & shade sails shall be installed and rigged by a trained competent person.

All equipment shall be free of sharp edges and corners, or extremely rough surfaces.

All materials shall be new and conform to all standards as specified.

The steel frame and concrete foundations for the shade structures or shade sails shall be designed by an engineer licensed in the state of installation.

The steel frames and related concrete foundations for the shade structure to be designed in conformance with the latest version IBC or per local requirement.

Wind Design Speed: 80 to 130 miles per hour or per local requirement.

Basic live load: 5 psf

Exposure: C

Coatings

Non-galvanized steel

Where size of structure or determined loads require larger structural steel members or greater than 7 gauge thickness, carbon steel may be substituted. Cleaning and coating of carbon steel shall conform to the following:

- Degrease with mild alkaline cleaner at 140 degrees.
- Iron phosphate rinse to create a conversion layer on the steel.
- Prebake in oven at 350-400 degrees to burn off additional contaminants.
- Powdercoat with a TGIC polyester powder top coat.
- Min. of 2.5 millimeters thick.

Pre-galvanized steel

Steel already has a triple layer of zinc protection with a polymer clear coat, which acts as a primer.

- Clean with a mild alkaline solution.
- Prebake in oven at 350-400 degrees to burn off additional contaminants.
- Powdercoat with a TGIC polyester powder top coat.
- Min. of 2.5 millimeters thick.



Materials

Steel:

- All carbon structural steel shall be ASTM A-36, except steel pipe columns, which shall be ASTM A-53, grade B, unless otherwise noted.
- All welds are performed using E70XX electrodes or gas metal arc welding using ER 70S3 wire.
- All fillet welds shall be a minimum of three-sixteenths (3/16) inch unless otherwise noted.

Tensioning cable & hardware:

- Shall conform to FED. Spec. RR-W-410
- Steel cable is determined based on calculated engineering load. For high and medium loads, ¼” (minimal) **S/Steel** 7x19 cable is to be used. For heavy loads, 5/16 - 3/8” (minimal) **S/Steel** 7x19 cable is to be used.
- Cable connectors and fabric hardware shall be stainless steel or galvanized.

Shade structure fabric shall meet the following list of requirements:

- High-density polyethylene to block out 90% of ultra violet rays
- Monofilament and tape construction giving a stable material.
- Rachell knitted to ensure material will not unravel if cut.

Strip tensile Strength:

Warp lb/inch 278 lbs Per ASTM D5034
Weft lb/inch 340 lbs Per ASTM D5034

Fabric Mass Minimum: 9.6 oz / sq. yd.

Fading: Minimum fading allowed after 5 years.

Temperature stability: Minimum temp. -13 ° F
Maximum temp. 176° F

Fire rating: CAFM Title 19 CFSM,
Section 1237
NFPA-701 #2

Weatherability: ASTM G53
All corners shall be strengthened with 13-16 oz non-tear vinyl material.

Thread:

- Gortex Tenara thread
- Shall be high density, low shrinkage, abrasion resistant, UV radiation immune, unaffected by cleaning agents, acid rain, mildew, chlorine, saltwater, and industrial pollutants.
- Should be warranted for a period of ten (10) years.



Custom Canopies Intl. Inc.

“SAFEST UNDER THE SUN”

Installation:

Install shade structures in a timely manner and coordinate with the work of other trades.

Securely fasten all parts to be attached. Make sure all parts interact freely and smoothly without binding, sticking or excessive clearance.

Install each shade structure and hardware item in compliance with the manufacturers' instructions and recommendations.



Warranty:

The structural integrity of the steel shall be warranted for twenty (20) years.

The fabric and sewn composite shade covering shall have a limited warranty for 10 years.

The product, when used in its designed capacity, must be guaranteed for a period of 10 years from original installation against:

- The steel frame corroding or deteriorating under normal conditions.
- The steel frame from deteriorating from faulty workmanship.
- Inappropriate design of supporting structure.
- All fabric tops shall be warranted for winds and gusts up to engineering requirement. The fabric warranty is void if winds or gusts are in excess of engineering.
- Excessive loss of color in the fabric under normal exposure conditions, including sunlight, rot and normal atmospheric chemicals that may render it unserviceable.
- Any wearing or blowouts due to wind caused by improper installation or design. Under extreme wind conditions that exceed our design capacity, it is advisable to remove the shade fabric from the structure.
- Structures are not warranted for damages caused by snowfall, cyclones, typhoons, or other acts of God. For canopies not engineered for snow loads, the fabric must be removed during months when snow or heavy wind and storms are expected.

The contractor reserves the right to repair or replace any item covered by the warranty.

Shade structures located in areas where they may be subject to damage during construction by handling, cleaning, etc. (i.e. painting, cleaning of concrete block) shall be protected and or removed from the location until the hazardous condition is terminated.

Maintenance:

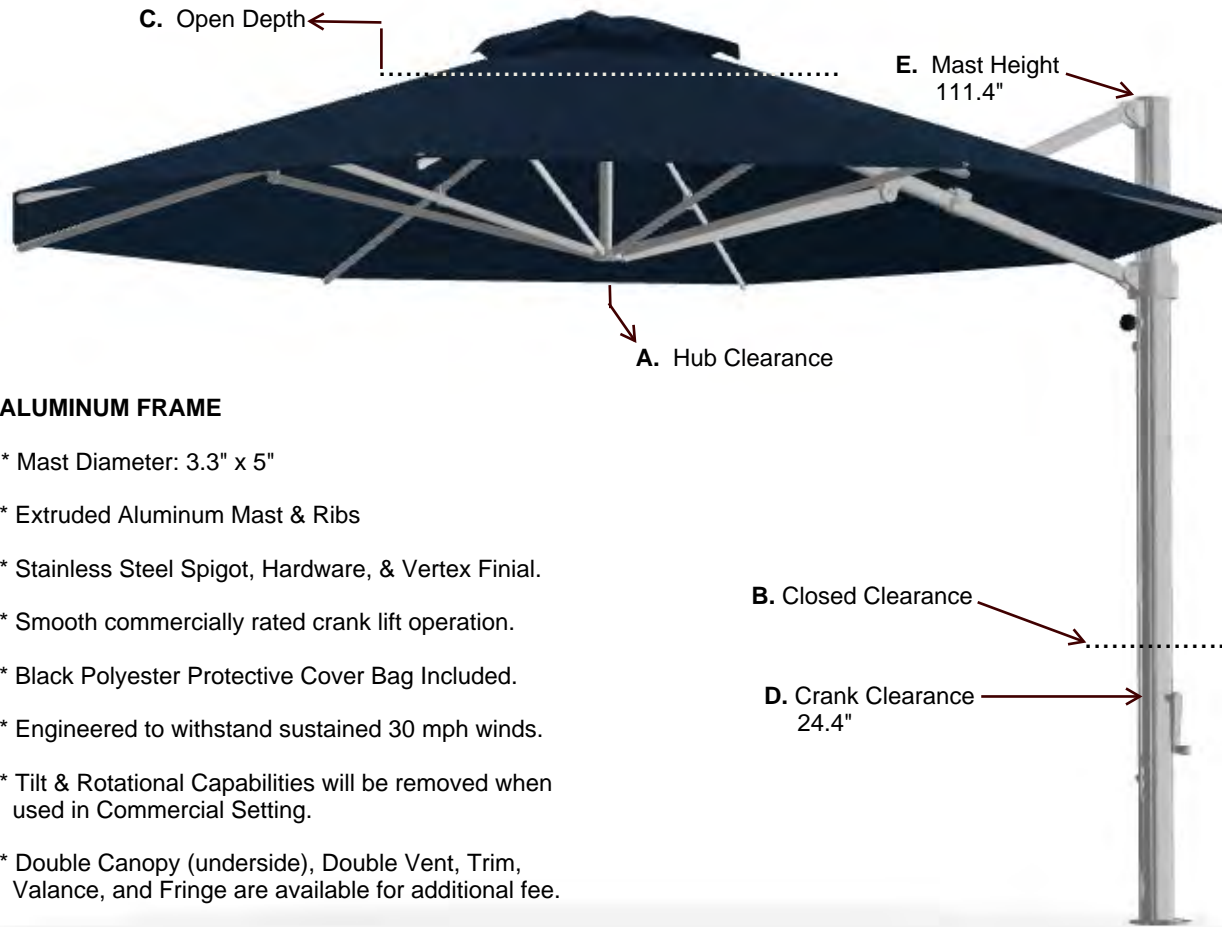
Canopies and shade sails must be inspected and maintenance must be done at least once a year. Refer to the maintenance book supplied.

EXHIBIT 13

Aluminum Cantilever Umbrella

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

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



ALUMINUM FRAME

- * Mast Diameter: 3.3" x 5"
- * Extruded Aluminum Mast & Ribs
- * Stainless Steel Spigot, Hardware, & Vertex Finial.
- * Smooth commercially rated crank lift operation.
- * Black Polyester Protective Cover Bag Included.
- * Engineered to withstand sustained 30 mph winds.
- * Tilt & Rotational Capabilities will be removed when used in Commercial Setting.
- * Double Canopy (underside), Double Vent, Trim, Valance, and Fringe are available for additional fee.



