



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

Revised Workshop Agenda

- I. Roll Call**
- II. Audience Comments**
- III. Presentations**
- 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) [Exhibit 9](#)
[Pgs. 28-64](#)

IV. Upcoming Business Items – continued

F. The Mad Matter, Inc. Proposal for Mat Replacements [Exhibit 10](#)
[Pgs. 66-71](#)

G. The Greenery Inc’s Proposal for Event Lawn River Rock - [Exhibit 11](#)
\$13,171.58 [Pgs. 73-83](#)

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.
 - b. Southern Breeze
 - 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)

[Exhibit 12](#)
[Pgs. 85-98](#)

[Exhibit 13](#)
[Pgs. 100-125](#)

B. Vice Chair Szeszko

1. **FY 2027 Budget Review**
 - a. **FY 2027 Approved Budget (as approved at the 05/15/2026 Regular Board Meeting)**
 - b. **Revised FY 2027 Budget – To Be Distributed**
2. Gate Access Control—TEK Control Research

[Exhibit 14](#)
[Pgs. 127-135](#)

[Exhibit 15](#)

C. Supervisor Young

1. Capital Improvement Plan Projects
 - a. Re-Marcite Coating
2. **Lighting Proposals for Various Locations**
 - a. **Gazebo Option 1 - \$1,552.80**
 - b. **Gazebo Option 1 - \$1,888.76**
 - c. **Breezeway - \$1,554.00**
 - d. **Group Fitness Room - \$1,036.00**
 - e. **Tamaya Hall - \$1,554.00**
 - f. **Palm Court Breezeway - \$1,898.24**

[Exhibit 16](#)

[Exhibit 16A](#)
[Pgs. 139-141](#)

[Exhibit 16B](#)
[Pgs. 143-145](#)

[Exhibit 16C](#)
[Pgs. 147-148](#)

[Exhibit 16D](#)
[Pgs. 150-151](#)

[Exhibit 16E](#)
[Pgs. 153-154](#)

[Exhibit 16F](#)
[Pgs. 156-157](#)

V. Supervisor Projects – continued

g. **Palm Court Fan Option 1 - \$800.00**

[Exhibit 16G](#)

[Pgs. 159-160](#)

h. **Palm Court Fan Option 2 Marine Grade – 1,206.36**

[Exhibit 16H](#)

[Pgs. 162-163](#)

3. Air Fryer Capable Warming Oven (Tamaya Hall)

4. Tamaya Hall Renovation Proposal Options

a. 360 Painting--\$4,489.63

[Exhibit 17](#)

[Pgs. 165-167](#)

b. 2nd Quote Needed

c. 3rd Quote Needed

5. Roving Patrol vs. CCTV

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

7. 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

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

[Exhibit 18](#)

[Pgs. 169-171](#)

E. Workshop Date Changes – Chair Kendig

F. Wording for E-Blast Regarding Tree Trimming/Removal – Chair Kendig

[Exhibit 19](#)

[Pgs. 173-174](#)

G. Disposal of Old Trash Cans—Field Operations Manager

H. Review of Current Conditions of Tennis Courts – Field Operations Manager

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

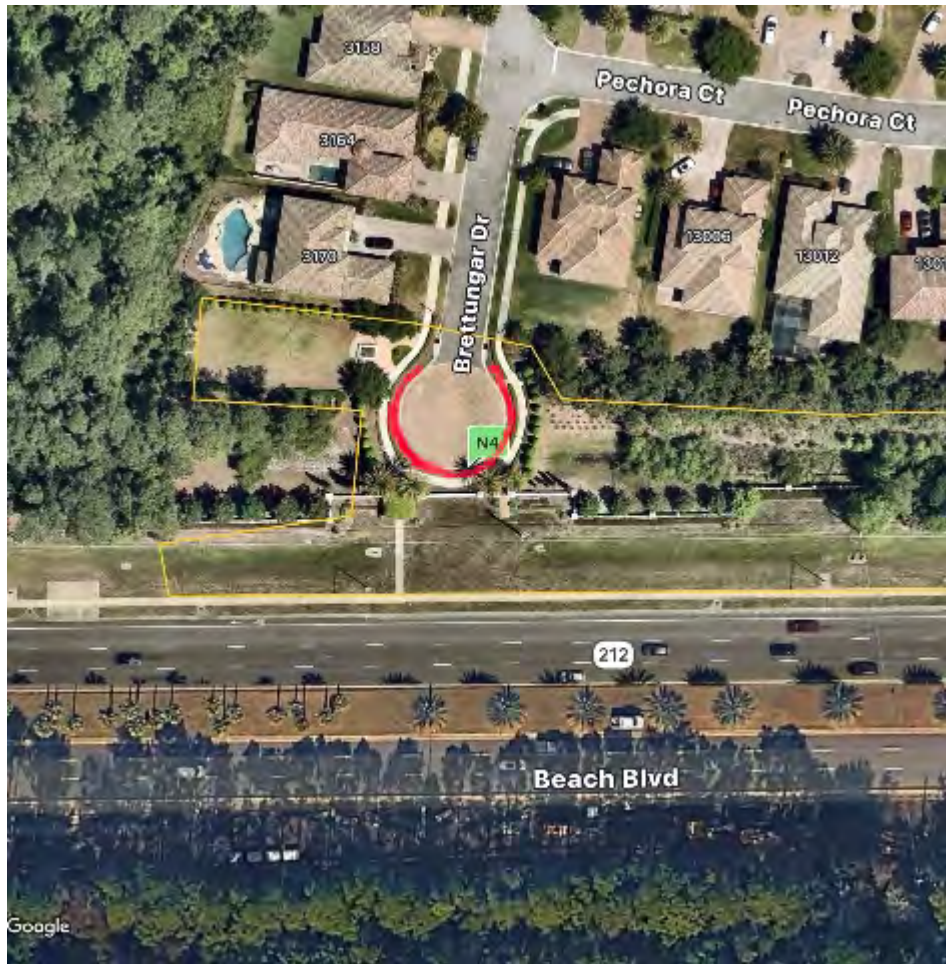
Brettungar Dr. Sod Proposal

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

BEACH COMMUNITY DEVELOPMENT DISTRICT

COMPREHENSIVE AMENITY FACILITY POLICIES

Effective Date: August 01, 2026

Removes and replaces all previous policies and enforcement practices.

District Manager:

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

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I. DEFINITIONS AND GENERAL PROVISIONS

DEFINITIONS

"Amenity Facility" – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically limited to, the pools, tennis and basketball courts, playground, fitness center, group fitness room, banquet event hall and large event lawn, together with its appurtenant facilities and areas.

"Amenity Facility Policies" or "Policies" – shall mean these Comprehensive Amenity Facility Policies of Beach Community Development District, as amended from time to time.

"Basketball Facilities" – shall mean the basketball court that is a part of the District's Amenity Facility.

"Board of Supervisors" or "Board" – shall mean the Beach Community Development District's Board of Supervisors.

"Community Club" – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District's Board.

"Credit Card Convenience Fee" – shall mean a 3% fee added to any and all fees or rates adopted by the District to be paid by any Patron seeking to pay such fee or rate with a credit card.

"District" – shall mean the Beach Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Amenity Manager / Facility Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

"Fitness Center" – shall mean the fully equipped fitness facility including cardiovascular equipment, strength training equipment, free weights, and associated wellness amenities.

"Group Fitness Room" – shall mean the dedicated studio space for fitness classes, yoga, pilates, and other group wellness activities.

"Guest" – shall mean any individual who is 4 years of age or over and is invited to use the Amenity Facility. Guests must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter. Refer to the maximum number of guests allowed per Amenity for maximum number of guests allowed on any given day.

"Homeowners Association" – shall mean the Tamaya Residential Homeowners' Association, Inc.

"Identification" – shall mean an acceptable photo identification card, which indicates a birthdate and an address. A valid student identification card may be used for a person under 18 years of age. The card may be on an electronic device, such as a picture on phone, but must be available upon request by the Amenity Manager / Facility Manager.

"Instructor" and "Trainer" – shall mean any person providing instruction or training to a non-family member, or more than one household, regardless of payment for such services. This term does not apply to the instruction or training of any person, or group of people, lasting less than ten minutes during a forty-eight (48) hour period of time.

