



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
July 2, 2026
6:00 p.m.*

*Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Beach Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, July 2, 2026, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Beach Community Development District

Meeting Date: Thursday, July 2, 2026
Time: 6:00 PM
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Workshop Agenda

I. Roll Call

II. Audience Comments

III. Presentations

- A. District Engineer's Proposal Regarding New Truck Entry Lane & Pickleball Courts—if available

IV. Upcoming Business Items

- A. The Greenery, Inc. Landscape Replacement Proposals

- 1. Brettungar Drive Cul-de-Sac - \$2,157.72 (from the 6/4/2026 Workshop)

[Exhibit 1](#)
[Pgs. 7-13](#)

- B. Proposals for Mirrors in Group Fitness Room (Tabled at the 6/4/2026 Workshop)

- 1. Kirkland Construction - \$4,185.00

[Exhibit 2](#)
[Pg. 15](#)

- 2. Lee & Cates – *To Be Distributed*

[Exhibit 3](#)

- 3. 3rd Quote Needed

- C. Pool Paver Repair (Tabled at the 6/4/2026 Workshop)

- 1. 360 Painting Proposal - \$15,966.44

[Exhibit 4](#)
[Pg. 18](#)

- 2. 2nd Quote Needed

- 3. 3rd Quote Needed

- D. Tamaya Light Upgrades (Tabled at the 6/4/2026 Workshop)

- 1. Map of Proposed Upgrades

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

- 2. Lamp Sales Unlimited, Inc. - \$17,000.00

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

- 3. Beaches Electrical Service, Inc. - \$6,200.00

[Exhibit 7](#)
[Pg. 24](#)

- 4. Limbaugh Electrical Contracting, Inc. - \$13,897.00

[Exhibit 8](#)
[Pg. 26](#)

- E. Amendments to the District's Amenity Policies (Resident's use of trash dumpster and Resident's Destruction of District's Land; From the 6/15/2026 Regular Meeting)

IV. Upcoming Business Items – continued

F. The Mad Matter, Inc. Proposal for Mat Replacements

[Exhibit 9](#)

[Pgs. 28-33](#)

G. The Greenery Inc's Proposal for Event Lawn River Rock -
\$13,171.58

[Exhibit 10](#)

[Pgs. 35-45](#)

V. Supervisor Projects

A. Chair Kendig

1. Arborist/Options for Oak Trees

2. Truck Gate Entrance (from 1/12/2026 meeting)

3. Tarps for Playground and Palm Court

a. Custom Canopies, Inc.

[Exhibit 11](#)

[Pgs. 47-60](#)

b. Southern Breeze

[Exhibit 12](#)

[Pgs. 62-87](#)

c. 3rd Quote Needed

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

5. Roving Patrol Questionnaire

6. Cabana Security (Tabled at the 6/4/2026 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 13](#)

[Pgs. 88-91](#)

b. 2nd Quote Needed

c. 3rd Quote Needed

4. Roving Patrol vs. CCTV

5. Refrigerator Replacement in Tamaya Hall (Tabled at the
6/4/2026 Workshop)

6. Oven with Mill Work in Kitchen Area

D. Supervisor Repak

1. Gate Access Control

2. Security

3. Proposed Rules Changes for Property and Personal Safety

V. Supervisor Projects – continued

E. Supervisor Caprita

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

VI. Pending from Prior Workshop(s)

VII. 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 (Tabled at the 6/4/2026 Workshop)
- D. Pickleball Courts
- E. Workshop Date Changes – Chair Kendig
- F. Wording for E-Blast Regarding Tree Trimming/Removal – Chair Kendig
- G. Disposal of Old Trash Cans—Field Operations Manager
- H. Review of Current Conditions of Tennis Courts – Field Operations Manager

[Exhibit 14](#)
[Pgs. 93-95](#)

[Exhibit 15](#)
[Pgs. 97-98](#)

VIII. Future Workshop

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

IX. Adjournment

EXHIBIT 1

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

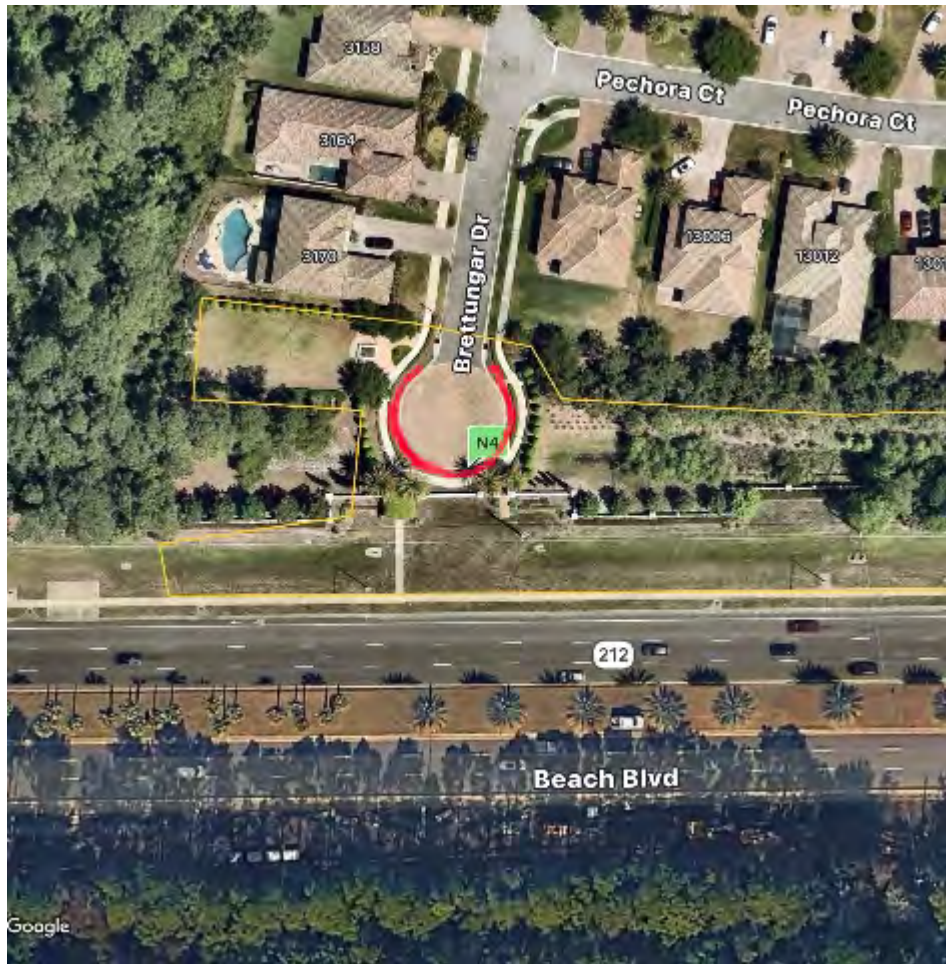
Brettungar Dr. Sod Proposal

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 2

12656 Costas Way
 Jacksonville, FL 32246
 904-914-6227
Brian@kirkland-construction.com



KIRKLAND CONSTRUCTION

Construction Budget

Tamaya Hall Yoga room
 12788 Meritage Blvd
 Jacksonville, Florida 32246

Wall Mirror in Yoga Room

General Conditions

Description	Qty	Unit	Total General Conditions			\$0 Subtotal
			Labor	Material	Subs	
Permit	0	MH	0			0
Temporary Toilet	0	MN			0	0
Dumpster	0	EA				0
Job site clean up/Final clean up	0	LS				0
Project Management Labor	0	MN	0			0

Wall Mirror

Description	Qty	Unit	Labor	Material	Total Subs	\$3,100 Subtotal

Construction Cost	\$3,100
General Conditions	\$465
Contractor Fee	\$620
Project Cost	\$4,185

Please keep in mind that this budget is preliminary and the exact cost of your project will be determined as we move through the process and as selections are made and site conditions revealed. Please call or email with any questions.

EXHIBIT 3

EXHIBIT 4

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 5

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 6



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 7

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 8

Limbaugh Electrical Contracting, Inc.

42 West 8th Street
Atlantic Beach, FL 32233
904-241-9051

June 23, 2026

C/O Ron Zastrocky
Tamaya Community Center
12788 Meritage Blvd
Jacksonville, FL 32246
rzastrocky@vestapropertyservices.com
904-577-3075

Labor and materials to do the following:

- Install 7 direct burial poles
- Install 7 Post top LED heads
- Wire 7 new poles to the existing landscape light
- Remove single light heads on 4 existing poles and install 4 heads on 3 poles and 3 heads on 1 pole
- COJ Electrical permit

All poles, light heads, and mounting hardware to be provide by Ron Zastrocky Beach CDD 250 International Parkway, Suite 208 Lake Mary, FL 32746. Limbaugh Electrical is not responsible for any damage to landscaping.