11' Octagon

- A. Hub Clearance: 80.7"
- B. Closed Clearance: 41.7"
- C. Open Depth: 142.5"
- D. Crank Clearance: 24.4"
- E. Mast Height: 111.4"
- Weight: 116 lbs.**

***We recommend the following two sizes to be used in the corner areas of Palm Court.**



13' Octagon

- A. Hub Clearance: 81.9"
- B. Closed Clearance: 32"
- C. Open Depth: 163.8"
- D. Crank Clearance: 24.4"
- E. Mast Height: 111.4"
- Weight: 123 lbs.**



10' x 10' Square

- A. Hub Clearance: 85.4"
- B. Closed Clearance: 27"
- C. Open Depth: 134.3"
- D. Crank Clearance: 24.4"
- E. Mast Height: 111.4"
- Weight: 117 lbs.**

FRAME FINISHES: Comes Standard in Brushed Silver



Brushed Silver Golden Oak Heather Willow Onyx Alpine White Desert Bronze Carbon

*Please Note: Cantilever comes Standard with Brushed Silver Finish. All other Frame Finishes available for additional fee.



10' x 13' Rectangle

- A. Hub Clearance: 85.1"
- B. Closed Clearance: 13.4"
- C. Open Depth: 130.7"
- D. Crank Clearance: 24.4"
- E. Mast Height: 111.4"
- Weight: 128 lbs.**

Aluminum Cantilever Umbrella

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

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



10' x 10' Square or 13' Octagon

\$4,328.00 (Silver)

\$4,750.00 (Onyx, Alpine White, Desert Bronze, Carbon)

\$5,157.00 (Golden Oak, Heather Willow)

Following are our recommendations for Palm Court:

Qty. (1) 13' Octagon with In-Ground Mount in the South End flower bed. = \$4,516.00 + Freight + Installation

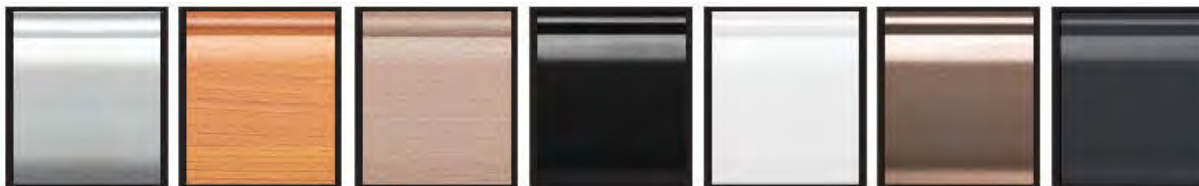
Qty. (2) 10' Square with In-Ground Mount in the North End flower beds. = \$9,032.00 + Freight + Installation

Qty. (2) 10' Square with the 600 lb. Galvanized Triple Stack Plate. = \$13,750.00 + Freight + Installation

***Pricing above based on SILVER FRAME.**

***In-Ground Mount & Galvanized Triple Stack Plate shown on following page.**

FRAME FINISHES: Comes Standard in Brushed Silver



Brushed Silver
(Standard)

Golden Oak

Heather Willow

Onyx

Alpine White

Desert Bronze

Carbon

***Please Note: Cantilever comes Standard with Brushed Silver Finish. All other Frame Finishes available for additional fee.**

Aluminum Cantilever Umbrella Mounting Options

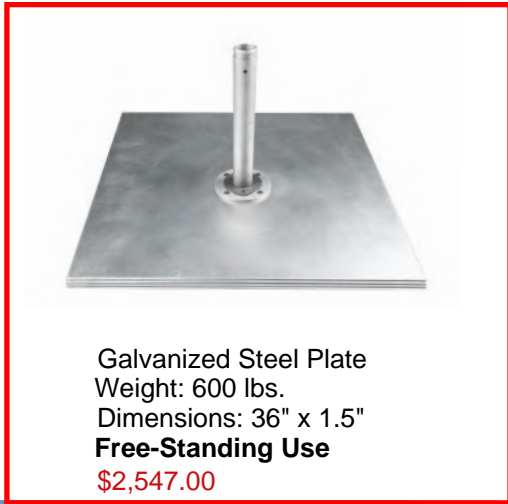
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

*Top cover plates available for additional fee.

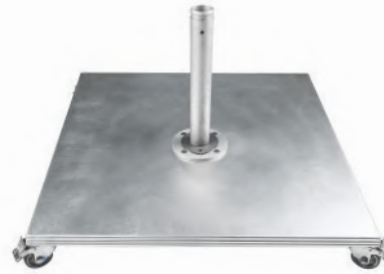
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



Galvanized Steel Stack
 Weight: 555 lbs.
 Dimensions: 40" x 1.5"
Free-Standing Use



Galvanized Steel Plate
 Weight: 600 lbs.
 Dimensions: 36" x 1.5"
Free-Standing Use
 \$2,547.00



Galvanized Steel Stack, Wheels
 Weight: 614 lbs.
 Dimensions: 36" x 6"
Free Standing Use



Galvanized Steel Max Base
 Weight: 550 lbs.
 Dimensions: 45" x 5"
Free-Standing Use
 Commercial use & large area base.
**Available in Brushed Silver, Onyx,
 Alpine White, Desert Bronze, & Carbon**



Direct Surface Mounting Plate
 Weight: 12 lbs.
 Dimensions: 12.5" x .5"
Free-Standing Surface Installation
 Stainless Steel Upgrade Available
Direct surface mounting plate to decking or concrete. Installation hardware not included.
Available in Silver Mist or Onyx



\$188.00
 In-Ground Mount
 Weight: 18 lbs.
 Dimensions: 8.5" x 14"
Free-Standing In-Ground Installation

In-ground mounting into soft soil or concrete. Installation hardware not included.

Luxury Pool / Beach Resort Cabanas

Galvanized Plate Top Covers

St. Augustine, Florida * www.southernbreezef.com * (904) 315-3944; (904) 315-3933
 Email: chris@southernbreezef.com or laura@southernbreezef.com

Cover Plates are available for an additional fee.

Round Galvanized Plate Top Cover \$138.00 - \$348.00 each depending on size & color.



Golden Oak



Heather Willow



Onyx



Alpine White



Desert Bronze



Carbon

Square Galvanized Plate Top Cover \$138.00 - \$348.00 each depending on size & color.



Golden Oak



Heather Willow



Onyx



Alpine White

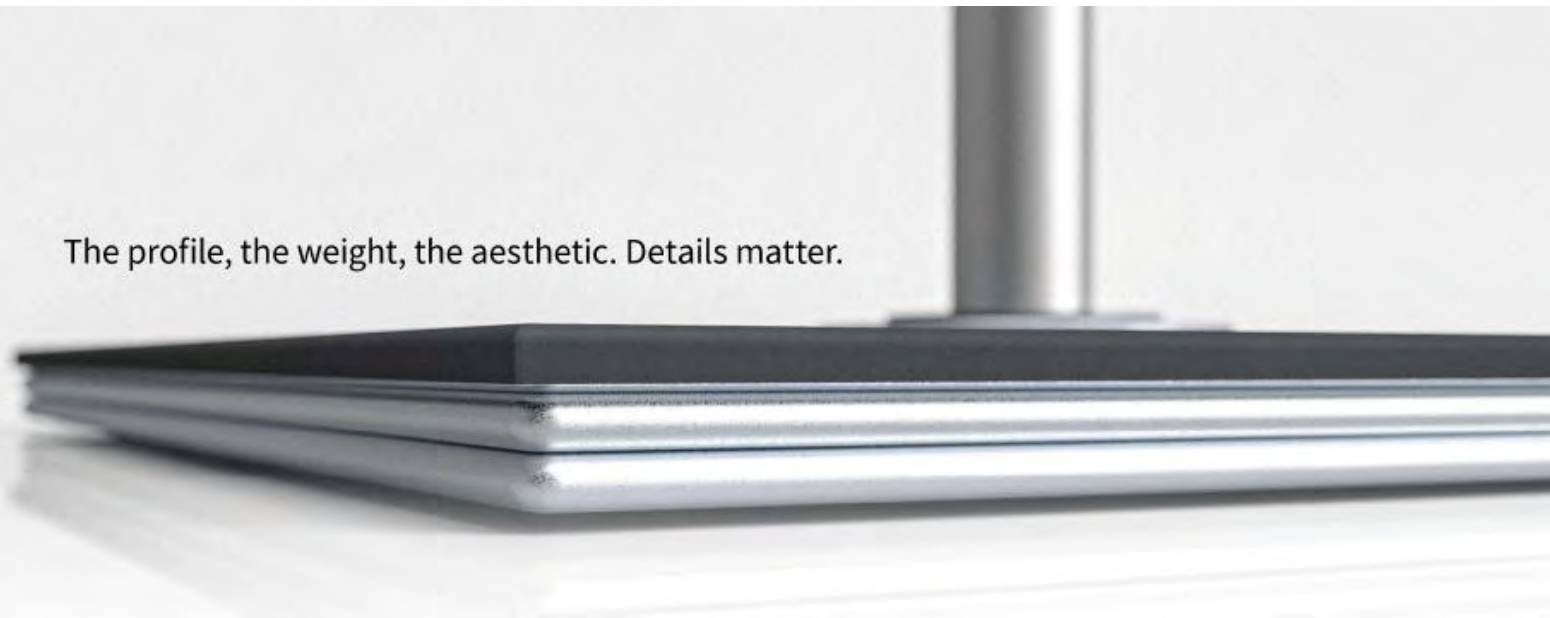


Desert Bronze



Carbon

The profile, the weight, the aesthetic. Details matter.



Galvanized Plate Top Cover

Aluminum Top Cover for Galvanized Plates.
 If being used on a plate stack, the cover will only be used on the top plate.