"Non-Resident" – shall mean any person or persons who do not own or rent property within the District.

"Non-Resident Annual User Fee" – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Non-Resident Member" – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

"Pool Complex" – shall mean the resort-style swimming pool complex including the main pool, lap pool, waterslide, spa, and associated deck areas.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

"Resident" – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Beach Community Development District.

"Swimming Pools and Waterslide" – shall mean the swimming pools and the waterslide that are part of the District's pool complex.

"Tamaya Hall" – shall mean the premier event facility available for private rentals and community programming.

"Tennis Facilities" – shall mean those tennis courts that are a part of the District's Amenity Facility.

IDENTIFICATION AND ACCESS CARDS

1. **Access Card Issuance:** Two (2) access cards will be issued to each household. There is a charge to replace a lost or stolen card as determined by the Board of Supervisors.
2. **Liability Waiver Requirement:** A Patron will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. **Identification Verification:** Patrons shall be required to present Identification and Access cards upon request by staff at the Amenity Facility. This requirement ensures proper facility usage and maintains security standards.
4. **Card Security:** All lost or stolen Access cards must be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to District property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported to the Amenity Manager's office within 24 hours of the loss being discovered.

NON-RESIDENT ANNUAL USER FEE

The Non-Resident Annual User Fee for any person not owning or renting real property within the District is **\$3,500**, and this fee shall include privileges for up to 2 adults and anyone under the age of 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement.

This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. **Fee Waiver:** Each Homeowners Association within the Beach CDD may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. **Damage Responsibility:** Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. **Approval Process:** Each Community Club must fill out a form for approval to be considered as a club before they can use the Amenity Facility. Once approved, the Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members.
2. **Damage Responsibility:** Any Community Club that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during the Community Club's events.
3. **Status Revocation:** The Board may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. **Guest Responsibility:** Residents, Non-Resident Members, and Renters are responsible for all actions taken by their Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that

Resident, Non-Resident Member or Renter. Guests using any amenities must be accompanied by a Patron at all times.

2. **Age Restrictions:** Residents, Non-Resident Members, or Renters under the age of 18 may not invite guests to use the amenity facilities.
3. **Instruction Prohibition:** Guests are not allowed to receive training/instruction for any amenities within the District.

RENTER'S PRIVILEGES

1. **Designation Rights:** Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.
2. **Equal Rights:** A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident. Renter's privileges shall only be in effect for the duration of the Rental Agreement for the residential unit.
3. **Mutual Exclusivity:** During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.
4. **Financial Responsibility:** Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the deportment of their respective Renter.
5. **Policy Compliance:** Renters shall be subject to rules and regulations as the Board may adopt from time to time.

INSTRUCTOR / TRAINER POLICIES

Application and Approval Process

a. Instructor Approval: An Instructor / Trainer must be approved by the Amenity Manager. A list of approved Instructors will be kept in the Amenity Manager's office and will be posted on the District website. Instructors must re-apply annually.

b. Definition of Instruction: Instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their skills. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or

practice sessions designed to enhance skills constitute "instruction" and are prohibited. This policy does not apply to family members who provide instruction to each other.

Required Documentation

c. Application Requirements: The following must be completed or provided by an Instructor/Trainer applicant prior to approval:

- Certificate of Insurance (COI)
- Waiver of Liability (e.g. Hold Harmless Agreement) signed by each student receiving instruction. A parent or legal guardian must sign a Waiver of Liability for each student under 18 years of age.
- Successfully pass a criminal background check, paid for by the applicant.

Operating Requirements

d. Guest Restrictions: Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.

e. Reporting Requirements: Instructors / Trainers will provide a weekly list of trainees and their addresses that were trained during the week prior, to the Amenity Manager.

f. Revenue Sharing: A 10% revenue sharing is required of District-approved instructors/trainers. This is to be paid to the Amenity Manager monthly and put into the general fund of the community. Instructors/trainers who fail to keep current on paying their stipends will be removed from the list of approved District instructors/trainers.

Policy Compliance

g. Facility Rules: Instructors / Trainers shall abide by the District's Amenity Facility Policies while using an Amenity.

h. Privilege Suspension: Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.

i. Compliance Maintenance: Instructors / Trainers must keep compliance up to date.

Tennis Instruction

Tennis Instruction: Instructors / Trainers for tennis require explicit approval by the Board.

II. GENERAL AMENITY FACILITY PROVISIONS

GENERAL FACILITY POLICIES

1. **Policy Amendment Authority:** The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. **Identification Requirements:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. Each Amenity has different minimum age requirements, please refer to specific Amenity sections to determine minimum age allowed.
3. **Hours of Operation:** All hours of operation, including holiday schedules, of the Amenity Facility will be established by the Board upon consultation with the Facility Manager.

HOURS OF OPERATION

Tamaya Hall Hours: Tuesday-Thursday: 10:00 am - 6:00 pm; Friday-Saturday: 12:00 pm - 6:00 pm; Sunday: 1:00 pm - 5:00 pm; Closed on Monday

Tennis Court Hours: 7:00 am - 10:00 pm

Fitness Center: 4:00 am - 10:00 pm

Pool Deck (Fenced Pool Area): Sunrise - 10:00 pm

Pools: SWIM AT YOUR OWN RISK. Swimming permitted Dawn to Dusk (30 minutes after sunrise until 30 minutes before sunset)

Waterslide: (Seasonal Hours, Memorial Day - Labor Day) Tuesday-Friday: 12:00 pm - 7:00 pm; Saturday-Sunday: 10:00 pm - 7:00 pm. Monday of Memorial Day, July 04, and Labor Day: 10:00 am - 7:00 pm.

Basketball: Sunrise-Sunset

VEHICLE AND PARKING POLICIES

4. **Parking Requirements:** Vehicles and golf carts operated by a resident, non-resident member or a renter, must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. Vehicles should not be parked on CDD common grassy areas throughout the community (e.g. pocket

parks and other common grassy areas). Vehicles cannot block the normal flow of traffic in any way that limits the ability of emergency service workers to respond to situations.

5. **Fireworks Prohibition:** Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
6. **Service Area Restrictions:** Only District employees, District contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.

ADMINISTRATIVE AUTHORITY

7. **Enforcement Authority:** The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

FACILITY SAFETY AND CONDUCT

8. **Safety Restrictions:** No climbing over or swinging on ladders, fences, or railings is allowed.
9. **Staff Courtesy:** Residents and Guests of all ages shall treat all staff members with courtesy and respect.
10. **Prohibited Vehicles:** Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
11. **Skateboard Policy:** Skateboarding is not allowed on the Amenity Facility property at any time.
12. **Indoor Vehicle Policy:** Bicycles, scooters, and skateboards are not permitted inside any Amenity Facility building (e.g. Tamaya Hall, Fitness Center, Group Exercise Room, and Amenity Center Breezeway) or on the pool deck at any time.

COMMERCIAL AND ENTERTAINMENT POLICIES

13. **Entertainment Approval:** Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.

14. **Advertisement Restrictions:** Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property.
15. **Commercial Use Prohibition:** The Amenity Facility shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
16. **Weapons Policy:** Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.

AMENITY MANAGER AUTHORITY

17. **Program Authorization:** The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.

GENERAL CONDUCT POLICIES

18. **Smoking Restrictions:** Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Amenity Manager, if any.
19. **Policy Compliance:** Disregard for rules or policies or failure to follow instruction by Amenity Manager may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
20. **Loitering Policy:** Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
21. **Dumpster Policy:** Dumpsters are not to be used for the disposal of residential household refuse and are only to be accessed and used by District authorized staff.
22. **Legal Compliance:** All Patrons and their guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility and shall ensure that any minor for whom they are responsible also complies with the same.

23. **Public Displays:** Public displays of affection which are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.

24. **Identification Requirement:** Any person using any District amenity shall have a District acceptable photo identification card, which indicates their birthday, with them at all times. A valid student identification card may be used for a person under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. **Personal Responsibility:** Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.
2. **Liability for Damages:** Patrons and their guest shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. **Hold Harmless Agreement:** Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility's premises, shall do so at his or her own risk, and shall hold the Amenity Facility's owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents.