The total for this project as listed is \$13,897.00 100% due upon completion of work.

Andre Franqui
Estimator
EC13002296

EXHIBIT 9

The Mad Matter, Inc.

Estimate

PO Box 128
 Cumming, GA, 30028

DATE	ESTIMATE NO.
5/4/2026	19835

NAME / ADDRESS
Vesta Property Services Ron Zastrocky

TERMS	REP	FOB	PROJECT
	BTS		

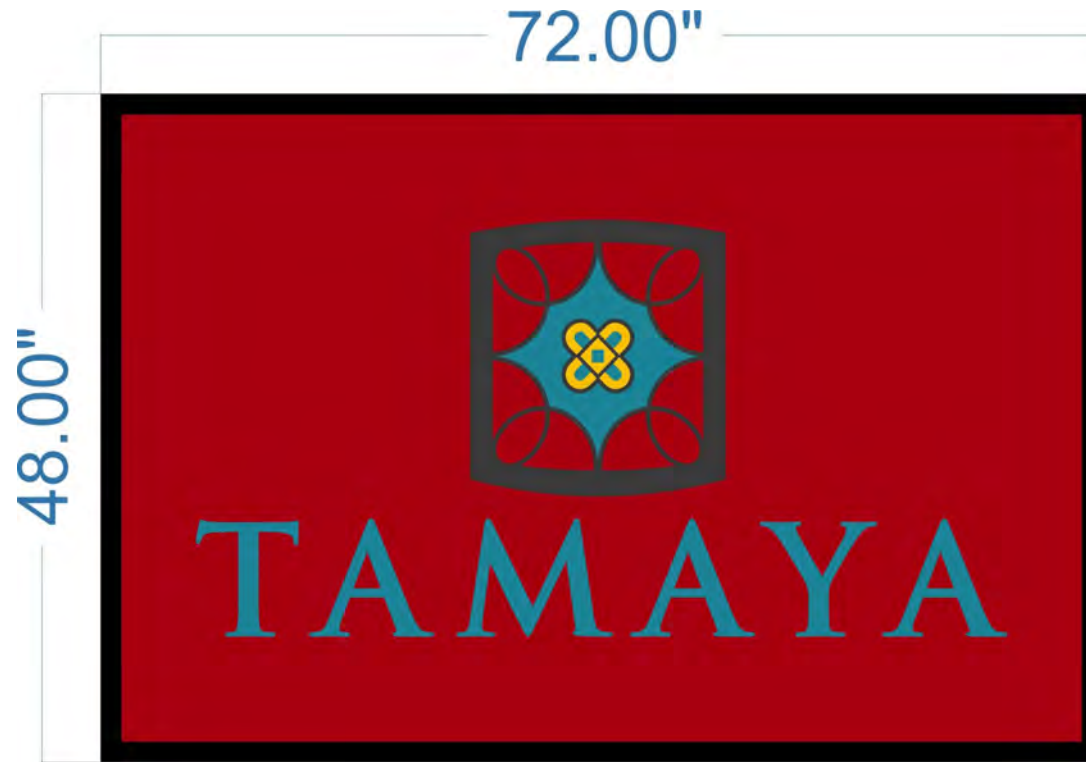
DESCRIPTION	QTY	COST	TOTAL
Piazza Logo Mat Size - 4' x 6' Proof # 269577 Edged	1	440.00	440.00T
Prestige Logo Mat Design Name: Tamy Design Number 354601916 Size: 4' x 6' Horizontal Backing:	1	288.00	288.00T
			0.00
TOTAL			\$728.00

Phone #	Fax #	E-mail	Web Site
800-685-1144	770-887-9240	help@madmatter.com	www.MadMatter.com



Inlaid Artwork Graphic Approval

Proof #: 270447



Product: Inlaid Piazza

Edging: 1.5" Medium Edging

Design: 270447 Tamaya 48x72 B MMST

Notes:

Size: 4'0" X 6'0"

Backing: Non-Skid

Revision: 6/25/2026

Logo Direction: Horizontal

Pile Direction:

Completed By: SB

Logo Size: 30x58

Customer Approval:

Note: Colors on computer generated artwork do not necessarily match actual mat colors. Please refer to actual color samples. Please check for spelling and typographical errors as text is generally re-set on our designs. It is the responsibility of the person placing the order to obtain proper authorization, copyright approval and trademark permission. Any licensing fees are the responsibility of the individual placing the order.

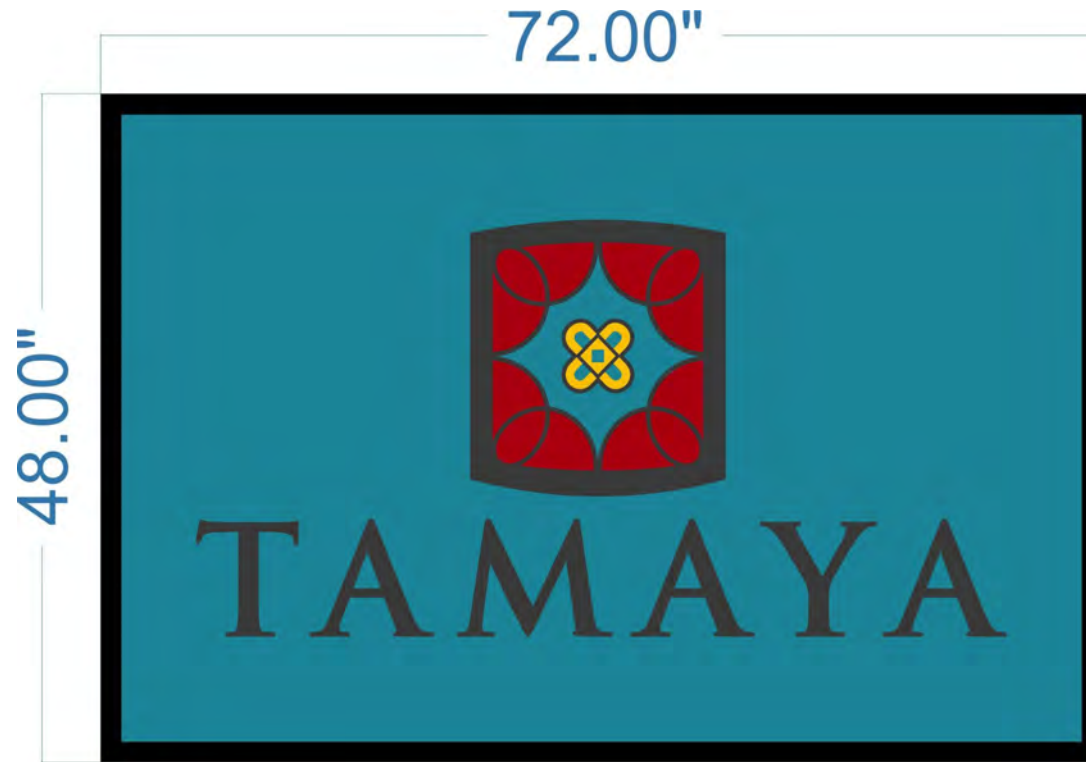
I have reviewed this artwork for details including size, layout, spelling and color placement. Please manufacture this mat as it is represented.

Signature: _____ Date: _____



Inlaid Artwork Graphic Approval

Proof #: 270448



Product: Inlaid Piazza

Edging: 1.5" Medium Edging

Design: 270448 Tamaya 48x72 B MMST

Notes:

Size: 4'0" X 6'0"

Backing: Non-Skid

Revision: 6/25/2026

Logo Direction: Horizontal

Pile Direction:

Completed By: SB

Logo Size: 30x58

Customer Approval:

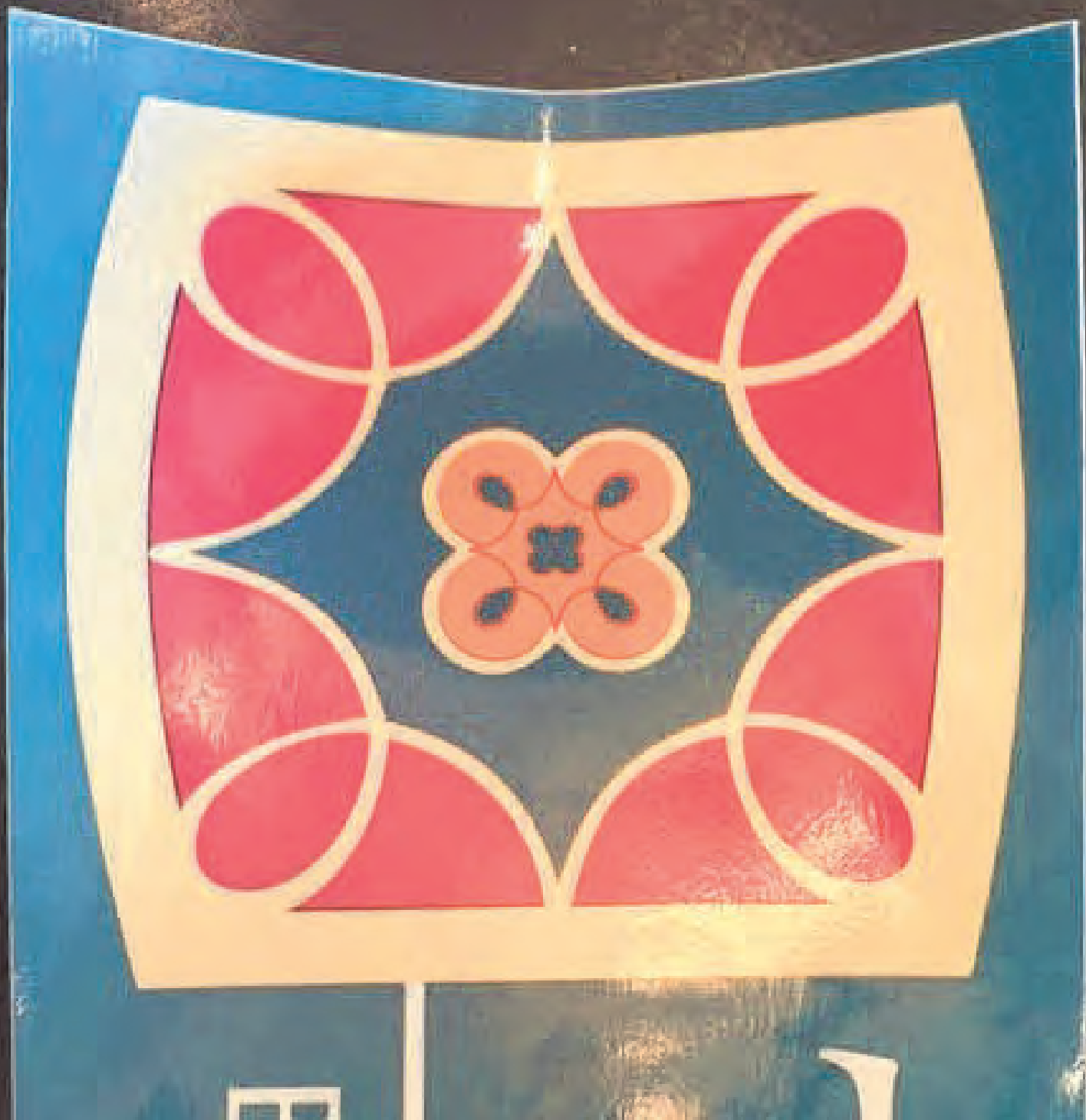
Note: Colors on computer generated artwork do not necessarily match actual mat colors. Please refer to actual color samples. Please check for spelling and typographical errors as text is generally re-set on our designs. It is the responsibility of the person placing the order to obtain proper authorization, copyright approval and trademark permission. Any licensing fees are the responsibility of the individual placing the order.

I have reviewed this artwork for details including size, layout, spelling and color placement. Please manufacture this mat as it is represented.

Signature: _____ Date: _____



TAMMAYYA





TAMMYA

EXHIBIT 10

Work Order Proposal



Proposal Date: 6/2/2026
Proposal Work Order #: 92102
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

Event Lawn River Rock Prject

Purpose:

- Install River Rock at the covered space at the event lawn. With the intention of providing a medium for water to drain without causing erosion and avoiding drain clogs.

Process:

- Team will first remove all mulch and debris present in the work areas.
- Lightly grade the area to ensure positive and consistent drainage.
- Adjust the irrigation that is present to ensure that it is properly re-installed following the grade work.
- Install a fabric weed barrier to help with weed control and reduce soil movement.
- Install Brown River rock at 1-1.5" Depth across the entire work space.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$665.60
Post-emergent Herbicide Application	3,102.00	SF	\$0.01	\$42.37	
Fine Grading	3,102.00	SF	\$0.05	\$155.29	
Disposal/Refuse	1.00	LS	\$467.94	\$467.94	
Irrigation					\$278.06
Repairs and Adjustments	1.00	LS	\$278.06	\$278.06	
Hardscapes					\$12,227.92
Ground Separation Fabric	3,102.00	SF	\$0.82	\$2,528.87	
River Rock	17.00	CY	\$570.53	\$9,699.05	









1:46 AM Thu May 28







TERMS & CONDITIONS

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2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
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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 shall remit payment to Contractor upon receipt of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.
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: 6/2/2026
Proposal Work Order #: 92102
Prepared By: ALLEN FLANNERY

Total: \$13,171.58
Deposit Amount (50%): \$6,585.79

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 6/2/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 11



**CUSTOM CANOPIES** INC

FABRIC STRUCTURE DESIGNER AND MANUFACTURER





QUOTE

SAFEST UNDER THE SUN

PROJECT: Tamaya Clubhouse
Hip Roof Canopy
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
May 12, 2026

QUOTE EXPIRES 7/11/2026

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Hip Roof Canopy	100% Due at Time of Order	Net 10 Days

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	44' x 24' x 12' Eave Hip Roof Canopy	\$ 21,000.00	\$ 21,000.00
	Includes Qty. (2) Quick Releases		
1.00	Engineering	\$ 980.00	\$ 980.00
4.00	Anchor Bold Assemblies	\$ 300.00	\$ 1,200.00
1.00	Freight shipping structure to Jacksonville, FL	\$ 6,000.00	\$ 6,000.00
	HDPE Fabric TBD		
	Pricing is for Hip Roof Structure ONLY.		
	Pricing does NOT include installation.		
	Installation by Others.		
For permitting	yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Engineering	yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Anchors	yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
	Quote is valid for 60 days		

SUBTOTAL	\$ 29,180.00
SALES TAX	0.00%
TOTAL	\$ 29,180.00

To accept this proposal, please Sign, Date, and Remit Payment to:
 Custom Canopies Inc.
 140 N. Gilbert Rd.
 Mesa, AZ 85203