Frame Finishes

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

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base

Brushed Silver



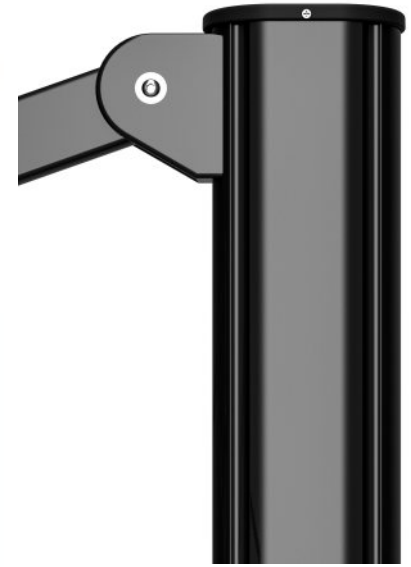
Golden Oak



Heather Willow



Onyx



Alpine White



Desert Bronze



Carbon



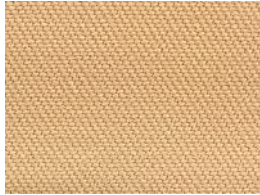
Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

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



White R099



Beige R100



Forest Green R102



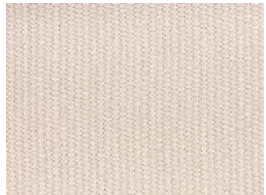
Black R103



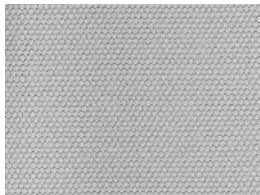
Chestnut R104



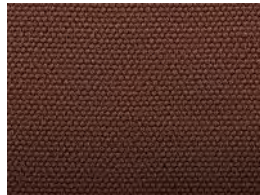
Salmon R105



Linen R126



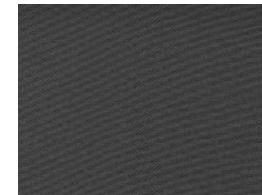
Cadet Grey R138



Brown R156



Pistachio R160



Charcoal Grey R164



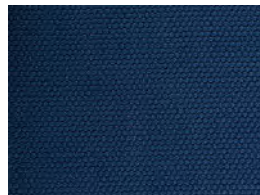
Steel Blue R169



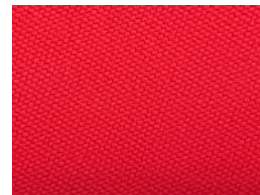
Turquoise R171



Pacific Blue R172



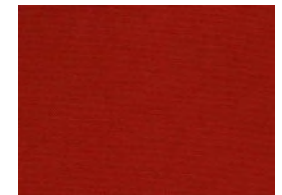
Captain Navy R175



Logo Red R176



Burgundy R177



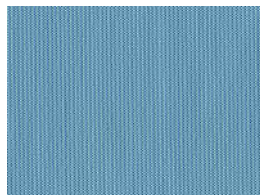
Vermillion R182



Pumpkin R185



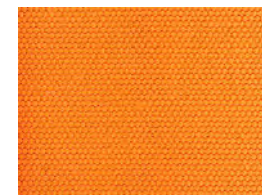
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



Navy Stripe



Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

Aluminum Cantilever Umbrella

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



Aluminum Cantilever Umbrella

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Aluminum Cantilever Umbrella

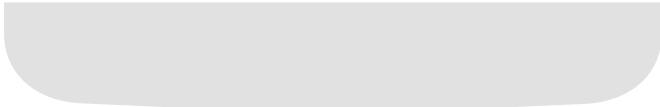
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Valance Options

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

Valance 1 - STANDARD Length: 6"



The flap style valance offers a clean, structured look rooted in early American and Colonial design. Characterized by its flat, symmetrical panel-like sections that hang down in even intervals.

Valance 2 - Whale Tail Length: 6"



A distinctive valance named for its dramatic center swoop that resembles the fluke of a whale's tail. The whale tail valance adds a sense of movement and elegance to any outdoor space.

Valance 3 - Classic Scallop Length: 5"



Valance 4 - Classic Scallop Length: 3"



The scallop valance is a timeless style that adds elegance and softness. With its gently rounded, wave-like curves, this style traces its origins to classic European decor that adds charm and dimension.

Available in two distinct lengths.

Valance 5 - French Scallop Length: 6"; Width: 6"



Characterized by its soft, curved scallops and flowing lines, this valance style evokes classic European charm and timeless sophistication.

Valance 6 - Roman Scallop Length: 6"; Width: 6"



Originally inspired by the practical drapery used in Roman villas, its clean, horizontal folds create a tailored look that complements both traditional and contemporary spaces.

Valance 7 - Wave Scallop Length: 5"



Valance 8 - Wave Scallop Length: 3"

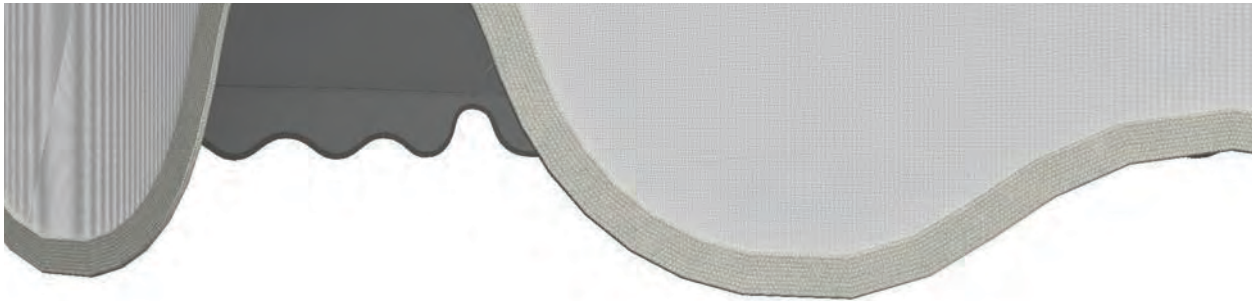


A more modern take on the classic scallop. Softer curves with a more fluid contemporary look.

Available in two distinct lengths.

Valances are available for an additional fee.

Binding



Binding is the perfect finishing edge to any valance style. By default, our binding is white unless specified otherwise in your order. You have the option to match the binding with the valance color for a seamless look, or opt for a bold statement by contrasting it with a complimentary color.

Bullion Fringe



Bullion fringe offers versatility in design with options for a single-color twisted fringe or up to a 3-color twist. You can choose between a 3" or 5" length to suit your preference. This decorative element can enhance a valance or be directly added to the edge of a canopy, even without a valance.

Brush Fringe



Choose a single color or double color blend, available in a 1" length. Brushed fringe can be used to further accent a valance or can be added directly to the finished edge of a canopy without a valance.

Binding & Fringe are available for an additional fee.

Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
Email: chris@southernbreezeof.com or laura@southernbreezeof.com

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish

Cabana Features / Details

- * Complete Marine Grade Extruded Aluminum Frame
- * Type 11, Class 1 performance anodizing marine standard.
- * 316L Stainless Steel Hardware / Couplings.
- * Easy drop in canopy attachment with barrel bolt connections.
- * Engineered for a simplified assembly.
- * 2" diameter (.125" thick) corner mounting post.
- * 1.5" diameter (.125" thick) 45 degree corner structure supports.
- * 2mm thick canopy ribs - specifically designed for added strength against the wind.
- * Stainless Steel Stem with optional surface mounting deck plate.
- * Optional weighted bases available.
- * Hitch Pin included to mechanically secure legs.



Lead Time: 6 - 9 weeks - (Platinum Finish)



- * Comes standard with four (4) Corner Accent Curtains.

Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
 Email: chris@southernbreezeof.com or laura@southernbreezeof.com

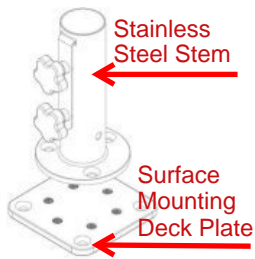
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish



Standard 10' x 10' Aluminum Frame Cabana
 INCLUDED (as shown above & below): Corner Accent Curtains (x4), Stainless Steel Stem, Stainless Steel Vertex Finial, Platinum Frame Finish.

Standard 10' x 10' Cabana, Platinum Finish - \$5,783.00 + Required Base/Mount Cost + Freight + Installation

Stainless Steel Stem (Included)
 Surface Mounting Deck
 Plate (Additional Fee)



Stainless Steel Vertex Finial



Frame Finishes



Platinum



Brushed Silver



Golden Oak



Heather Willow



Onyx



Alpine White



Desert Bronze



Carbon

Platinum - Standard Finish

Lead Time: 6 - 9 weeks. Std. Finish

* Colors noted above have additional fee & increased lead time.

* Lead Time: 20 weeks for all colors other than Platinum. Minium qty. of 5 required.

Lead Time: 6 - 9 weeks (Platinum Finish)

Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

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Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish

Additional Options

* Below are three itemized add-ons for the cabana. They can be configured in any way & in conjunction with each other including the full-turn accent curtains.



Full Privacy Tension Wall (x1)

Privacy walls are paired with the required lower tension rail.

Each wall includes (1) lower support rail.

Will require one wall panel for each wall.

(Shown full enclosure: 3 walls)



Entrance Half Curtains (x2)

Zipper to a full wall or split wall to cap ends and accent the opening to the Cabana.

(Shown with 2 half curtains)



Full Curtain Split Wall (x1)

Privacy wall with a 90% split.

Can attach to another split wall for a more private enclosure.