SERVICE ANIMAL POLICY

Dogs and all other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Owners are responsible for picking up after all pets as a courtesy to residents. All such animals must be in compliance with all current ordinances of the City of Jacksonville. It is the owners' responsibility to ensure that all dogs, including Service Animals, are healthy, vaccinated and collared with identification.

Service Animal Requirements

1. **Work and Task Requirements:** The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.
2. **Control Requirements:** A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.
3. **Removal Conditions:** The District may exclude or remove from its premises a Service Animal if the Service Animal is out of control and its handler does not take effective action to control it, the Service Animal is not housebroken, or the Service Animal's behavior poses a direct threat to the health and safety of others. Allergies and fear of animals are not valid reasons for denying access or refusing service to an individual with a Service Animal.
4. **Misrepresentation Penalties:** A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a Service Animal and being qualified to use a Service Animal or as a trainer of a Service Animal commits a misdemeanor of the second degree, punishable as provided in sections 775.082 or 775.083, Florida Statutes, and may be subject to expulsion from the District's premises and/or suspension or termination of Amenities privileges as described herein.

GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

All Patrons and their guest using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. **Hours:** The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. **Emergencies:** After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Amenity Manager and to the office of the District Manager.
3. **District Equipment:** Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron or their guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Important Notice: Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

III. RESORT-STYLE POOL FACILITIES

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

INCLEMENT WEATHER / THUNDERSTORM – SWIM AT YOUR OWN RISK

The Beach Community pool facilities feature resort-style amenities including a main swimming pool, dedicated lap pool, waterslide, and spa area, all designed to provide a premium recreational experience.

A. Access and Supervision Requirements

1. **Identification and Guest Limits:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Amenity Manager).
2. **Child Supervision:** Children under fifteen (15) years of age must be accompanied and supervised at all times by a Patron during usage of the pool facility. Parents are responsible for the conduct of their children.

B. Safety and Behavioral Rules

3. **Prohibited Activities:**

- Horseplay. No jumping, pushing, running, throwing any item or other horseplay is allowed in the pool, slide or on the pool deck area
 - Diving. Diving is prohibited
 - Rails/Ladders. No hanging on guard rails or jumping from the ladder
 - Structures. Swinging on ladders, fences, or railings is not permitted
 - Do not toss rocks, vegetation, or foreign material into the pool
4. **Equipment Restrictions:** Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes.
5. **Operating Hours:** Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.
6. **Health Requirements:** Showers are required before entering the pool.
7. **Container Restrictions:** Glass containers are prohibited.
8. **Diaper Policy:** Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.

C. Equipment and Personal Items

9. **Play Equipment:** Play equipment and recreational items, such as floats, rafts, snorkels, dive sticks, flotation devices, balls and pool toys must have staff approval. The Amenity Manager reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. **Pool Availability:** Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. **Prohibited Items on Pool Deck:** The use of bicycles, skateboards, roller blades, scooters, and golf carts is not permitted on the pool deck area, or inside any Amenity Facility gates at any time. Pets (except service dogs) are not permitted inside the Amenity Facilities.

D. Programming and Activities

12. **Program Authorization:** The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

E. Dress Code and Conduct

14. **Swim Attire:** Proper family-friendly swim attire must be worn in the pool (no cutoffs). Absolutely no footwear is permitted in the pool at any time.

15. **Prohibited Items:** Chewing gum is not permitted in the pool or on the pool deck area.

16. **Changing Areas:** The changing of diapers or clothes is not allowed poolside.

17. **Pool Pollution:** No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.

18. **Radio Controlled Items:** Radio controlled watercraft are not allowed in the pool or the pool area.

F. Facility Management

19. **Access Maintenance:** Pool entrances must be kept clear at all times.

20. **Furniture Policy:** Pool furniture is not to be removed from the pool area.

21. **Conduct Standards:**

- Loud, profane, or abusive language is prohibited
- Physical or verbal abuse will not be tolerated
- Parents are responsible for the supervision and conduct of their children

22. **Lost Items:** The District is not responsible for lost or stolen items.

23. **Chemical Effects:** Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

G. Deck Area Policies

24. **Deck Rental:** The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Amenity Manager.

25. **Food and Beverage:** No food, glass, or beverages (except bottled water) in the pool or on the pool wet deck.

26. **Alcohol Policy:** Discreet alcohol (i.e., unobtrusive, unnoticeable) use allowed four feet from pool edge. Glass bottles or containers are not permitted.

H. Swimming Instruction Policy

27. **Instruction Prohibition:** No swimming instruction is permitted in Beach CDD pools except by individuals specifically authorized by the District. Nonresidents may not give nor receive swimming instruction in Beach CDD pools. Swimming instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their swimming skills. While practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a swimmer's skills constitute "swimming instruction" and are prohibited. This policy does not apply to family members providing swimming instruction to each other.

LAP POOL POLICIES

Dedicated Lap Swimming Facility

1. **Priority Usage:** Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.
2. **Lane Courtesy:** If swimmers are present, you must clear the lane to avoid interference.
3. **Child Supervision:** Children under age of 15 must be accompanied and supervised by a patron at all times. Parents are responsible for the conduct of their children.

WATERSLIDE POLICIES

Seasonal Operation with Enhanced Safety Protocols

1. **Risk Assumption:** Any person who uses the waterslide does so solely at his or her own risk.
2. **Height Requirement:** Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. **Lifeguard Supervision:** Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. **Operating Conditions:** The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. **Single User Policy:** Only one person may ride the waterslide at a time.

6. **Clothing Restrictions:** No shorts with snaps or rivets will be allowed on the slide.
 7. **Safety Position:** Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
 8. **Prohibited Items:** No jewelry, flotation devices or casts may be worn while using the waterslide.
 9. **Health Restrictions:** For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.
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IV. FITNESS CENTER AND WELLNESS FACILITIES

FITNESS CENTER POLICIES

State-of-the-Art Fitness Experience

The Beach Community Fitness Center provides resort-quality fitness equipment and programming in a premium environment designed for all fitness levels. Persons using the Fitness Center do so at their own risk. Persons using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

A. Facility Access and Eligibility

1. **Age Requirements:**
 - No one under the age of twelve (12) is allowed in the fitness center at any time
 - Children under sixteen (16) years of age must be accompanied at all times by a Patron during usage of the Fitness Center
2. **Guest Policy:** A maximum of one guest is permitted per member and must be accompanied by a Patron at all times.
3. **Operating Hours:** The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.

B. Emergency Procedures

4. **Emergency Response:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

C. General Fitness Center Policies

Dress Code and Attire

1. **Required Attire:** Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits. No swimsuits, sandals, or flip-flops are allowed.
2. **Family-Friendly Environment:** The fitness center is family friendly. The fitness center was not built for and is not intended for powerlifting or special heavy weight training that requires safety equipment not available at the fitness center.

Behavioral Standards

3. **Prohibited Behavior:** No horseplay, aggressive or boisterous behavior, or rough play is allowed in the fitness center.
4. **Equipment Purpose:** Equipment is for exercise only. Do not sit on equipment to browse the internet, watch videos, listen to audio, or text.
5. **Equipment Hygiene:** Each individual is responsible for wiping off all fitness equipment, using provided disinfectants, after each use.

Authorized Personnel

6. **Trainer Requirements:** Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.

Prohibited Items

7. **Chalk Policy:** Hand chalk is not permitted to be used in the Fitness Center.
8. **Electronic Devices:** Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones. The use of mobile phone speakers for any purpose is prohibited.
9. **Personal Items:** No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.

Equipment Usage

10. **Equipment Restrictions:** Fitness equipment may not be removed from the Fitness Center or brought to other rooms. Weights must remain in the designated free weights area. Weights are not to be taken into the adjacent Group Fitness Room unless approved by the Facility Manager.

11. **Time Limits:** Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
12. **Weight Management:** Limit use of dumbbells to one set at a time. Return weights to their proper location after use.
13. **Weight Handling:** Do not drop the weights. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area. The floor was not designed for power lifting; dropping the weights will damage the floor and machines.
14. **Program Priority:** Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

EQUIPMENT SHARING AND MACHINE POLICIES

Optimizing Facility Usage During Peak Hours (typically 6-9 am and 5-8 pm)

Time Limits on Equipment

1. **Cardiovascular Equipment:** 30-minute limit during peak hours.
2. **Weightlifting Stations:** 15-minute limit on squat racks, bench presses, and similar equipment if others are waiting.