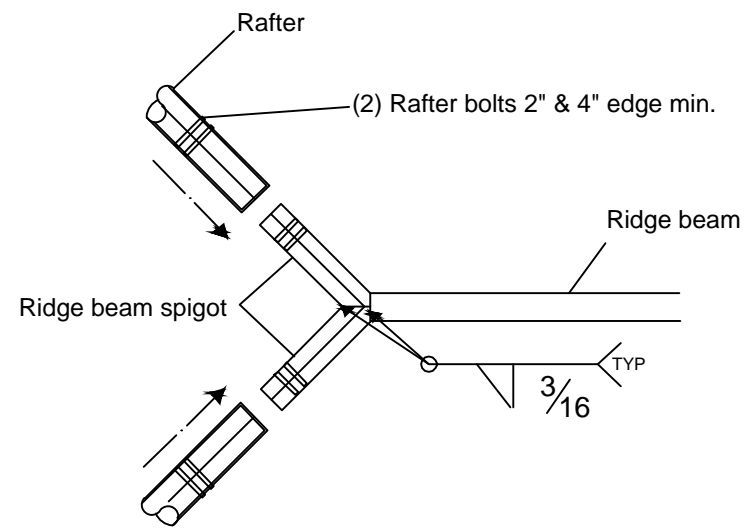
Print name : _____

Sign : _____

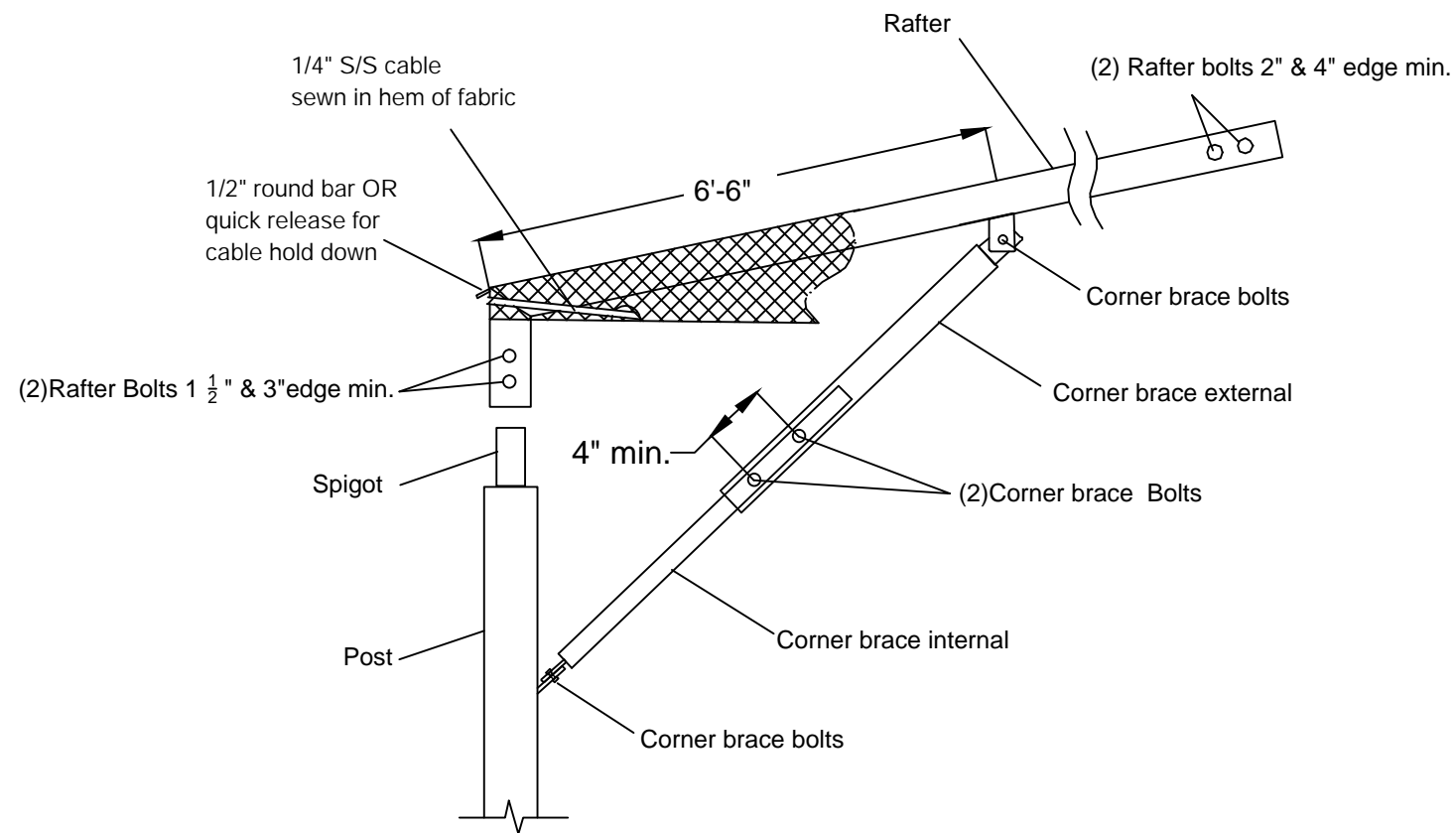
Date : _____

*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



Detail A



Detail B

NOT FOR CONSTRUCTION

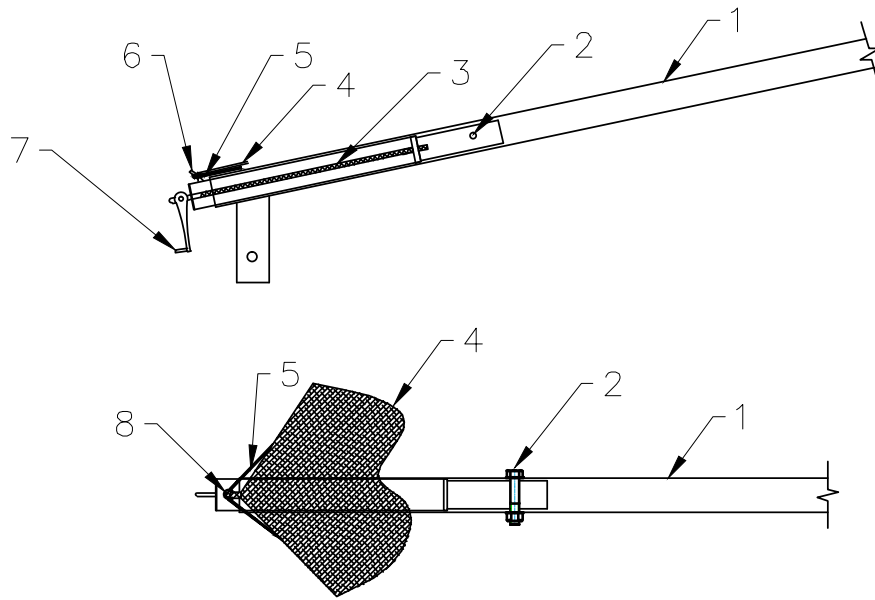
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project	Sheet
Date	S1-2
Scale	



- 1 Roof rafter
- 2 Bolt typ.
- 3 Threaded rod
- 4 HDPE fabric
- 5 7X19 Aircraft cable
- 6 Pin for fabric/cable attachment
- 7 Removable wind up handle
- 8 D-ring on fabric



General Notes

INTERNAL QUICK RELEASE SYSTEM

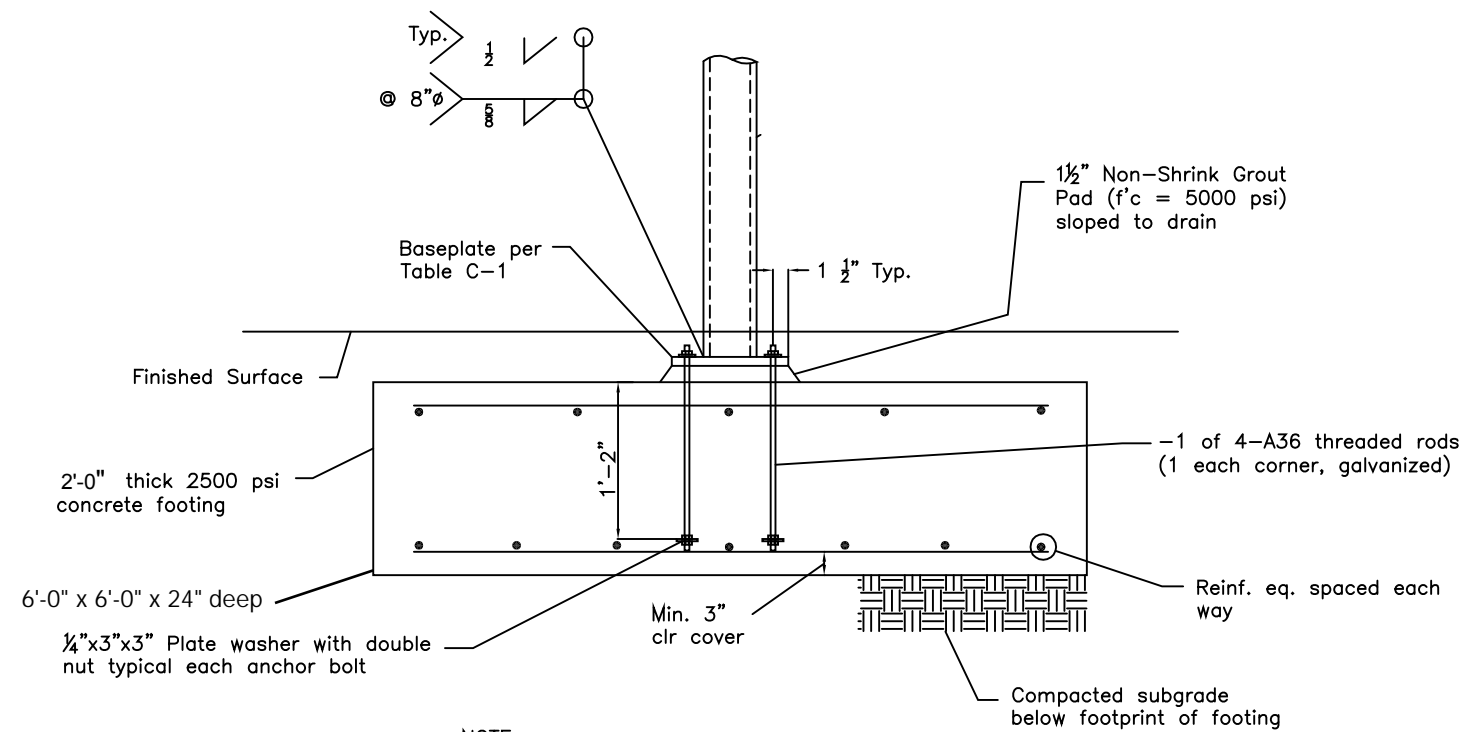
No.	Revision/Issue	Date

Print Name and Address

Project Name and Address

Project	Sheet
Date	S1-4
Scale	NTS

NOT FOR CONSTRUCTION



NOTE

- Baseplate bolt hole ϕ shall not exceed anchor bolt $\phi + \frac{1}{8}$ "
- Provide std. hardened washer for each anchor bolt @ baseplate
- Column baseplate and anchor bolts to be encased in 2500 concrete w/ 3" cover