(Shown with 1 split wall)

Luxury Pool / Beach Resort Cabanas

Mounting Options

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

Email: chris@southernbreezeof.com or laura@southernbreezeof.com

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish

Cabana Mounting Options:



Galvanized Plate

Weight: 200 lbs.
 Dimensions: 36" x .5"
 Free-Standing Use
 Can be stacked up to three plates.
 Must be paired with a stem.

\$923.00 each
Qty. (4) required per cabana



Galvanized Plate

Weight: 150 lbs.
 Dimensions: 36" x .5"
 Free-Standing Use
 Can be stacked up to three plates.
 Must be paired with a stem.



Galvanized Plate

Weight: 100 lbs.
 Dimensions: 30" x .5"
 Free-Standing Use
 Can be stacked up to three plates.
 Must be paired with a stem.



Double Galvanized Plates

Weight: 200 lbs.
 Dimensions: 30" x .5"
 Free-Standing Use
 A third plate equal to or greater than the size &/or weight of the bottom plate can be added.

\$1,083.00 each
Qty. (4) required per Cabana



Double Galvanized Plates

Weight: 170 lbs.
 Dimensions: 30" x .5"
 Free-Standing Use
 A third plate equal to or greater than the size &/or weight of the bottom plate can be added.



Surface Mount Stem Plate

Weight: 5 lbs.
 Dimensions: 5" x .5"
 Stem Mounting Plate
 Free-Standing Surface
 Stainless Steel Surface Mounting
 Plate can only be used with a
 Stainless Stem.



Cabana Stem (Included)

8.4" Overall Height
 5.2" Footprint
 2" Diameter Reciever
 Even Pressure Clamping Plate
 Security Hitch Pin



Galvanized Plate Top Cover

Aluminum Top Cover for
 Galvanized Plates.
 If being used on a plate stack,
 the cover will only be used
 on the top plate.



*See following page.

Lead Time: 6 - 9 weeks

Luxury Pool / Beach Resort Cabanas

Galvanized Plate Top Covers

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
 Email: chris@southernbreezeof.com or laura@southernbreezeof.com

Cover Plates are available for an additional fee.

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish

Round Galvanized Plate Top Cover \$138.00 - \$348.00 each depending on size & color.



Golden Oak



Heather Willow



Onyx



Alpine White



Desert Bronze



Carbon

Square Galvanized Plate Top Cover \$138.00 - \$348.00 each depending on size & color.



Golden Oak



Heather Willow



Onyx



Alpine White

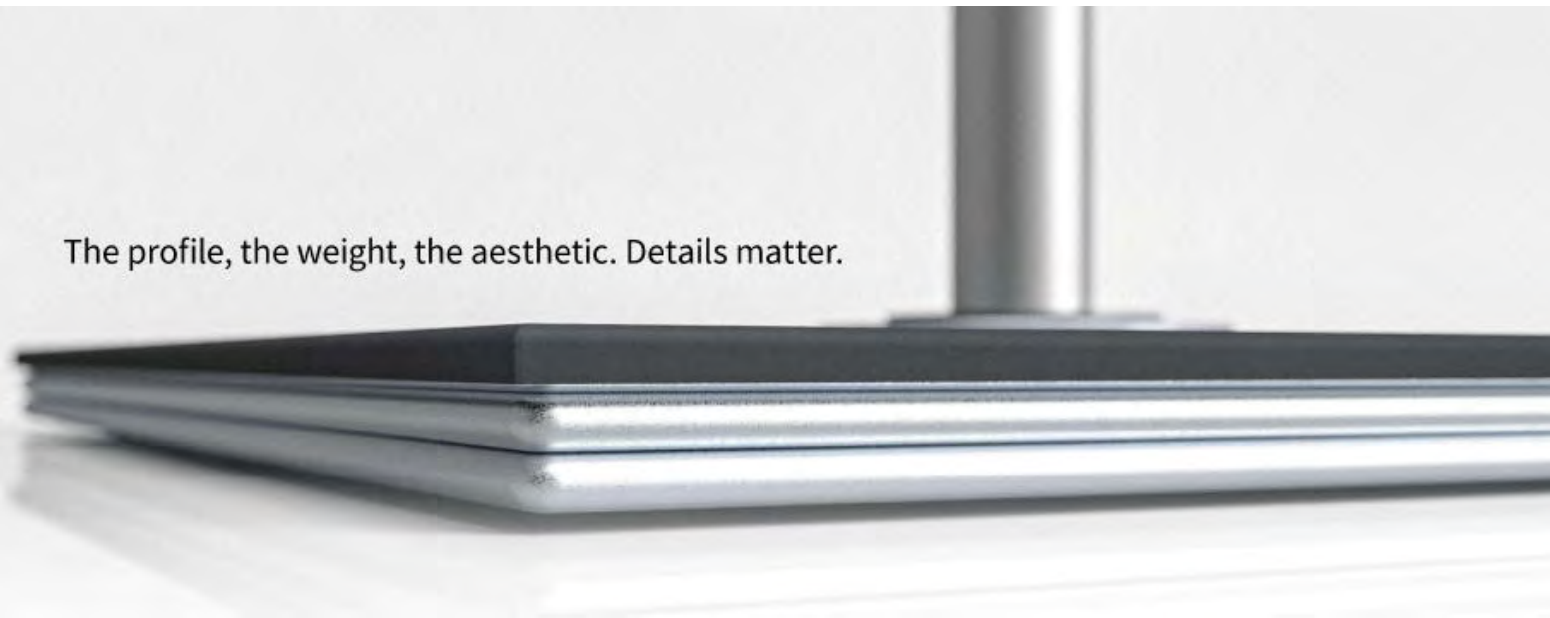


Desert Bronze



Carbon

The profile, the weight, the aesthetic. Details matter.



Galvanized Plate Top Cover

Aluminum Top Cover for Galvanized Plates.
 If being used on a plate stack, the cover will only be used on the top plate.



Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

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Luxury Pool / Beach Resort

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Luxury Pool / Beach Resort

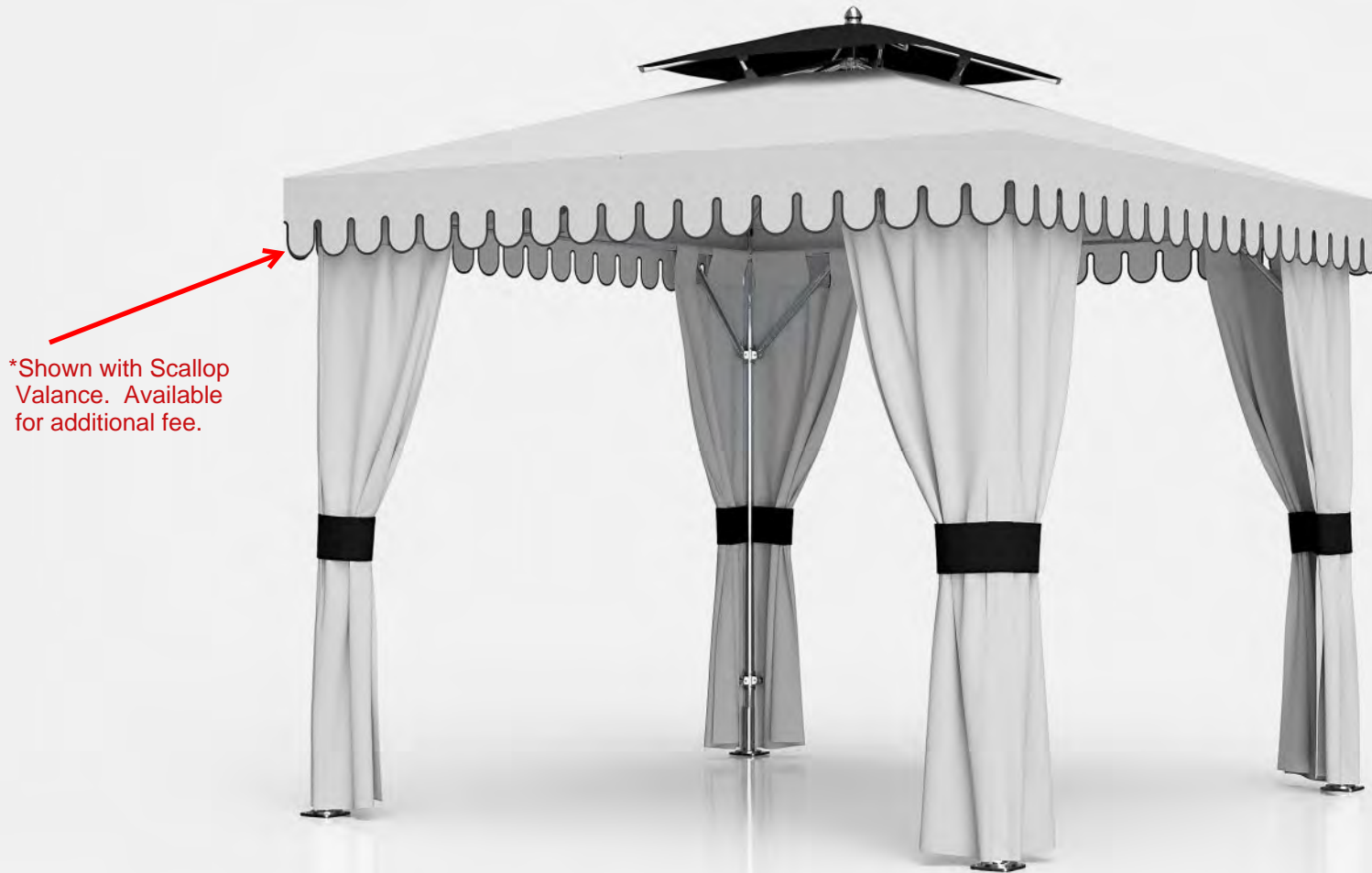
10' x 10' Aluminum Frame Cabana

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Email: chris@southernbreezeof.com or laura@southernbreezeof.com



Luxury Pool / Beach Resort 10' x 10' Aluminum Frame Cabana

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Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
Email: chris@southernbreezeof.com or laura@southernbreezeof.com

*Standard Cabana shown
with striped fabric.
No additional fee.