Equipment Sharing Protocol

3. **Working In:** Do not monopolize any equipment. If performing sets with rest periods, members should allow others to "work in" during their breaks.
4. **Peak Hour Courtesy:** During high-traffic times, members are encouraged to limit extended conversations or phone use while on machines or with equipment.
5. **Equipment Hoarding:** Using multiple pieces of equipment simultaneously for circuit training during peak hours is discouraged unless pre-approved by gym staff.

FOOD AND BEVERAGE POLICIES

Nutrition and Hydration Guidelines

1. **Food Restrictions:** No food, including chewing gum, is permitted within the fitness center.
2. **Beverage Policy:** Beverages are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

V. TENNIS FACILITY OPERATIONS

TENNIS FACILITY POLICIES

INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK

Professional Tennis Experience

The Beach Community tennis facilities feature professionally maintained courts providing an authentic tennis club experience for players of all skill levels. Persons using the Tennis Facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

A. Court Access and Eligibility

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household. Parents are not allowed to drop off children under 12 years of age without specific supervision by a Patron.
2. **Operating Hours:** The Tennis Facility shall be available from 7:00am until 10:00pm daily.
3. **Emergency Procedures:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

B. Dress Code and Equipment

4. **Proper Attire:** Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. No black-soled or open-toe shoes are permitted.

C. Court Reservation and Usage System

5. **Availability System:** The tennis courts are available on a "first come, first served" basis for Patrons. Each Patron and the Patron's guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting.

Court Changeover Procedures

If you find it necessary to "bump" other players when it is your turn to play:

- a. Never attempt to enter someone else's court before your turn.
- b. Never enter the court or distract players while others are in the middle of a point or game.
- c. Wait outside the entrance gate and politely inform the players that it is your turn.
- d. Allow players to finish out one more point, and then begin the player changeover for the court.
- e. When others are waiting, only Patrons may "hold" a court, and only for no more than ten minutes and those ten minutes are included in the one-hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes).

Prohibited Activities

- f. No Tournaments are allowed.
- g. Instruction of tennis is not permitted without explicit approval by the Board.

D. Tennis Instruction Policy

Comprehensive Instruction Prohibition: No tennis instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive tennis instruction on Beach CDD courts. Tennis instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their tennis skills. This includes, but is not limited to, instruction on stroke production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "tennis instruction" and are prohibited. This policy does not apply to family members providing tennis instruction to each other.

E. General Court Policies

Court Etiquette and Conduct

1. **Tennis Etiquette:** Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. **Court Usage:** Tennis Courts are to be used for Tennis only.
3. **Equipment Responsibility:** Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).

Prohibited Items and Activities

4. **Prohibited Items:** The Tennis Facility is for the play of tennis only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.

5. **Beverage Policy:** Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts.
6. **Furniture Restrictions:** No chairs other than those provided by the District are permitted on the tennis courts.
7. **Net Safety:** No jumping over nets.

Court Maintenance and Care

8. **Cleanup Responsibility:** Players must clean up after play. This includes "dead" balls, trash, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
9. **Damage Reporting:** Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
10. **Court Brushing:** Brush court after use is required.

VI. BASKETBALL AND RECREATIONAL COURTS

BASKETBALL FACILITY POLICIES

INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK

Full-Court Basketball Experience

The Beach Community basketball facilities provide a regulation-size court suitable for full games, half-court play, and recreational activities. Persons using the Basketball Facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

A. Access and Safety Requirements

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Basketball Facility.
2. **Capacity Limits:** The maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.
3. **Operating Hours:** The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.

4. **Emergency Procedures:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

B. Dress Code and Equipment

5. **Proper Attire:** Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.

C. Court Usage Guidelines

6. **Availability System:** The basketball courts are available on a "first come, first served" basis. Players are limited to the use of one (1) basketball half-court when others are waiting.

D. General Basketball Policies

Conduct Standards

- a. **Behavioral Requirements:** The use of profanity or disruptive behavior is prohibited.

Equipment Policies

- b. **Basketball Provision:** Persons using the Basketball Facilities must supply their own basketballs. Basketball, if available, may be obtained from the office.

Prohibited Items

- c. **Restricted Items:** The Basketball Facilities is for the play of basketball only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, golf carts, vehicles, and scooters are prohibited from the basketball facility.

- d. **Beverage Policy:** Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.

- e. **Furniture Restrictions:** No chairs other than those provided by the District are permitted on the courts.

Facility Maintenance

- f. **Cleanup Requirements:** The courts must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

Basketball Instruction Policy

- g. **Instruction Prohibition:** No basketball instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive basketball instruction on Beach CDD courts. Basketball instruction means any activity where

one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their basketball skills. This includes, but is not limited to, instruction on shooting and passing production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "basketball instruction" and are prohibited. This policy does not apply to family members who provide basketball instruction to each other.

Special Events

h. Event Authorization: Patrons who would like to use the basketball courts for events such as organized games for birthday parties or other special events must speak with the Amenities Manager prior to the event for permission to hold such events on Beach CDD basketball courts. This may also require a waiver for the number of guests allowed on Beach CDD basketball courts.

VII. PLAYGROUND AND FAMILY AMENITIES

PLAYGROUND POLICIES

Safe Family Recreation Environment

The Beach Community playground facilities provide age-appropriate recreation equipment designed for safe family enjoyment with comprehensive safety protocols. Persons using the Playground Facility do so at their own risk.

Supervision and Safety Notice: Playground equipment manufacturers and safety organizations emphasize the importance of active supervision to ensure children's safety during play. Although Florida law does not impose specific requirements on parental supervision at playgrounds within state facilities, parents share a responsibility to ensure children's safety during play. While not legally mandated, it is strongly recommended that parents actively supervise their children at playgrounds to ensure their safety. Active supervision involves being present, attentive, and engaging with your child during play to prevent accidents and respond promptly to any incidents. Adhering to recommended supervision practices and being vigilant about playground conditions can help create a safer environment for all children.

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

A. Safety Requirements

1. **Footwear Requirements:** Footwear is required. Loose clothing, especially with strings, is prohibited.

2. **Surface Material Protection:** Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.

B. Food and Beverage Policies

3. **Beverage Policy:** Beverages are permitted if contained in non-breakable containers with screw top or sealed lids on the playground but not on playground equipment.
4. **Food Restrictions:** No food or gum permitted on the playground.

C. Prohibited Items and Activities

5. **Animal Policy:** No pets of any kind are permitted at the playground.
6. **Container Restrictions:** No glass containers are permitted at the playground.
7. **Safety Restrictions:** No jumping off from any climbing bar or platform.
8. **Conduct Standards:** Profanity, rough-housing, and disruptive behavior are prohibited.

D. Incident Reporting and Maintenance

9. **Damage/Injury Reporting:** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
10. **Cleanup Requirements:** The playground must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

VIII. EVENT FACILITIES AND RENTAL POLICIES

EVENT LAWN POLICIES

Expansive Outdoor Event Space

Persons using the Event Lawn Facility do so at their own risk.

The District offers an Event Lawn. The following policies apply:

A. Usage Guidelines

1. **Availability:** The lawn is available for use by Patrons only on a "first come, first served" basis.

2. **Vehicle Restrictions:** No bicycles, scooters, skateboards, hover boards, golf carts (without prior approval by the Amenity Facility Manager), or other equipment or vehicles with wheels are permitted.
3. **Ground Markings:** Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. **Container Policy:** No glass containers or breakable objects of any kind are permitted on the lawn.
5. **Pet Policy:** Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment Responsibility:** Patrons are responsible for bringing their own equipment.
7. **Activity Restrictions:** Golfing is not permitted on the lawn.
8. **Instruction Policy:** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
9. **Cleanup Requirements:** The lawn must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

GENERAL FACILITY RENTAL POLICY

Premier Event Facilities

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. A wedding and reception may be booked more than four (4) months prior to the event.

Restricted Rental Dates

The Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day) as well as the following holidays/weekends:

- Easter Sunday
- Memorial Day
- 4th of July
- Labor Day
- Thanksgiving

- Christmas Eve
- Christmas Day
- New Year's Eve

A. Eligible Renters

Certain portions of the Amenity Facility may be rented by the following individuals/groups:

- Residents (includes both events held by the Resident and events sponsored by the Resident)
- Renters
- Non-Resident Members
- Homeowners Association
- Community Clubs

B. Available Facilities and Rental Rates

The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. Rental fees may be waived for community use. For private events, rental fees shall apply.