Detail D - Spread Footing Option

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project	Sheet
Date	S1-3
Scale	NTS

Date

Scale

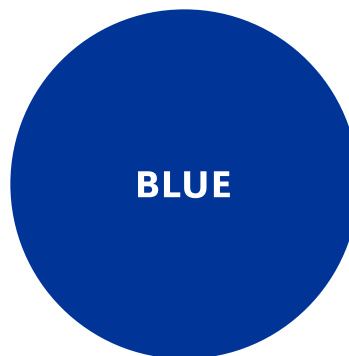
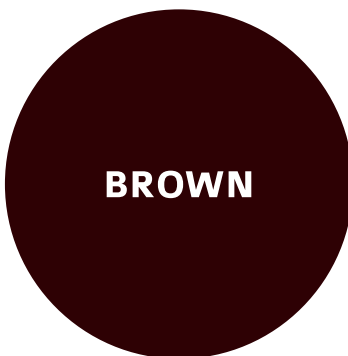
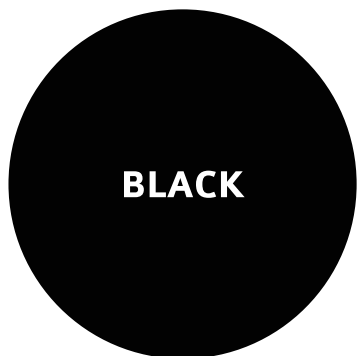
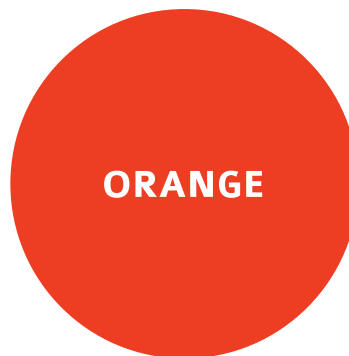
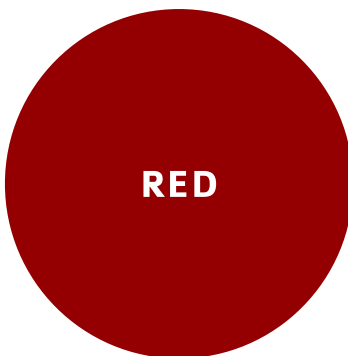
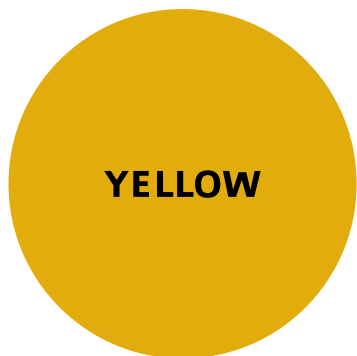
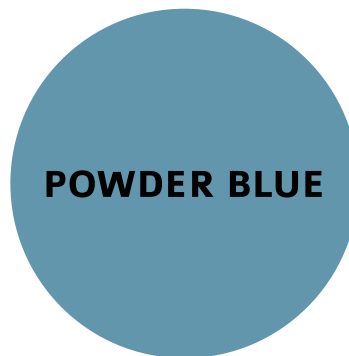
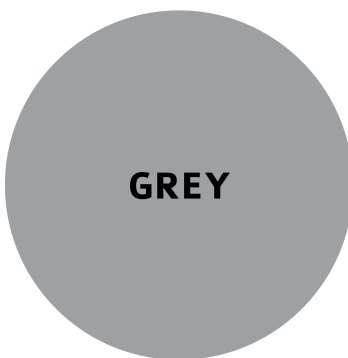
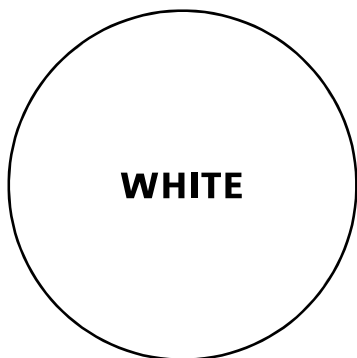
S1-3

NTS



Custom Canopies Intl. Inc.
"SAFEST UNDER THE SUN"

POWDERCOAT COLORS





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.

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

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

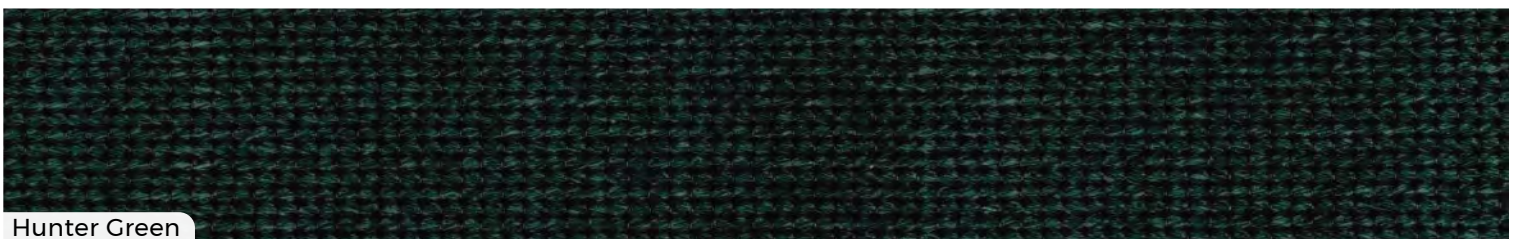
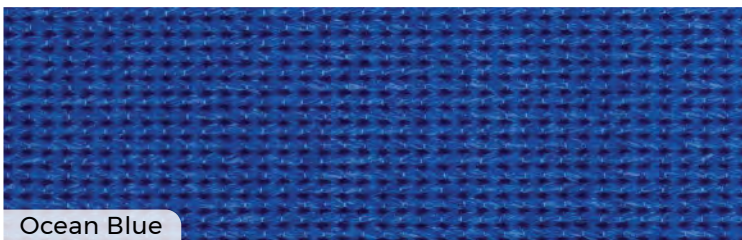
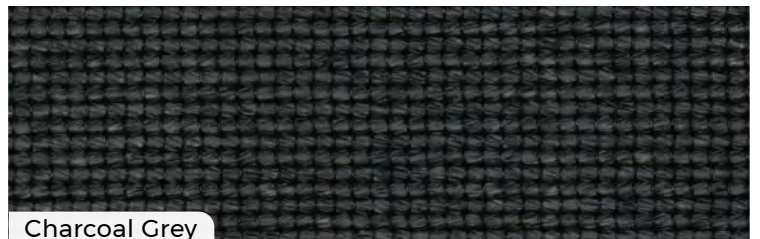
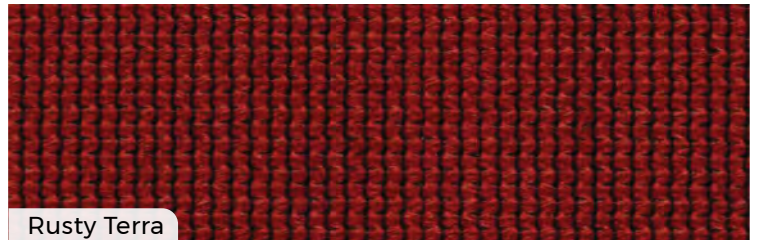
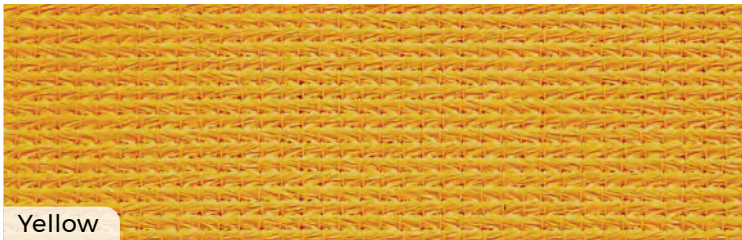
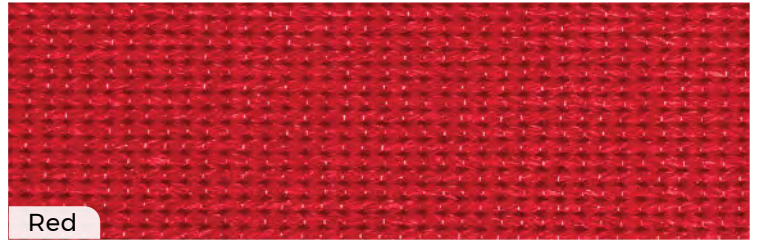
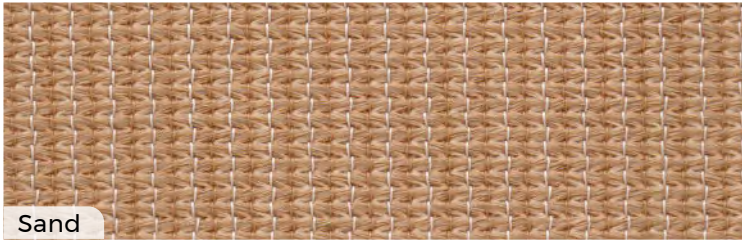
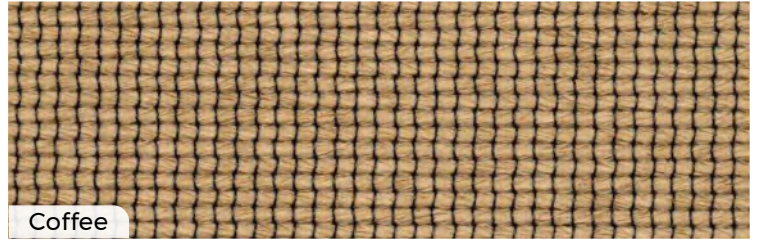
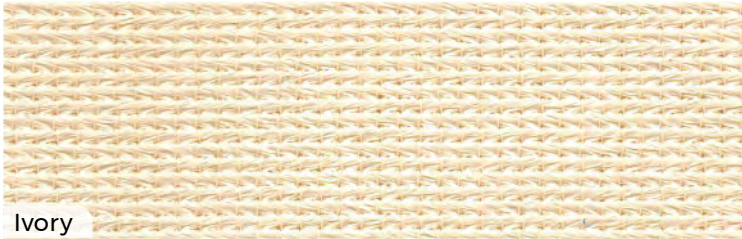
Certificates are available upon request