Luxury Pool / Beach Resort 10' x 10' Aluminum Frame Cabana

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
Email: chris@southernbreezeof.com or laura@southernbreezeof.com



Shown with
two full privacy
tension walls.
Available for an
additional fee.

Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

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Email: chris@southernbreezeof.com or laura@southernbreezeof.com



Luxury Pool / Beach Resort

10' x 10' Aluminum Frame Cabana

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Luxury Pool / Beach Resort 10' x 10' Aluminum Frame Cabana

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Email: chris@southernbreezef.com or laura@southernbreezef.com



EXHIBIT 14

Roving Security Patrol Services in Tamaya

Operational Value, Risk Reduction, and Community Benefits

Report Prepared for the Board of Supervisors
Beach Community Development District

Prepared by:
Robert W. Renn, Ph.D.

Updated and revised May 11, 2026

Executive Summary

This report provides an overview of the operational role, strategic value, and documented benefits of roving security patrol services within Florida Community Development District (CDD) communities, with specific relevance to Tamaya CDD. The report provides a balanced assessment of the tasks roving security services can and cannot perform in Florida CDDs.

Roving patrol security services are designed primarily to provide visible deterrence, rapid identification of suspicious activity, amenity monitoring, infrastructure observation, and enhanced resident perception of safety. Unlike law enforcement agencies, private security patrol officers generally function in an “observe, deter, document, and report” capacity.[1]

Roving security guards hired by a CDD typically patrol the streets (if the streets are owned by the CDD). However, monitoring a private residence (a "Vacation Watch") often falls outside the scope of a CDD's governmental purpose. **Security Powers:** While **Section 190.012(2)(d), Florida Statutes**, allows a CDD to provide security for the "district's facilities and properties," this power is generally interpreted as applying to the **common areas** (parks, clubhouses, and public roads) rather than private residences.

Permitted Security Patrol Functions

1. Visible Crime Deterrence

- Conduct vehicle, golf cart, bicycle, or foot patrols
- Provide a visible security presence
- Monitor suspicious persons or vehicles
- Deter trespassing, vandalism, theft, and property damage

This is one of the primary legal and practical functions of roving patrols.

2. Trespass Enforcement

If properly authorized by the CDD:

- Patrol officers may ask unauthorized individuals to leave District property
- They may issue trespass warnings
- They may contact law enforcement to remove trespassers

Many Florida gated communities provide written authorization allowing security officers to act as agents of the property owner for trespass enforcement.

3. Traffic and Parking Monitoring

Security patrols may:

- Monitor speeding
- Observe reckless driving
- Report DUI concerns
- Place courtesy notices on vehicles
- Coordinate towing if authorized by community policy and Florida towing laws

But they usually cannot issue enforceable traffic citations on public roads.

4. Welfare and Safety Checks

Common functions include:

- Conducting hurricane preparation patrols
- Checking amenities after storms
- Looking for fire, flooding, or hazards

5. Emergency Response Coordination

- Call 911
- Direct emergency vehicles
- Help evacuate amenities

- Manage crowds during emergencies
- Secure damaged areas after storms

What Florida Private Security Generally Cannot Do

Unless the officer is separately sworn law enforcement:

They generally cannot:

- Arrest people as police officers
- Conduct criminal investigations
- Carry out searches without consent
- Pull vehicles over on public roads
- Issue criminal citations
- Impersonate law enforcement
- Use emergency police lighting/sirens illegally
- Provide security for resident homes

They may perform a citizen's arrest under very limited circumstances, but most professional firms avoid this except in extreme situations.

Typical CDD Security Scope

In larger Florida CDD communities, roving patrol contracts commonly include:

- Overnight patrols
- Amenity inspections
- Incident documentation
- Enforcement of access policies
- Coordination with sheriff's office
- License plate logging
- CCTV monitoring
- Marina or dock patrols

- Storm-event response

Important Distinction: Public vs. Private Roads

This matters significantly in Florida CDDs.

If roads are:

- **Private roads** → security authority is broader regarding access enforcement and trespass
- **Public roads owned/maintained by the CDD or county** → patrol authority is more limited regarding traffic enforcement

Many CDD communities have a mix of both.

Best Practice Structure in Florida CDDs

Many Florida communities find the strongest model is:

1. Manned gate access control
2. Mobile roving patrols
3. Camera systems with LPR (license plate recognition)
4. Strong coordination with sheriff's office deputies

This layered approach typically provides better deterrence than cameras alone. It also aligns with the operational model many Florida luxury and active-adult communities use.

Florida regulates private security agencies and officers through the state licensing system.

In Florida CDD communities, roving patrol services provided by private security companies are primarily focused on mobile visibility, deterrence, observation, and rapid response within the community. Their role is substantially different from gatehouse access control or law enforcement.

The following are the primary tasks and functions typically performed by roving patrol security services in Florida CDD communities:

Primary Specific Roving Patrol Tasks in Florida CDD Communities

1. Mobile Security Patrols

The core function of a roving patrol officer is to continuously move throughout the community in:

- Marked patrol vehicles
- Golf carts
- Bicycles
- Foot patrols in amenity areas

The objective is to:

- Increase visible deterrence
- Detect suspicious activity
- Reduce opportunities for theft and vandalism
- Improve resident perception of safety

Patrols typically focus on:

- Residential streets (if owned by the CDD)
- Clubhouses
- Pools
- Fitness centers
- Parking areas
- Common area owned by the CDD
- Marinas
- Parks and trails and other common areas maintained by the CDD
- Perimeter areas
- Gate approaches

Mobile security patrols vary depending on whether the streets are owned by the CDD.

2. Suspicious Activity Monitoring (on CDD property and common areas owned by the CDD)

Roving patrol officers monitor for:

- Suspicious persons

- Unknown vehicles
- Loitering
- Trespassing
- Vehicle break-ins (on CDD property)
- Door-to-door solicitation
- Vandalism
- Property damage to CDD property
- Open garages or unsecured homes (

Officers document and report activity to:

- Community management
- CDD supervisors
- Local law enforcement
- Signs of forced entry on CDD property and common areas
- Storm damage

4. Amenity Area Security

Roving patrols frequently monitor community amenities after hours or during peak usage periods.

Tasks often include:

- Checking amenity closing compliance
- Monitoring unauthorized use
- Enforcing amenity rules
- Watching for vandalism
- Monitoring pool areas
- Checking clubhouse doors and locks
- Monitoring fitness centers and sports courts

Many CDD contracts specifically require documented amenity inspection rounds.

5. Parking and Traffic Observation

Although private security generally cannot issue enforceable traffic citations, roving patrols commonly:

- Monitor speeding concerns
- Unauthorized use of E-bikes etc. on CDD property
- Observe reckless driving
- Identify improperly parked vehicles
- Monitor fire lane violations
- Report abandoned vehicles on CDD parking lots, common areas and owned streets
- Assist with parking compliance during events

Security may also:

- Place courtesy notices (depends on authority conferred by CDD BOS)
- Coordinate with towing vendors if authorized by community policy

6. Incident Response

Roving patrol officers are often the first on scene for:

- Resident complaints
- Noise disturbances
- Alarm activations
- Suspicious activity calls
- Property damage
- Medical incidents
- Minor accidents

Note: This is for CDD amenities and common areas owned by the CDD.

Typical duties include:

- Assessing the situation
- Contacting emergency services
- Securing the area
- Directing responders
- Preparing incident reports

7. Perimeter and Gate Support

Even in communities with staffed gates, roving patrols often:

- Check secondary entrances
- Inspect pedestrian gates
- Monitor perimeter fencing
- Watch for tailgating through gates
- Patrol perimeter roads
- Inspect emergency access gates

In some communities, patrols also perform random gate presence checks during overnight hours.

8. Lighting and Infrastructure Inspections

Many CDD patrol contracts include community asset inspections during patrol rounds.

Typical observations include:

- Streetlight outages
- Irrigation leaks
- Broken sidewalks
- Damaged signs
- Fallen trees
- Flooding
- Amenity maintenance issues

Patrol officers report these items to management for maintenance follow-up.

9. Storm and Emergency Patrols

In Florida, roving patrols are commonly used during:

- Hurricanes
- Tropical storms
- Flooding events
- Power outages

Typical responsibilities include:

- Checking flooded roads
- Monitoring damaged areas
- Restricting access to unsafe zones
- Reporting downed trees and power lines
- Assisting emergency responders with access

10. Detailed Reporting and Documentation

Professional patrol services generally provide:

- GPS-tracked patrol verification
- Electronic reporting
- Daily activity reports
- Incident reports
- Photo documentation
- Time-stamped patrol logs

CDD boards often require monthly (sometimes shift based) summaries showing:

- Patrol hours
- Incidents handled
- Amenity checks completed

- Resident assists
- Suspicious activity contacts

Summary of Primary Functions of Roving Patrol Services

- Vehicle and foot patrols
- Amenity inspections
- Observation and reporting of suspicious activity on CDD property
- Parking observation
- Perimeter inspections
- Incident reporting to law enforcement and management
- Infrastructure monitoring
- Storm support activities

Research and Validation of Patrol Benefits

Routine Activity Theory and Crime Prevention Through Environmental Design (CPTED) principles support the concept that visible guardianship and increased surveillance may reduce criminal opportunity and vandalism.[2][3]

The National Institute of Justice has also supported visible and directed patrol strategies as methods that may improve perceptions of safety and reduce opportunities for crime.[4]

Florida Community Usage

Although precise statewide statistics regarding Florida CDD usage of roving patrols are limited, security patrols and controlled-access systems are common among Florida master-planned and gated communities.[5][6]

Strategic Considerations and Limitations

Roving patrol security services are generally most effective as deterrence, observation, and rapid-reporting systems rather than as direct crime interdiction or law enforcement forces.