Reference APPENDIX D for Event Facility Rental Rates *(All rates subject to 3% Credit Card Convenience Fee)*

Large Event Lawn Special Conditions: The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the policies outlined. The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

Important Note: The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the Amenity Facility shall be responsible for any and all damages and expenses arising from the event.

C. Reservation Procedures

Reservation Process: Staff will take reservations in advance for the Amenity Facility. Reservations are on a "first come, first served" basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to

the Amenity Manager Staff; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application.

Reservation Hold Policy: Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

Cancellation Policy: If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.

D. Payment and Deposit Requirements

Payment Processing: At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to Beach Community Development District. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Documentation Requirements: At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

E. Deposit Return Requirements

Deposit Security: Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:

- a. Ensure that all garbage is removed and placed in the dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off counters, table tops and sink area.
- e. Replace garbage liner.
- f. Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- g. Clean any windows and doors in the rented area.
- h. Ensure that no damage has occurred to the Amenity Facility.
- i. Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies.

Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.

Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

Damage Assessment: The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental. If additional damages have occurred to the property, the renter will be responsible for any additional cost to return property to original condition it was rented. The deposit will be returned within 10 days of rental if no costs to repair have occurred.

F. Alcohol Service Policies

Alcohol Notification: Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol.

Insurance Requirements: Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.

Indemnification Agreement: Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

Bartender Requirements: Patrons must hire a certified bartender to dispense alcohol. Events, during which alcohol is served, may have additional requirements for private security services.

G. Additional Event Policies

Capacity and Safety: The following additional policies apply to any rental of an Amenity Facility or space:

- a. The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.
- b. The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- c. The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 11:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
- d. No decorations may be affixed to the walls, doors or any fixtures.
- e. Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.

- f. Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
 - g. No glass or breakable items are permitted in the Pool Area.
-

IX. NO FISHING POLICY

WATER FEATURE RESTRICTIONS

Environmental and Safety Protections

Patrons may not fish from any District owned lake/retention pond within the Beach Community Development District. No watercrafts of any kind are allowed in these bodies of water except for small remote-controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

Safety and Environmental Reasons: Water features are designed for stormwater management, not recreation. There are potential safety hazards from water depth and conditions, and the District maintains these policies for protection of local wildlife and ecosystem, as well as compliance with environmental regulations.

X. ENFORCEMENT AND DISCIPLINARY PROCEDURES

SUSPENSION AND TERMINATION OF PRIVILEGES

Section 1: Introduction

This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities"), as well as the requirement to reimburse the District for any damages to its property or procedures resulting in additional expense to the District.

Section 2: Violations

The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities will be suspended or terminated if the Patron engages in any of the following violations:

Violation Categories:

- a. Damages, destroys, defaces or steals District property such as: structures; lawns or other vegetation; or encroaches on real property such as that meant to be left in its natural state, which the District is responsible to preserve.
- b. Submits false information on any application for use of the Amenities.
- c. Permits the unauthorized use of an amenity pass.
- d. Exhibits unsatisfactory behavior, deportment or appearance.
- e. Fails to pay fees owed to the District in a proper and timely manner.
- f. Fails to abide by any policies or rules established for the use of the Amenities.
- g. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
- h. Does not follow instructions of the Amenity Manager or staff or provides false answers to the Amenity Manager or staff upon questioning.
- i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

Section 3: Reporting of Violations

For all offenses outlined in Section 2 above, the District Manager, or District's Amenity Manager, will create a written report of the incident, which will be signed by the offending Patron and the District Manager or Amenity Manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it will be kept on file by the District with a notation to that effect by the District Manager or the Amenity Manager, as the case may be. This report will have the incident listed, with date, a statement if District property damage occurred, in addition to Amenities suspension, that full payment of costs to the District (including physical items, installation, engineering studies and staff follow-up) must be made by the offending Patron. Damages, along with other incidents, will be reported to the Board of Supervisors at monthly meetings.

Damage Recovery: The District will schedule the appropriate payments with the offending Patron in a reasonable time frame. The first notification will be after all costs have been considered, which should be completed within two (2) weeks. If no response, or a negative one, is received within two (2) weeks, a demand letter will be sent by the District Manager or other appropriate manager explaining that if the payment is not made within the stated time frame, the District will exercise its rights to the fullest extent of the law. This should include obtaining a judgment through Small Claims Court.

Complaint Process: Patrons may file a complaint to the Amenity Manager at any time. If a Patron files a complaint, this complaint must have a response to the complaint within 72 hours. Response should state the actions that will be taken as a result of the complaint.

Section 4: Suspension Procedures

Immediate Suspension Authority: The Amenity Manager has the ability to immediately remove any person from one or all Amenities or Issue a suspension for up to 30 days for infractions including but not limited to those Violations described above. These infractions

involve use of profanity or vulgarity, failure to follow staff directions, disrespect, or threats toward staff or other Patrons, disruptions of the operation and activities of the Amenities or when such action is necessary to protect the health, safety, and the welfare of Patrons or their guest(s) or to protect the Districts facilities from damage.

Progressive Discipline System:

First Offense: Verbal or written warning by Amenity Staff. Violation is recorded by Amenity staff and held on file by the District.

Second Offense: Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District. Failure or refusal of the offender to sign the report will not invalidate the suspension.

Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

Household Suspensions: Suspensions can be the entire household depending on violations and who the violators are (i.e., children or guests of resident).

Emergency Response: Any violent confrontations happening on Amenity Facilities, Call 911.

Section 5: Suspension of Minors

Any Resident under the age of eighteen (18) who is suspended from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent, legal guardian, or adult Patron at all times.

Section 6: Appeal of Suspension

The District Manager, or the District's Amenity Manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or Amenity Manager, shall take into account the nature of the conduct and any prior violations.

Appeal Process: A Patron subject to a suspension under this Section may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear

and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

Section 7: Suspension or Termination by the Board

The District Manager, or the District's Amenity Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District will send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board will take into account the nature of the violation and any prior violations.

Section 8: Trespass

If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

XI. CONSENT TO VIDEO AND AUDIO MONITORING

To promote the safety and security of the District, its Amenity Facilities, and all guests and occupants, and to support the effective administration of facility rules, the District may, at its discretion, install and operate video and/or audio monitoring systems on District property. By accessing or utilizing any Amenity Facility or other District-owned property, individuals acknowledge and consent to the electronic recording and storage of video and/or audio data. These recordings may be used to verify compliance with District policies and investigate reported incidents. The District reserves the right to disregard any incident report submitted more than thirty (30) days after the alleged injury or rule violation, as delayed reporting may hinder the District's ability to review and substantiate the event using available electronic records.

XII. APPENDICES

APPENDIX A: EMERGENCY PROCEDURES

Emergency Services Contact Information: 911

Medical Emergency Procedures:

1. Call 911 immediately
2. Provide first aid if trained and safe to do so
3. Notify Amenity Manager as soon as possible
4. Complete incident report within 24 hours
5. Cooperate with emergency responders

Facility Emergency Procedures:

1. Seek shelter in designated safe areas
2. Wait for all-clear before resuming activities
3. Report any damage immediately

APPENDIX B: CONTACT INFORMATION

District Management:

- Vesta District Services
- 250 International Parkway, Suite 208
- Lake Mary, FL 32746
- Phone: [<https://www.beachcdd.com/contacts>]
- Email: [<https://www.beachcdd.com/contacts>]
- Website: [<https://www.beachcdd.com/>]

Amenity Manager:

- Oliver Ingram
- Phone: [+1-904-329-2277]
- Email: [oingram@vestapropertyservices.com]

Board of Supervisors:

- Meeting Schedule: [<https://www.beachcdd.com/meetings>]
- Board Member Contact: [<https://www.beachcdd.com/contacts>]

APPENDIX C: FORMS AND APPLICATIONS

Required Forms Available:

- Contact Amenity Manager for: Facility Use Application, Rental Agreement, Instructor/Trainer Application, Community Club Application, Non-Resident Membership Application, Incident Report Form, Equipment Checkout Form, etc.