ASTM E84

NFPA 701 Test Method 2

California Fire Marshall Title 19

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.



Custom Canopies Intl. Inc.

“SAFEST UNDER THE SUN”

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:

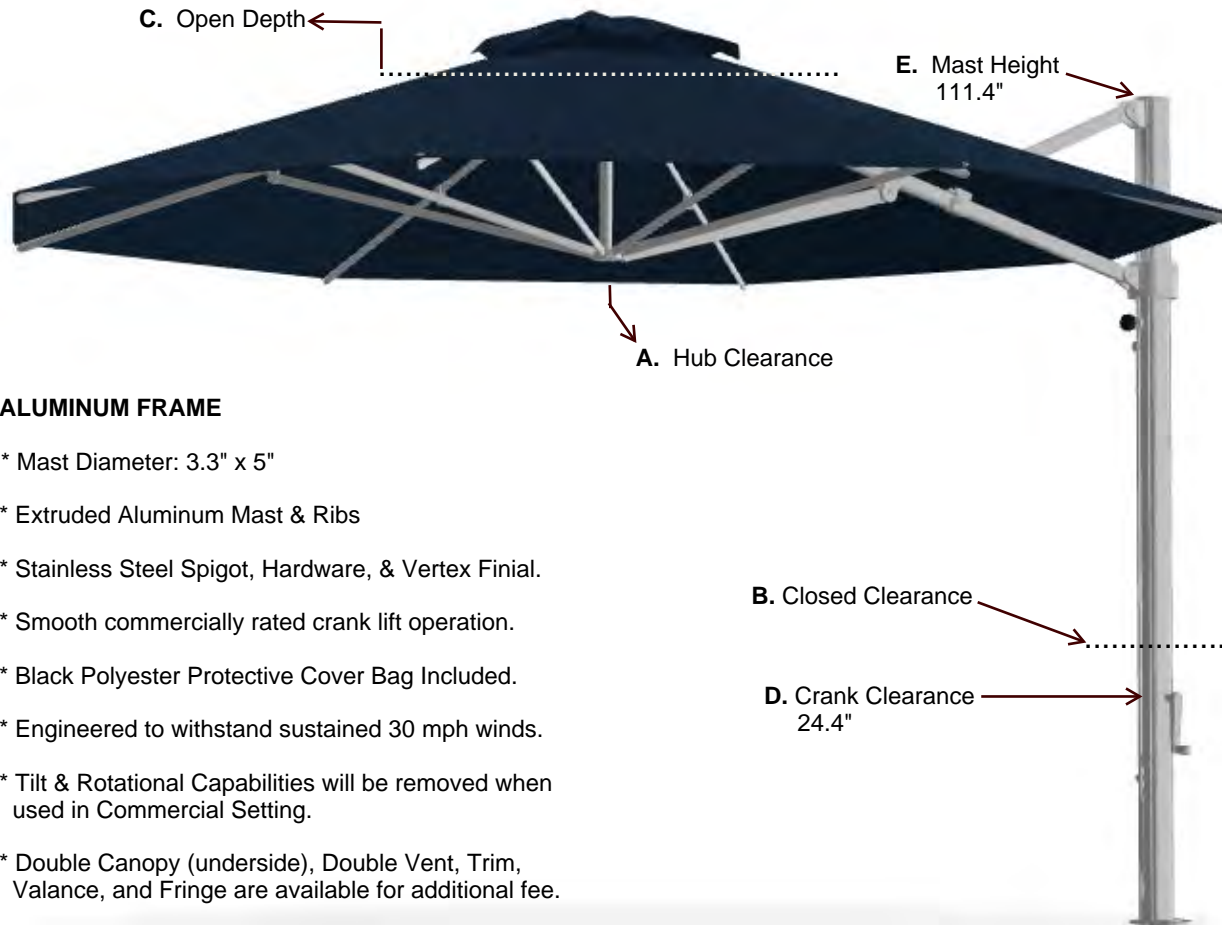
Canopies and shade sails must be inspected and maintenance must be done at least once a year. Refer to the maintenance book supplied.

EXHIBIT 12

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

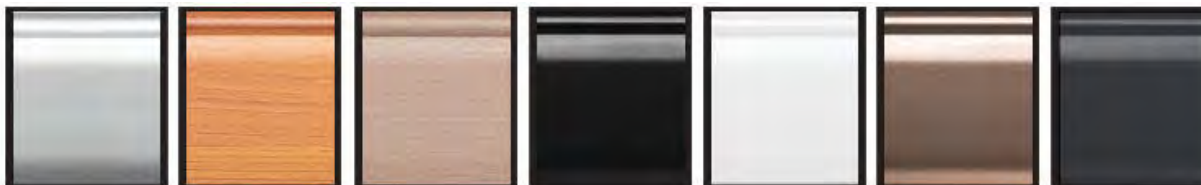
- A. Hub Clearance: 81.9"
- B. Closed Clearance: 32"
- C. Open Depth: 163.8"
- D. Crank Clearance: 24.4"
- E. Mast Height: 111.4"
- Weight: 123 lbs.**



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

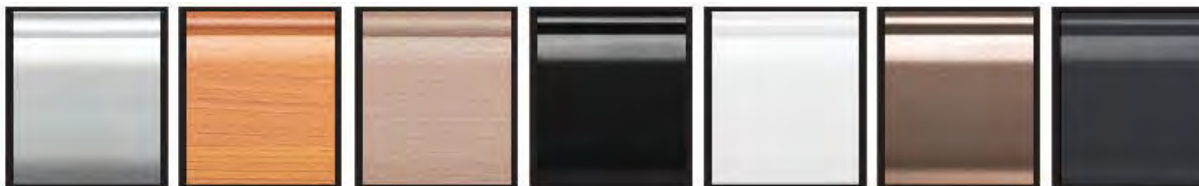
Qty. (2) 10' Square with In-Ground Mount in the North End flower beds. = \$9,032.00 + Freight + Installation

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

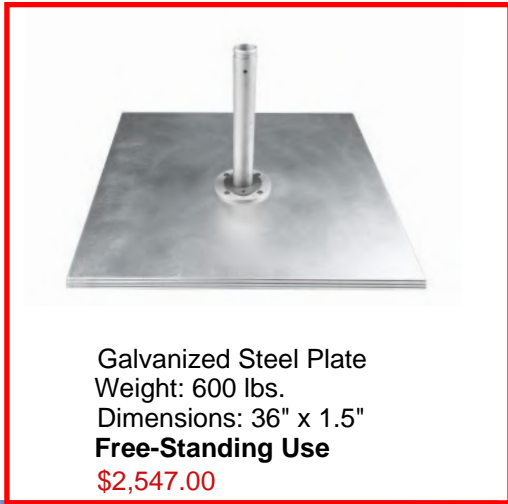
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

*Top cover plates available for additional fee.