Communities may become dissatisfied with patrol programs when expectations evolve toward:

- Police-style enforcement capabilities
- Guaranteed crime prevention

- Immediate intervention in all incidents
- Full law-enforcement-style response functions

Private security personnel typically function in an “observe, deter, document, and report” capacity and generally possess no greater law-enforcement authority than private citizens except as specifically permitted under Florida law.

Professional security practices generally recognize that the most effective community security programs utilize a layered approach that may include:

- Controlled gate access
- Camera and surveillance systems
- Community lighting
- Access-control technologies
- Resident awareness and reporting
- Visible roving patrol presence

Within this layered approach, roving patrol services may provide value through visible deterrence, amenity oversight, rapid incident reporting, infrastructure observation, and enhanced resident perception of community oversight and safety.

Conclusion

Professionally managed-roving patrol services may provide meaningful operational and deterrence value for Tamaya when integrated into a broader layered security strategy involving gates, cameras, lighting, access-control systems, and resident awareness. It is important to note that roving security services typically do not or cannot act as security for residents (unless they are on CDD property) or their homes. ***The annual cost of intermittent roving security services for Tamaya is approximately \$50 per year for each household (Roughly this amount was budgeted for fiscal year 2026).***

Disclaimer: The author is not a security or law enforcement expert.

Summary of Florida CDD Roving Security Capabilities

Tasks Roving Security Can Perform	Tasks Roving Security Generally Cannot Perform
Visible vehicle and foot patrols	Conduct criminal investigations
Amenity inspections and monitoring	Issue criminal citations
Observe and report suspicious activity	Make routine traffic stops
Monitor common areas in the CDD	Exercise police powers
Report maintenance and infrastructure problems	Represent themselves as law enforcement
Monitor gates and perimeter areas	Detain individuals except under narrow citizen-arrest situations
Provide incident documentation and reporting	Carry out law-enforcement functions
Assist with emergency access coordination	Guarantee crime prevention

Note 1: Roving security guards hired by a CDD typically patrol the streets (if the streets are owned by the CDD). However, monitoring a private residence (a "Vacation Watch") often falls outside the scope of a CDD's governmental purpose. **Security Powers:** While **Section 190.012(2)(d), Florida Statutes**, allows a CDD to provide security for the "district's facilities and properties," this power is generally interpreted as applying to the **common areas** (parks, clubhouses, and CDD owned roads) rather than private residences.

Additional References

1. Florida private security operational standards and common industry practice.
2. Cohen, L. E., & Felson, M. (1979). Social Change and Crime Rate Trends: A Routine Activity Approach.
3. Crowe, Timothy D. *Crime Prevention Through Environmental Design (CPTED)*, 3rd Edition.
4. National Institute of Justice (U.S. Department of Justice). Police Patrol Operations and Crime Prevention.
5. Hans C. Wahl. CDD Overview: General Considerations for Community Development Districts in Florida.
6. Florida community association and HOA security practice references.

TO: Board of Supervisors, Tamaya Community Development District

FROM: Robert Renn, Ph.D.

DATE: May 19, 2026

SUBJECT: Supplemental Report of Benefits of Roving Security Patrols for Residential Crime Deterrence and Community Safety

1. Executive Summary

At Monday's Board meeting (May 18, 2026), Supervisor Walt Repak asked for additional evidence that roving patrols deter crime in our community. I thank Supervisor Repak for his request, and I am happy to respond to his request.

In my last report to you on roving patrols in Florida CDDs, I detailed what roving patrols can and cannot do in Florida CDDs and gave some evidence of the benefits of roving patrols. **The purpose of this report is to supplement the original report by providing further evidence for the crime reduction and safety benefits of roving patrols.**

This supplemental report synthesizes data from JSO's online crime tracking system, empirical criminology literature, private policing data, and Florida-specific residential trends to evaluate the effectiveness of roving patrols. The overall findings of this supplemental report indicate that while static security measures (e.g., sentry gates) manage access, **highly visible, randomized roving patrols act as an active deterrent that can reduce property crimes by 16% to 73%**. (MacDonald, J. M., Klick, J., & Grunwald, B. (2015).

2. The Problem: The Vulnerability of the Gated "False Sense of Security"

To evaluate the necessity of a mobile security budget, the Board can assess the specific criminal patterns currently targeting master-planned and gated developments in Northeast and Central Florida.

A. Target Selection and Crime Realities

A primary vulnerability of premium residential communities is a psychological phenomenon known as the **security paradox**. While perimeter gates provide an aesthetic sense of exclusivity, local law enforcement data routinely emphasizes that gates do not create an absolute barrier to motivated offenders. **According to regional crime alerts from the Jacksonville Sheriff's Office (JSO), master-planned neighborhoods are frequently sought out by criminal groups precisely because they are affluent and gated.** Perpetrators recognize that residents in these communities often exhibit lower baseline vigilance—leaving vehicle doors unlocked, garage doors open, or key fobs inside cars, making them prime targets for opportunistic property crimes (Action News Jax, 2022).

B. Prolific Regional Crime Trends Facing Residential Districts

- **Vehicle "Car-Hopping" and Remote Theft:** Rather than shattering windows, a prevalent crime model involves groups of individuals walking through neighborhood streets at night pulling vehicle door handles. In adjacent Southside Jacksonville communities, home security footage has captured organized groups systematically searching driveways (News4JAX, 2022). Beyond losing electronics or cash, a critical secondary threat is the theft of **garage door openers**. A stolen remote grants an offender effortless, quiet entry into a resident's home while the family sleeps. A few years ago, Tamaya had this exact problem. Residents had their cars broken into and also captured criminals walking through our neighborhood pulling on handles of car doors, searching for easy targets for theft. When we added roving patrols, the resident reports of such actions dropped significantly (at least the reports of such crimes on FB declined).
- **Organized Luxury Vehicle Theft Rings:** High-end residential enclaves across Florida face highly coordinated theft networks. Recent multi-agency law enforcement operations dismantled major luxury vehicle theft rings that specifically targeted gated developments. These groups actively case high-end communities, bypass perimeter access controls via "tailgating" (closely following a resident's car through the gate before it closes), and steal luxury vehicles right out of resident driveways (WFLA News, 2026).
- **Amenity Vandalism and Trespassing Sprees:** Common property assets—such as clubhouses, fitness centers, and community grounds—are increasingly subject to targeted property crimes. Law enforcement agencies across Florida have tracked strings of after-hours trespassing involving golf carts, where suspects cause extensive structural, hard-scape, and landscape destruction to community common areas (WFLA News, 2026). Without interior mobile enforcement, these multi-million-dollar common assets remain completely unmonitored during peak vulnerability hours.
- **Tamaya Specific Crime Reports in 2026 vs. 2025:** Reported crimes are up in 2026 year to date compared with 2025 (JSO Transparency Portal). In all of 2025 two crimes were reported in Tamaya when we used intermittent roving patrols. In 2026, when we dropped roving patrols in December of 2025 (I believe this is correct), six crimes were reported in Tamaya. <https://transparency.jaxsheriff.org/>

C. The Limits of Local Law Enforcement

While JSO provides exceptional emergency response, local municipal police departments are structurally unable to provide proactive, continuous internal patrols inside specific residential developments. Law enforcement operates under a reactive, priority-dispatch model. Consequently, minor property crimes, suspicious loitering near community assets, or active vehicle hopping will rarely receive immediate dispatch if higher-priority violent crimes are occurring elsewhere in the sector. This operational gap leaves the community responsible for establishing its own immediate, proactive deterrent.

3. Empirical Evidence: Do Roving Patrols Reduce Crime?

To move past anecdotal arguments, the Board must evaluate empirical data regarding the deterrence effects of private security, focusing specifically on opportunistic property crimes common to master-planned residential developments like Tamaya.

A. The Deterrence Mechanism: "Capable Guardianship"

In environmental criminology, **Routine Activity Theory** posits that a crime occurs when a motivated offender encounters a suitable target lacking a *capable guardian*.

- **Static vs. Dynamic Guardians:** While Closed-Circuit Television (CCTV) and automated gates are passive environmental cues, a roving security patrol is an **active guardian**.
- **The Randomization Premium:** Criminals routinely scout neighborhoods to map out predictable patterns. When a roving patrol utilizes randomized route-generation algorithms, the offender's perceived risk of apprehension spikes dramatically, driving them to seek softer targets outside the community.

B. Statistical Reductions in Property Crime & Vehicle Burglaries

Opportunistic property crimes like "car-hopping" and vehicle break-ins are highly prevalent in suburban master-planned communities. Because these crimes are fast and quiet, static perimeter security offers little defense once an offender enters the property footprint.

Empirical research utilizing geographical regression discontinuity designs has demonstrated that adding mobile private security patrols to target residential zones produces an estimated 45% to 60% reduction in local property crimes (MacDonald et al., 2015).