Online Resources:

- Community website: [<https://tamayaamenities.com/>]
- Newsletter signup: [Contact Amenity Manager]

APPENDIX D: FACILITY RENTAL RATES

- All rates subject to 3% Credit Card Convenience Fee

Facility	Duration	Capacity	Rental Rate	Security Deposit
Boardroom	Up to 4 Hours	12 people	\$200 (Additional \$50 p/hour)	\$150
Pool Cabana	Up to 4 Hours	25 people	\$200 (Additional \$50 p/hour)	\$150
Palm Court & Bar	Up to 4 Hours	50 people	\$250 (Additional \$50 p/hour)	\$200
Tamaya Hall	Up to 6 Hours	80 people	\$850 (Additional \$50 p/hour)	\$750
Combo (Tamaya Hall, Palm Court & Bar)	Up to 8 Hours	80 people (does not include use of Pool)	\$1250	\$750
Group Fitness Room	Up to 4 Hours	25 people	\$250	\$350
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	\$350

POLICY ACKNOWLEDGMENT

By using any Beach Community Development District amenity facility, all patrons acknowledge they have read, understood, and agree to comply with all policies contained herein. These policies are subject to change with proper notice as determined by the Board of Supervisors.

Effective Date: August 01, 2026

Document Version: Comprehensive Amenity Facility Policies - Version 202608

Board Approval: July 20, 2026

This document represents the comprehensive amenity policies for the Beach Community Development District. For questions or clarifications, contact the Amenity Manager or District Manager at the contact information provided above.

Important Legal Notice: These policies are established by the Beach Community Development District Board of Supervisors and carry the full force of District regulations. Violations may result in suspension or termination of amenity privileges and may be subject to legal enforcement. All patrons are responsible for ensuring their guests and family members comply with these policies.

Americans with Disabilities Act Compliance: The Beach Community Development District is committed to providing equal access to all amenity facilities in compliance with the Americans with Disabilities Act. Reasonable accommodations will be made upon request. Contact the District Manager for accommodation requests.

Non-Discrimination Policy: The Beach Community Development District provides amenity services without regard to race, color, religion, sex, national origin, age, disability, or any other characteristic protected by law.

EXHIBIT 10

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		

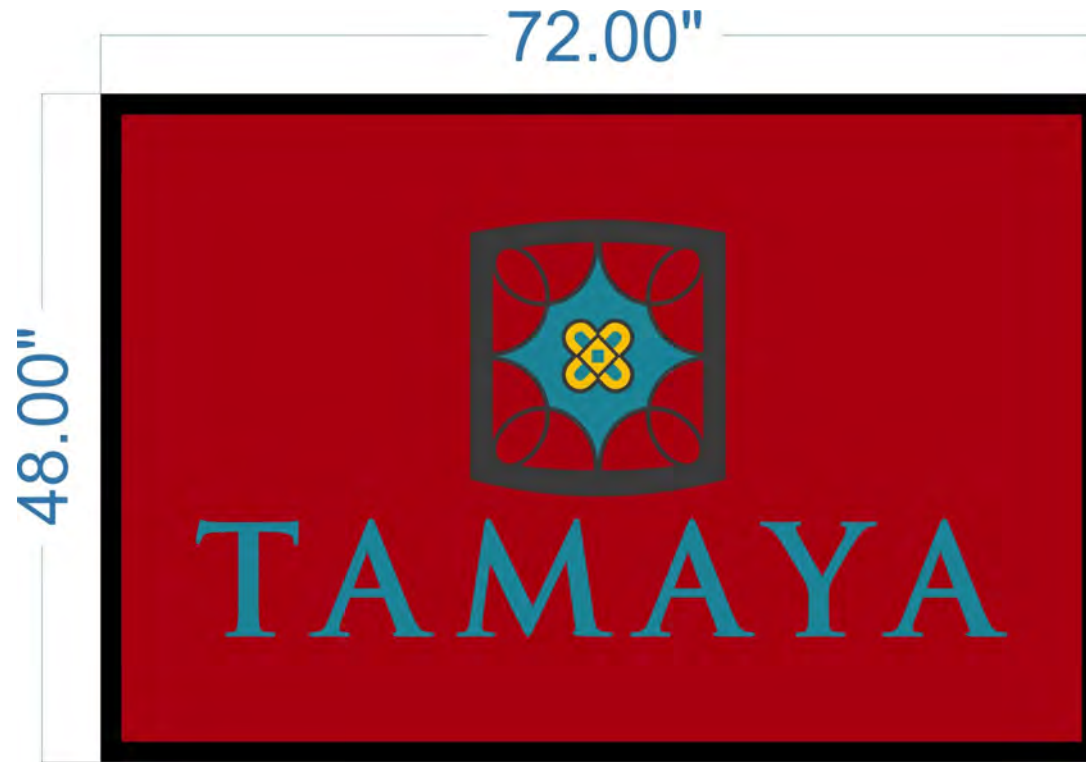
DESCRIPTION	QTY	COST	TOTAL
Piazza Logo Mat Size - 4' x 6' Proof # 269577 Edged	1	440.00	440.00T
Prestige Logo Mat Design Name: Tamy Design Number 354601916 Size: 4' x 6' Horizontal Backing:	1	288.00	288.00T
			0.00
TOTAL			\$728.00

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.

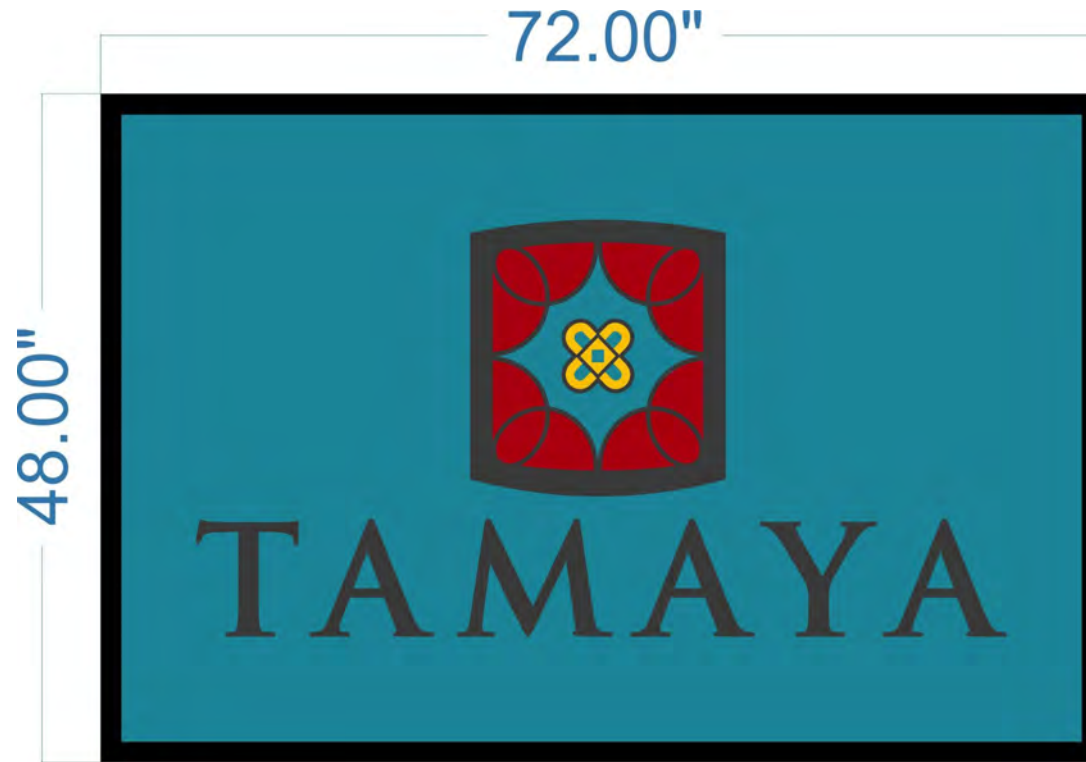
I have reviewed this artwork for details including size, layout, spelling and color placement. Please manufacture this mat as it is represented.