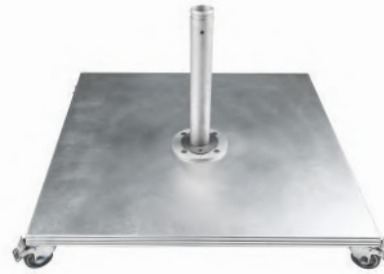
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



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



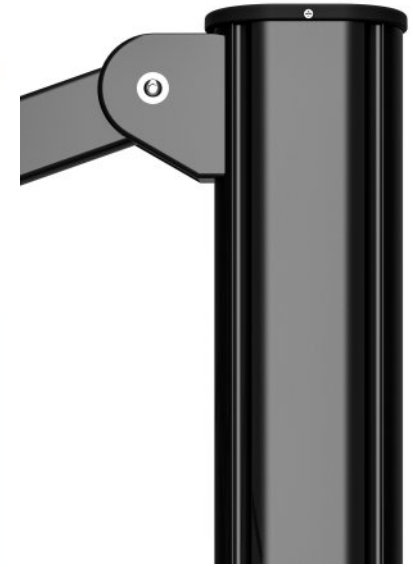
Golden Oak



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



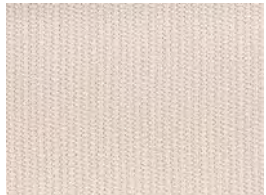
Black R103



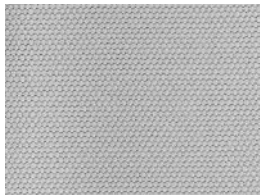
Chestnut R104



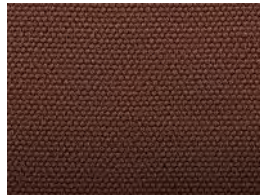
Salmon R105



Linen R126



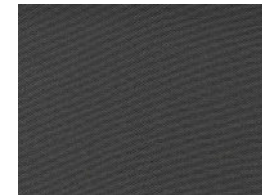
Cadet Grey R138



Brown R156



Pistachio R160



Charcoal Grey R164



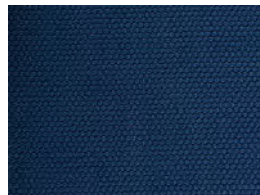
Steel Blue R169



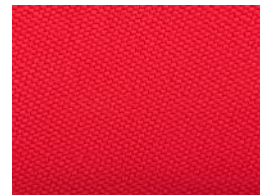
Turquoise R171



Pacific Blue R172



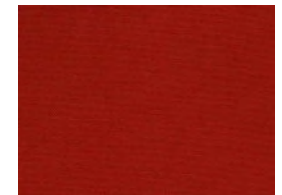
Captain Navy R175



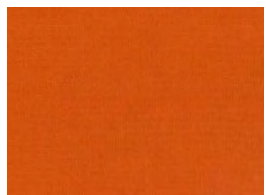
Logo Red R176



Burgundy R177



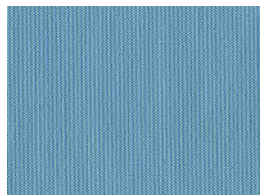
Vermillion R182



Pumpkin R185



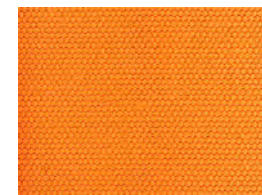
Titanium R196



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

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



Aluminum Cantilever Umbrella

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



Aluminum Cantilever Umbrella

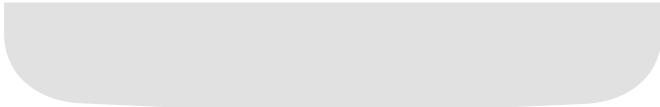
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



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"

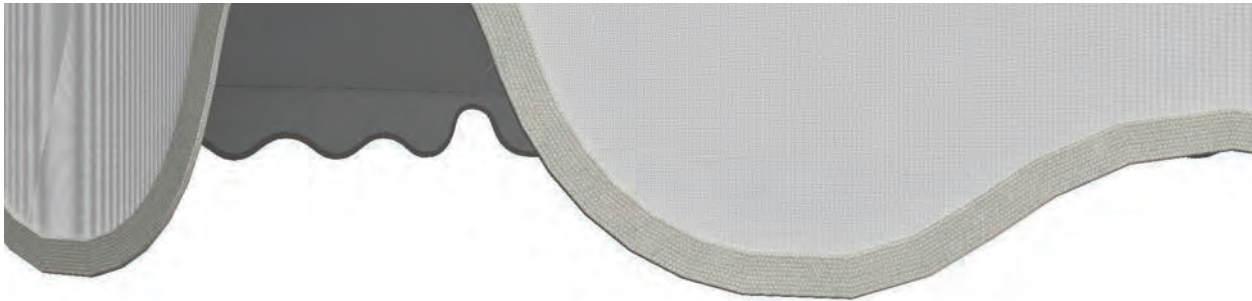


A more modern take on the classic scallop. Softer curves with a more fluid contemporary look.

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

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

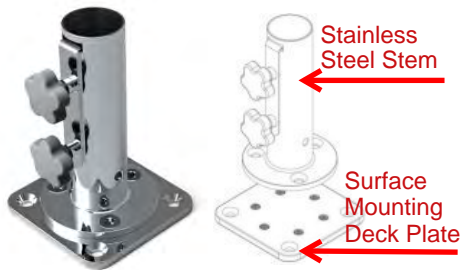
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish



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 - 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