Furthermore, **micro-time hotspot experiments confirm that targeted, visible vehicular patrols can cut thefts from vehicles by roughly one-fifth (20%) within weeks of deployment by actively breaking up the spatial concentrations where these residential "flare-ups" occur (Kochel, 2026).**

The optimal deterrence interval—known in criminology as the **Koper Curve**—**indicates that a visible security presence lasting 11 to 15 minutes in a specific zone creates a residual deterrence window, keeping the probability of local crime or disorder at approximately 96% for up to 30 minutes after the patrol vehicle departs (Kochel, 2026).**

C. Protection of Master-Planned Amenities & Capital Assets

Suburban community assets—such as Tamaya Hall (the clubhouse), the fitness center, pools, playgrounds, and landscaped common grounds—are prime targets for localized destruction, after-hours trespassing, and opportunistic vandalism. These assets represent significant capital investments funded by resident assessments under Chapter 190, Florida Statutes.

According to the tenets of Crime Prevention Through Environmental Design (CPTED), large, shared public spaces frequently suffer from a lack of "territorial reinforcement" and "natural surveillance" during late-night hours, transforming them into anonymous, unmonitored zones prone to illicit use (Cozens & Love, 2015). Modern CPTED strategies show that "First-Generation" architectural barriers (like standard door locks or basic fencing) are insufficient unless backed by dynamic, active guardianship that reinforces territorial control over vulnerable common areas (Mihinjac & Saville, 2019).

Roving security patrols protect these community-funded assets through structured operational interventions:

- **Tamaya Hall & Clubhouse Integrity:** Foot-patrol checks require the guard to physically check locks, exterior windows, and dark alcoves around the main administrative building during high-

risk windows (8:00 PM to 4:00 AM).

- **Fitness Center After-Hours Enforcement:** Patrols ensure compliance with amenity operating hours, removing non-residents or unauthorized users who bypass key-fob systems via "tailgating."
- **Mitigation of Grounds Destruction:** Random drive-bys near the playground, sports courts, and expensive community landscaping prevent minor property destruction, graffiti, and hard-scape damage before it requires expensive capital replacement.

D. The "Observe and Report" Nuance

A critical piece of legal and economic literature from the *Columbia Law School Center for Law and Economic Studies* (Fabbri & Klick) nuances this data. The researchers noted that if a private security presence is entirely passive, lacks any perceived authority, or fails to maintain a reliable connection to law enforcement, its initial deterrent effect decays over time.

Key Takeaway for the Board: Roving patrols cannot operate in a vacuum. To prevent deterrence decay and secure the asset protections outlined above, guards must be equipped with digital reporting apps that maintain an immediate, priority data-sharing pipeline to the local JSO Sheriff's Office.

4. Financial & Operational Cost-Benefit Analysis

Feature / Metric	Roving Security Patrol (Vehicle/Bike)	Static Guard Post (Gatehouse Only)
Area of Coverage	Complete footprint (Amenity centers, common areas, CDD-owned streets)	Single fixed point of entry/exit
Cost Efficiency	High; 1 vehicle covers expansive acreage	Low; requires multiple guards cover guardhouse entrance only
Response Time	Under 3 minutes to internal community alarms/incidents	Delayed; unable to abandon the fixed post to investigate internal issues
Primary Limitation	Intermittent presence at any single sub-location	Zero presence outside the immediate gate perimeter

5. Implementation Roadmap and Accountability Measures

If the Board votes to fund this initiative, the contract must be insulated against underperformance. This may have been an issue with Advanced Security in the past using their company's roving patrols. The following framework should be integrated directly into the Request for Proposal (RFP):

1. **GPS-Tagged Proof of Capability:** The provider must utilize cloud-based guard-tour applications. Security personnel must scan physical Near-Field Communication (NFC) tags or QR codes placed at vulnerable community infrastructure (e.g., the Tamaya Hall pool area, playground, and remote perimeter fences) to prove active patrolling.
2. **Dashcam and Body-Worn Camera Archives:** To mitigate CDD liability during slip-and-fall claims, property damage incidents, or civil disputes, all patrol vehicles must feature continuous looping dashcams, with footage archived for a minimum of 90 days.
3. **Strict Speed and Trajectory Randomization:** Routes must be algorithmically varied weekly so that departure times from the main gatehouse never follow a predictable loop.

6. Conclusion & Recommendation

The empirical data in this report clearly supports the conclusion that roving security patrols provide a statistically significant, active layer of protection that passive infrastructure cannot replicate. For a community of Tamaya's scale, relying solely on gate access leaves interior assets exposed.

As I concluded in my first report on this topic, I urge all supervisors on our board to fund intermittent roving patrols for our community in 2027. The cost of roughly \$40-\$45 per household per year seems small compared to the benefits that roving patrols can provide Tamayans.

References

Jacksonville Sheriff's Office Transparency Portal. <https://transparency.jaxsheriff.org/>

Action News Jax. (2022, May 30). *Caught on camera: Cars broken into in gated community on Jacksonville's Southside, neighbors say*. Action News Jax.

<https://www.actionnewsjax.com/news/local/caught-camera-cars-broken-into-gated-community-jacksonvilles-southside-neighbors-say/C53EF7FV5NE2NOOV3UCCLGYX6M/>

Cozens, P., & Love, T. (2015). A Review and Current Status of Crime Prevention through Environmental Design (CPTED). *Journal of Planning Literature*, 30(4), 393–412.

Kochel, T. R. (2026). Impact of hot spots patrol treatment duration on gun violence and disorder: a randomized controlled trial. *Policing: A Journal of Policy and Practice*, 20(1).

MacDonald, J. M., Klick, J., & Grunwald, B. (2015). The Effect of Private Police on Crime: Evidence from a Geographic Regression Discontinuity Design. *Journal of the Royal Statistical Society Series A: Statistics in Society*, 179(3), 831–846. *Summary*

Research demonstrates that police reduce crime. We study this question by using a natural experiment in which a private university increased the number of police patrols within an arbitrarily defined geographic boundary. Capitalizing on the discontinuity in patrols at the boundary, we estimate that the extra police decreased crime in adjacent city blocks by 43–73%. Our results are consistent with findings from prior work that used other kinds of natural experiment. The paper demonstrates the utility of the geographic regression discontinuity design for estimating the effects of extra public or private services on a variety of

outcomes.

Mihinjac, M., & Saville, G. (2019). Third-Generation Crime Prevention Through Environmental Design (CPTED). *Social Sciences*, 8(6), 182.

News4JAX. (2022, May 31). *Neighborhood Crime Alert: Car burglars strike gated community on Southside*. WJXT News4JAX. <https://www.news4jax.com/news/local/2022/05/31/neighborhood-crime-alert-car-burglars-strike-gated-community-on-southside/>

WFLA News. (2026, April 16). *Suspects caught stealing luxury vehicles from gated communities across Central Florida*. WFLA News Channel 8. <https://www.youtube.com/watch?v=NhNdR5IydNY>

EXHIBIT 15

Original email sent to Board:

From: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>
Sent: Friday, May 8, 2026 11:31 AM
To: Dr. Robert W. Renn <professorbob303@gmail.com>; David C. McInnes <dmcinnes@vestapropertyservices.com>; Oliver E. Ingram <oingram@vestapropertyservices.com>; Jason Davidson <jdavidson@vestapropertyservices.com>
Subject: Re: Roving Security Services Report by Robert Renn

David please send this to the board of supervisors....with my comments.

At our last board meeting we did not come to consensus on 'roving security' and as you are aware, Dr Renn volunteered to assist me in researching this topic. He has done so...

Please let David know if you are ok with a questionnaire being sent out with the following question.

=====

Please see the attached information before responding to this question. As a Tamaya resident, are you in favor of an intermittent roving security patrol?

Yes or NO

=====

Thx Jim

Board Responses to Email

From: Board Member <boardmember4@beachcdd.com>
Sent: Sunday, May 10, 2026 10:36 AM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Re: Beach CDD (Roving Security Services Report by Robert Renn)

External Sender - From: (Board Member <boardmember4@beachcdd.com>)
This message came from outside your organization.

Yes I'm ok with sending out a survey about the roving. This is what was discussed in workshop.
Karen

From: Pawel Szeszko <boardmember5@beachcdd.com>
Sent: Monday, May 18, 2026 3:42 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Re: Beach CDD (FW: Roving Patrol Survey Template)

External Sender - From: (Pawel Szeszko <boardmember5@beachcdd.com>)
This message came from outside your organization.

Hi David,

Here is my contribution to the survey wording, in less than 100 words:

[Roving patrol merely supervises CDD assets, exclusively; it cannot act as residents' private police. Private security is legally restricted to "observe and report"—anything more invites serious liability. With virtually no crime, a closed construction gate, controlled entrances, and no vacant lots, Tamaya property faces minimal threats. Real safety comes from better lighting, cameras, secure gates, strong contracts, and engaged neighbors, not a guard watching YouTube at 1 a.m. With an ROI near zero, roving patrol is a wasteful extravagance for the community. Redirect the tens of thousands to new amenities like pickleball courts instead.]

... (missed my own deadline)

Pawel

EXHIBIT 16

From: [David C. McInnes](#)
To: [Jackie Leger](#)
Subject: FW: Beach CDD: 6/4 Agenda Exhibit (Roving Security Services Report by Robert Renn)
Date: Tuesday, May 26, 2026 8:52:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Jackie:

Please use the email below as Supervisor's Young's response to the "Roving Patrol Questionnaire" agenda item listed under Chair Kendig's name.