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:

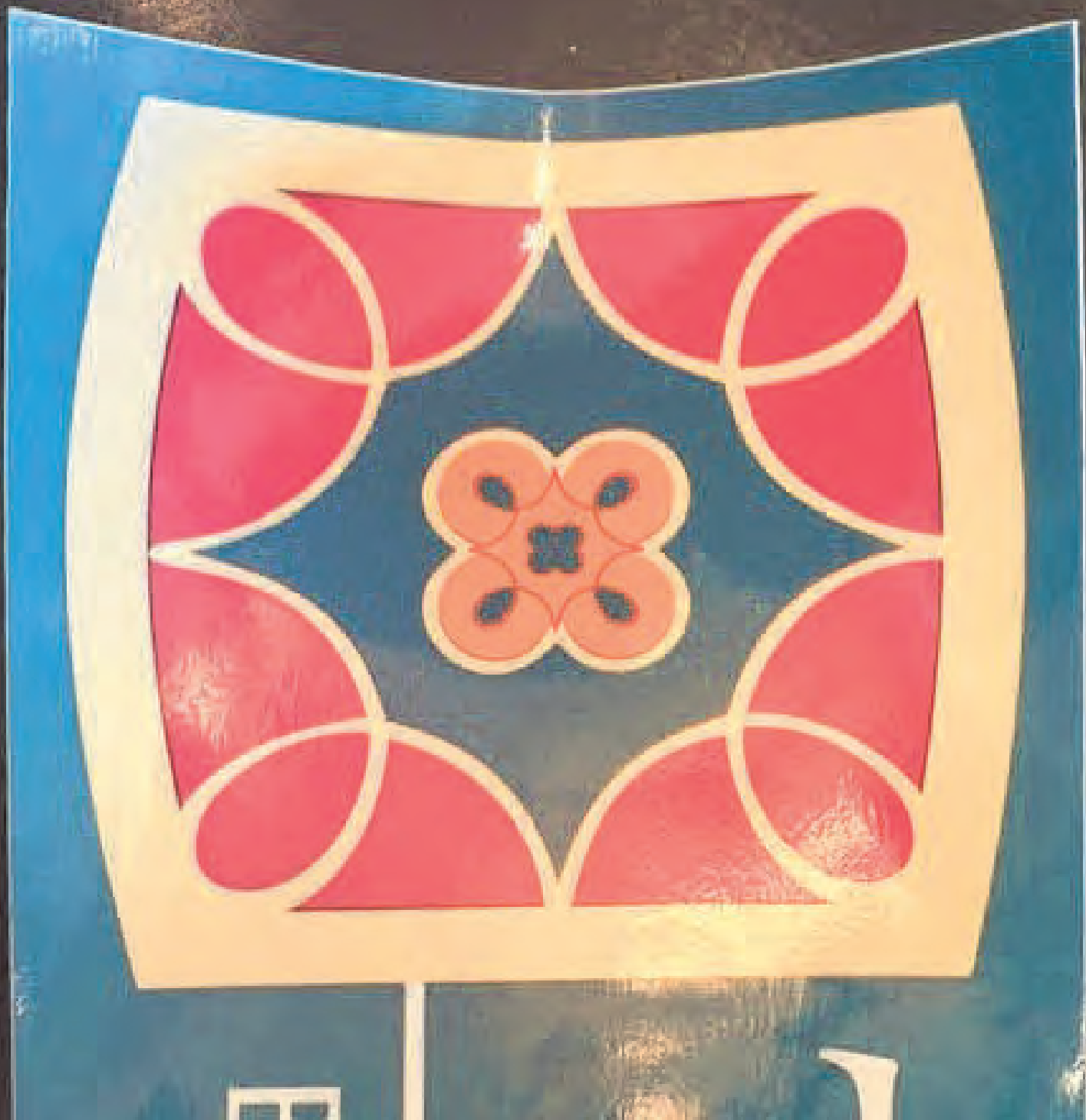
Note: Colors on computer generated artwork do not necessarily match actual mat colors. Please refer to actual color samples. Please check for spelling and typographical errors as text is generally re-set on our designs. It is the responsibility of the person placing the order to obtain proper authorization, 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 11

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 rzastrocky@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	





Before





1:46 AM Thu May 28







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 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 12




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

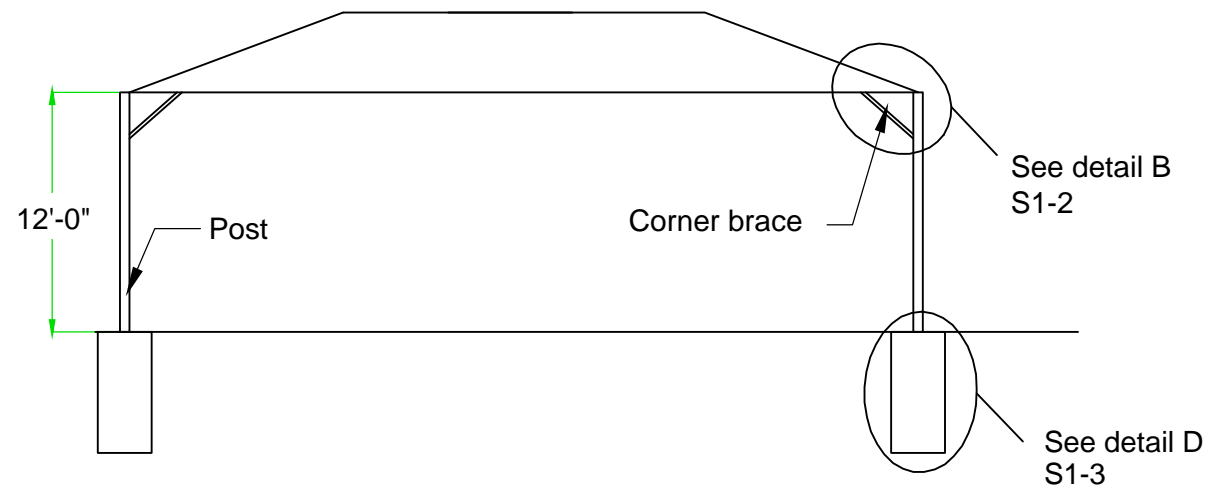
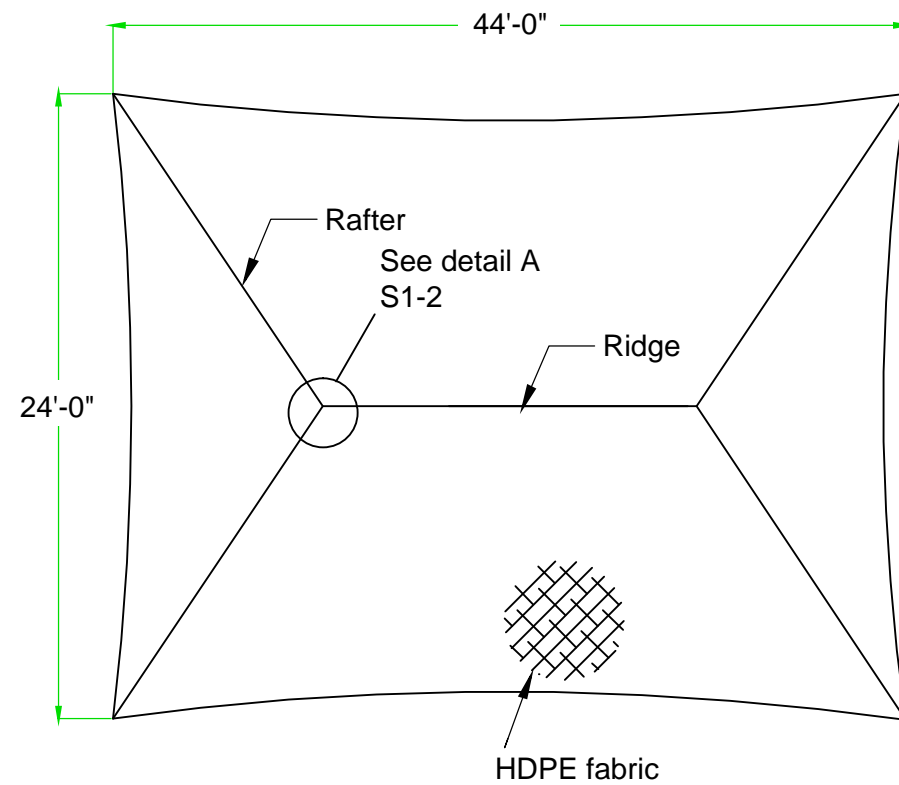
Print name : _____

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



DESIGN CRITERIA

STEEL

Structural steel shall conform to ASTM A-36
 Machine bolts shall conform to ASTM A-307
 Pipe columns shall conform to ASTM A-53 Grade B

WELDING

Welding shall be done by AWS D1.1
 Structural certified welders.