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

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

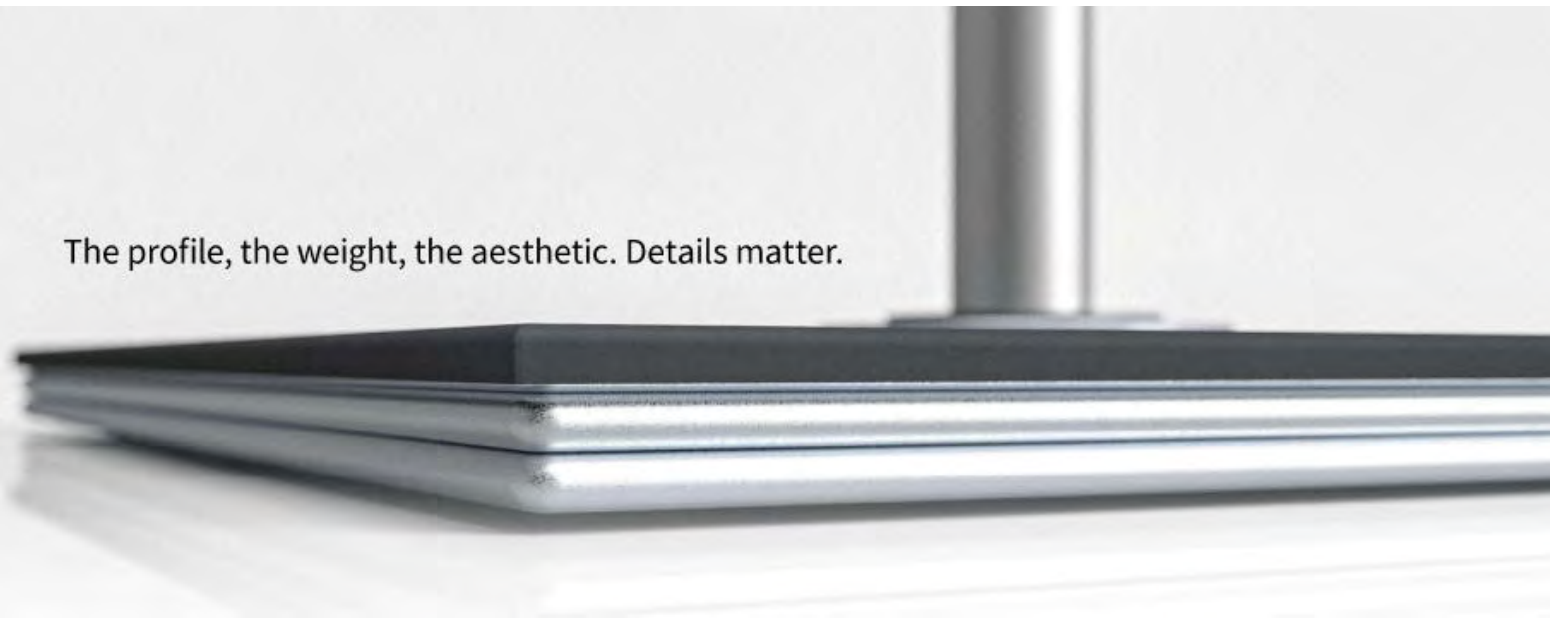


Desert Bronze



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

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



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

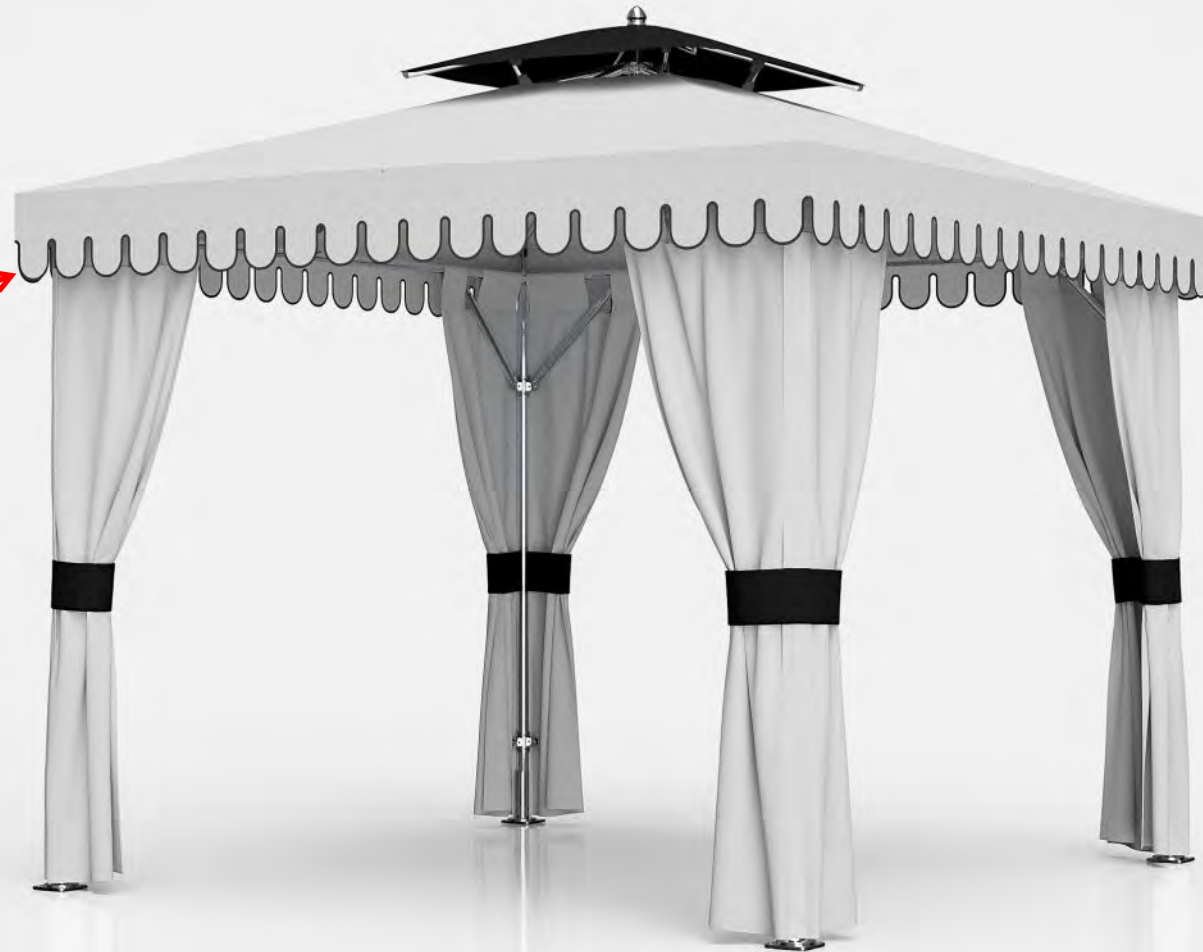
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944; (904) 315-3933
Email: chris@southernbreezeof.com or laura@southernbreezeof.com



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 Scallop
Valance. Available
for 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

*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

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



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

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



EXHIBIT 13

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



Proposal

#32392154

Beach - 32392154

- New Wall/2

Doors

360 Painting of

Jacksonville

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

Erect Wall w/2 Doors



PIC•COLLAGE

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

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

Paint to match

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

PAINT TO MATCH SUBTOTAL \$1,196.52

LABOR \$4,156.09

LABOR SUBTOTAL \$4,156.09

MATERIALS \$333.54

TAX \$0.00

MATERIALS SUBTOTAL \$333.54

GRAND TOTAL \$4,489.63

EXHIBIT 14

From: [David C. McInnes](#)
To: [Jackie Leger](#)
Subject: Beach CDD: 7/2 Workshop Exhibit (FW: Pickleball court estimates and vendors)
Date: Thursday, June 4, 2026 1:30:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Jackie:

Please use the email below as the exhibit associated with the Pickleball Courts agenda item (listed under Discussion Items).

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: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>
Sent: Thursday, June 4, 2026 1:15 PM
To: Oliver E. Ingram <oingram@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; David C. McInnes

<dmcinnes@vestapropertyservices.com>; Jason Davidson <jdavidson@vestapropertyservices.com>
Subject: Fwd: Pickleball court estimates and vendors

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

This message came from outside your organization.

For July workshop....thx

----- Original Message -----

From: Antti Hyytinen <antti1975@hotmail.com>

To: "oringram@vestapropertyservices.com"

<oringram@vestapropertyservices.com>, "boardmember3@beachcdd.com"

<boardmember3@beachcdd.com>, Elena Korsakova

<boardmember1@beachcdd.com>

Cc: "boardmember2@beachcdd.com" <boardmember2@beachcdd.com>,

"boardmember4@beachcdd.com" <boardmember4@beachcdd.com>,

"boardmember5@beachcdd.com" <boardmember5@beachcdd.com>

Date: 12/11/2024 7:39 PM EST

Subject: Pickleball court estimates and vendors

Hi Oliver and CDD Board,

After townhall meeting with Elena (2-3 months ago?) I started to identify and call some vendors to get estimates for pickleball courts. I have talked to several of them, but have managed to get written estimate only from one. I start to wonder if they think that we are serious about building pickleball courts as I do not have formal role with CDD, but instead call them as a resident.

Not to waste time anymore, could one of you (Oliver?) please give call to these vendors and ask for estimate. Maybe they respond then faster for someone with clear position in CDD and if they think there might actually be project for them to build courts.

1) Sport surfaces (contact person Stephanie Hodges) is only company which have provided written estimate for 4 pickleball courts with fence, net and stuff. It's higher than others have estimated verbally. For Asphalt estimate is \$225,000 and concrete \$325,000.

- <https://sportsurfaces.com/>
- [877-655-7941](tel:877-655-7941) / [888-423-3674](tel:888-423-3674) / [888-423-1120](tel:888-423-1120)

2) Whalen tennis company (contact person Brooks) estimated verbally cost in the ballpark of \$100,000 for 4 pickleball courts, Asphalt.

- <https://www.whalentennis.com/about/>
- [828-298-7575](tel:828-298-7575)
- Info@whalentennis.com / brooks@whalentennis.com

3) NIDY Sports Construction serves area and has good references. Estimator has not been in contact, spoke with backoffice.

- <https://nidysports.com/contact-us/>
- [407-330-9466](tel:407-330-9466)

4) Other companies who I have not managed to speak with and might be promising:

- Pro Court Surfacing, <https://www.procourtsurfacing.com/>
- [407-864-2435](tel:407-864-2435)
- Premier Surface Solutions,
<https://www.premiersurfacesolutions.com/>
- [850-925-0212](tel:850-925-0212)

5) The following companies do not serve Jacksonville, or are not able to do construct courts: Varsity Courts, Coastal Courts.

Regards,
Antti

EXHIBIT 15

From: [David C. McInnes](#)
To: [Jackie Leger](#)
Subject: Beach CDD: 7/2 Workshop Exhibit (FW: Email Blast)
Date: Wednesday, June 24, 2026 1:39:47 PM
Attachments: [Beach CDD--Preliminary Draft Workshop Agenda on 06-24 at 130PM.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Jackie:

Please see updated draft agenda. The verbiage in the email below from Chair Kendig should be the exhibit accompanying the new discussion item.

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

Sincerely,



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

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



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From: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>
Sent: Wednesday, June 24, 2026 1:08 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; Jason Davidson <jdavidson@vestapropertyservices.com>; Oliver E. Ingram <oingram@vestapropertyservices.com>
Subject: Email Blast

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

This message came from outside your organization.

Please send this to the board for feedback for the upcoming workshop.

The new board is finally addressing the lighting vs tree issue. The board is laser focused upon the security and safety of residents and the issue of lighting being installed next to trees in Phases 1 and 2 have been discussed for many years and we have 'kicked the can down the street' for too long.

If you will note, in Phases 3 & 4 there are no trees planted in the CDD right of way next to lights as we identified this issue while these areas were under construction and the board at the time asked ICI not to plant trees.

The board is also focused upon financial conservation so we will be taking a tiered approach trimming trees or removing trees where applicable so that the lights can illuminate sidewalks and roadways as intended and not be covered by foliage from a nearby tree.

Our plan calls for trimming or removing the trees and then grinding the stump and replacing with sod - so a full service project.

Please let us know if you have any questions and thank you for allowing us to serve our community!