Thanks.

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

Sincerely,



Your Community.
Our Commitment.

David C. McInnes
District Manager
P. 321-263-0132 (ext. 193)

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
www.VestaPropertyServices.com



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From: Board Member <boardmember4@beachcdd.com>
Sent: Sunday, May 10, 2026 10:36 AM
To: David C. McInnes <dmcinnnes@vestapropertyservices.com>
Subject: Re: Beach CDD (Roving Security Services Report by Robert Renn)

External Sender - From: (Board Member
<boardmember4@beachcdd.com>)

This message came from outside your organization.

Yes I'm ok with sending out a survey about the roving. This is what was discussed in workshop.

Karen

On 05/10/2026 10:16 AM EDT David C. McInnes
<dmcinnes@vestapropertyservices.com> wrote:

Hello Supervisors:

Please see email below and attachment which is being forwarded to you at the request of Chair Kendig.

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

Sincerely,



Your Community.
Our Commitment.

David C. McInnes
District Manager
P. 321-263-0132 (ext. 193)

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From: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>
Sent: Friday, May 8, 2026 11:31 AM
To: Dr. Robert W. Renn <professorbob303@gmail.com>; David C. McInnes <dmcinnes@vestapropertyservices.com>; Oliver E. Ingram <ogram@vestapropertyservices.com>; Jason Davidson <jdavidson@vestapropertyservices.com>
Subject: Re: Roving Security Services Report by Robert Renn

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David please send this to the board of supervisors....with my comments.

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=====
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Please see the attached information before responding to this question. As a Tamaya resident, are you in favor of an intermittent roving security patrol?

Yes or NO

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Thx Jim

On 05/07/2026 2:34 PM EDT Dr. Robert W. Renn <professorbob303@gmail.com> wrote:

Dear Board Member,

At last night's workshop the board and attending residents

discussed whether to include roving security in our 2027 budget.

There was no clear consensus on funding roving security for 2027, and some board members were very passionate about not funding roving security.

The board decided to survey our residents about their desire for roving security funding. I offered to help Chair Kendig with preparing the survey,

As part of my own research on what tasks roving security can and cannot do in Florida CDDs, I compiled the attached report.

To educate the board on this subject (I also plan to distribute the report throughout our community) I am providing you with a copy of my report.

I took great care to prepare a fair and balanced report by clearly addressing the tasks roving security can perform and those they cannot.

I hope this report helps the board make the best funding decision for roving security in Tamaya in 2027.

Respectfully,
Bob Renn

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Robert Renn, Ph.D.
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(1989-2018) and the University of North
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Jacksonville, FL 32246
<https://robertwrennwebsite.my.canva.site/profile>

EXHIBIT 17

Roving Patrol Is Not Security. It Is a Costly Illusion of Security.

A FACT-BASED REFERENCE FOR TAMAYA RESIDENTS · SOURCES AVAILABLE UPON REQUEST

I. LEGAL REALITIES: LIMITATIONS OF ROVING PATROL

A Roving Guard Has No Authority Where You Live

No arrests. No citations. No traffic stops. Under Florida Statute 943.10, sworn law enforcement authority belongs exclusively to agencies like JSO. A private security officer cannot exercise any of those powers — not on public roads, not anywhere in Tamaya.

Jurisdiction ends at District property. A CDD-contracted patrol's legal authority covers only District-owned assets and amenities — the amenity center, common areas, and related facilities. The residential streets where homeowners actually live are entirely outside that scope. A patrol vehicle driving through your neighborhood is, legally speaking, just a car.

The "middleman" slows emergency response. When a genuine threat occurs, a private guard cannot act — they can only observe and call JSO. This adds an unnecessary step between an incident and an authorized response. Residents who call JSO directly eliminate that delay and reach the only party with actual power to intervene.

Bottom line: "Security patrol" language in a contract does not create a legal duty to prevent crime. Courts have consistently held that a vendor's liability depends on specific contract terms — and Tamaya's past contracts contained no enforceable performance standards whatsoever.

II. UNDER-PERFORMANCE: THE GAP BETWEEN APPEARANCE AND REALITY

What Roving Patrol Actually Does on Duty

Powerless against real threats. In 2025, an individual was found conducting target practice with a crossbow near the community perimeter. The patrol was completely unable to intervene and had no choice but to defer to JSO — the only party that could actually act.

"Productivity Theater", not enforcement. Because guards lack authority on residential streets, activity logs fill with minor, non-criminal observations: a vehicle parked too long in the amenity lot, a gate left slightly ajar, a teenager on a bicycle questioned without cause. These are not security outcomes. They are the appearance of activity in the absence of meaningful authority.

Entry Gate Tailgating goes entirely unaddressed. The most realistic access vulnerability in Tamaya — an unauthorized vehicle following an authorized one through a gate before it closes — is a structural problem that a roving vehicle cannot detect, prevent, or deter.

A documented social cost: In 2025, a Tamaya resident in good standing was stopped and questioned after being misidentified as an unwanted outsider based solely on their appearance. The pressure on guards to generate visible "activity" creates conditions for exactly this kind of bias-based engagement — raising civil liability concerns and eroding community trust.

III. PRACTICAL LIMITS

The Problem Has Changed. The Patrol Hasn't.

Tamaya is no longer a construction site. When roving patrol was first introduced, active construction, vacant lots, and an incomplete residential population created a genuine security rationale. Today, the construction gate is permanently closed, entry points are secured, there are no unmonitored vacant lots, and the neighborhood is fully inhabited. The conditions that originally justified mobile patrol no longer exist.

Predictability is a vulnerability. Roving patrols follow fixed schedules and recognizable routes. Any motivated offender can simply observe the pattern and act outside it. The patrol's deterrence value is concentrated among the least threatening actors, while providing little protection against actual risks.

The record speaks for itself. Tamaya has had zero preventable, CDD-related incidents in 2026 year-to-date — without any roving patrol. The one documented CDD property crime in all of 2026 was resolved through CCTV footage and attentive amenity staff, with no patrol involvement whatsoever. JSO was contacted, and restitution was made.

IV. FINANCIAL DRAIN

Tens of Thousands of Dollars. Zero Measurable Return.

JSO confirms: Tamaya's crime rate is exceptionally low. Crime maps published by JSO, corroborated by statements from JSO officers at the March 2026 HOA meeting, show that Tamaya has one of the lowest crime rates in the area. There is no data-supported basis for spending tens of thousands of dollars annually on patrol in a statistically near-zero-crime community.

You're paying for a vehicle and a profit margin. The majority of roving patrol costs are allocated to vehicle wear-and-tear and vendor overhead — not the expertise or credentials of the security personnel themselves.

A history of financial mismanagement. Past CDD boards never solicited competitive bids for this service, leaving Tamaya paying above-market rates to an entrenched vendor. Contracts contained no accountability metrics, no mandatory route checkpoints, and no performance benchmarks. The CDD even exceeded its own budgeted patrol expenditures as recently as 2025 — without documented justification. At various points, the vendor was either operating without proper licensure or providing services that fell short of what was contracted.

V. BETTER ALTERNATIVES

Smarter, Cheaper, and Actually Effective

Redirecting patrol funds to proven, modern solutions delivers substantially greater security value — at comparable or lower ongoing cost.

HD Camera Network

Upgraded cameras with license plate recognition, night vision, and remote monitoring provide continuous, 24/7 impartial coverage of entry points and common areas — and produce concrete, admissible evidence when incidents occur. Cameras never leave their post.

Automated Gate Controls

RFID access systems and automated license plate readers directly address tailgating — the community's most persistent and realistic access vulnerability — in a way no roving vehicle ever could.

JSO Sheriff's Watch

JSO's free, formalized neighborhood watch program provides organic, distributed vigilance across the entire community. Neighbors who recognize each other create continuous informal monitoring that is far more reliable — and far less gameable — than a predictable patrol schedule.

Pawel Szeszko's Perspective

The following represents the personal views of Pawel Szeszko, a Tamaya resident. It should be read as opinion distinct from the factual analysis above.

Think independently. JSO officers, licensed property managers, and CDD legal counsel have each confirmed the legal limitations of private roving patrol in their professional capacities. Seek out authoritative sources rather than accepting secondhand conclusions.

Demand evidence, not emotion. Loud voices and active social media contributors can create a misleading impression of consensus. Before supporting a significant recurring expenditure, ask one simple question: is there concrete, Tamaya-specific evidence that roving patrol has meaningfully reduced crime here? Based on publicly available data, the honest answer is no.

Reject "cost-per-household" framing. Describing large expenses as "only a few dollars per month per household" is a rhetorical device, not financial analysis. Every one of the District's largest expenditures can be made to sound trivial this way. Applied consistently, it is a framework that can justify any spending, however wasteful.

Respect individual freedom. Using shared community funds to impose a specific service vendor on every resident — regardless of whether they want or benefit from it — is a meaningful imposition. Residents who feel safer with a patrol are welcome to contract for one privately.

Ignore "property values" arguments. No buyer has ever reduced an offer because a community lacked a roving patrol. Property values are driven by homes, aesthetics, and amenities. Prospective buyers have a legitimate expectation that community funds are managed prudently. That expectation is better served by eliminating wasteful spending than by maintaining the illusion of security.

Prepared by Pawel Szeszko, Tamaya resident. Facts are drawn from JSO public crime data, statements made at the March 2026 HOA meeting, Florida Statute 943.10, and CDD financial records. Opinions in Section VI are the author's own. Residents are encouraged to perform independent research and draw their own conclusions.

EXHIBIT 18

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