REINFORCEMENT

Rebar shall conform to ASTM A 615
 Grade 60
 Clearance from soil shall be a minimum of 3"

SOIL CAPACITY

Allowable bearing pressure 1000psf
 Allowable lateral bearing pressure 100psf

FOOTINGS

Square footing can be substituted for round with a min. width equal to diameter measurement.

FABRIC

HDPE Stentered to reduce shrinkage.
 Nominal farbric mass 9.38 to 10.32 oz. sq, yard.

CLEARANCE FROM OTHER STRUCTURES

Canopies shall be at least 6" away from any other structure which may be damaged due to deflection.

NOT FOR CONSTRUCTION

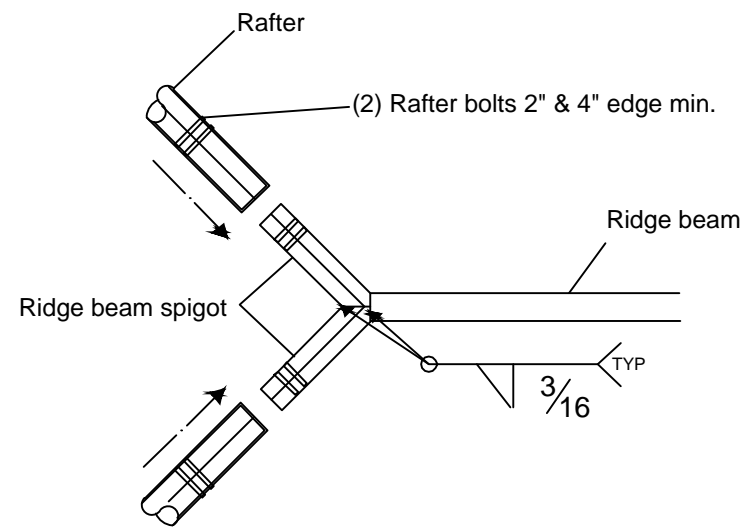
General Notes

No.	Revision/Issue	Date

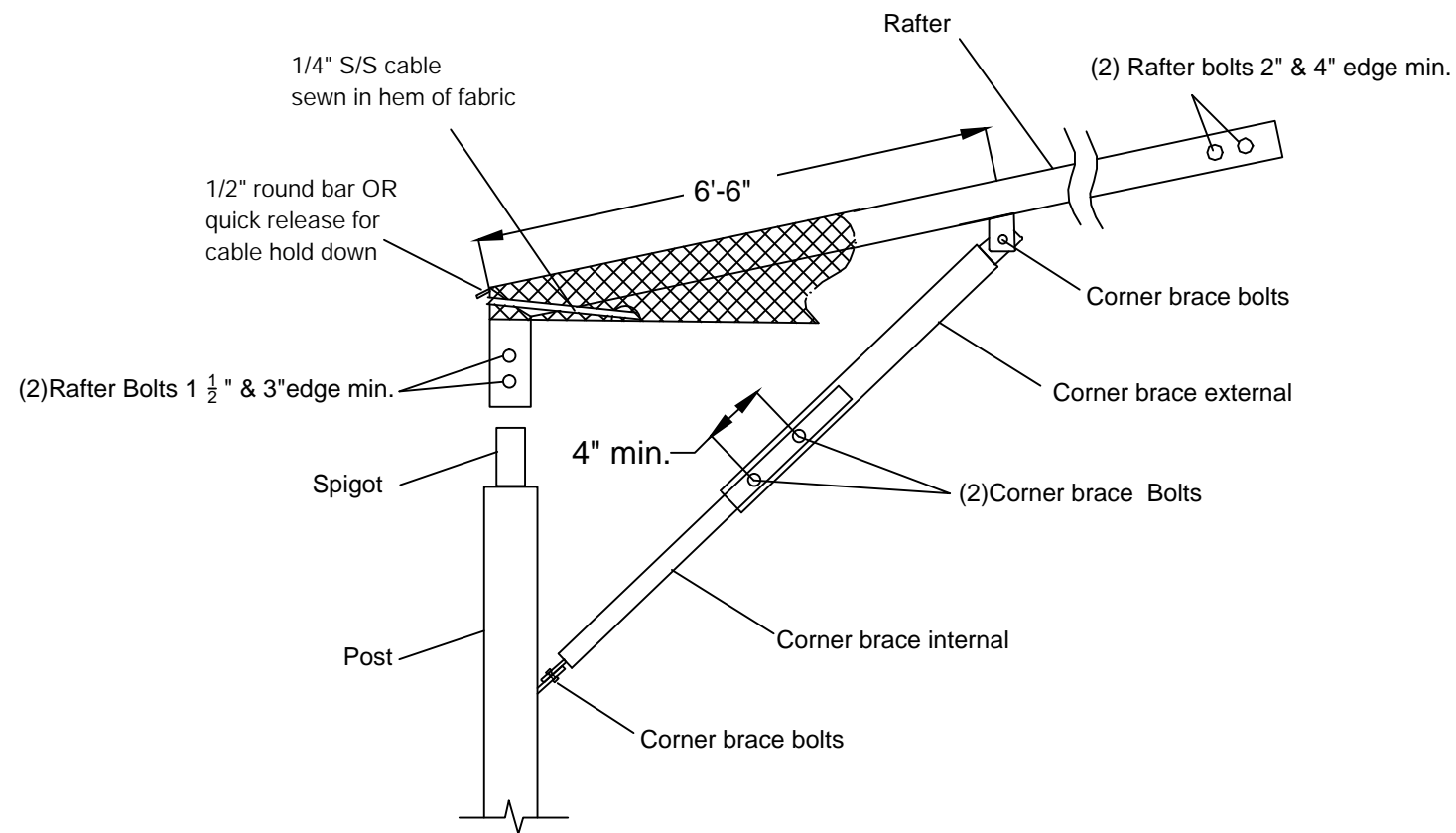
Firm Name and Address

Project Name and Address

Project	Sheet
Date	S1-1
Scale	NTS



Detail A



Detail B

NOT FOR CONSTRUCTION

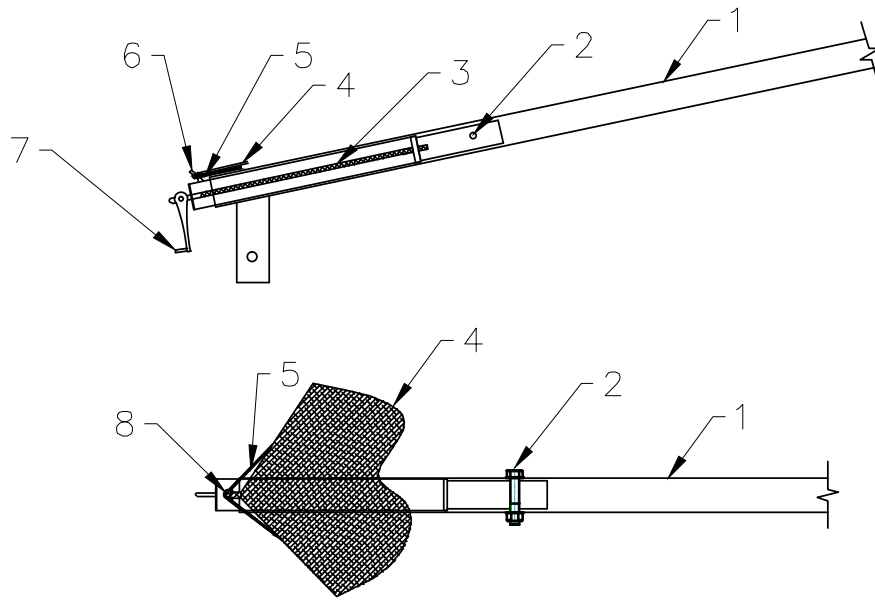
General Notes

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

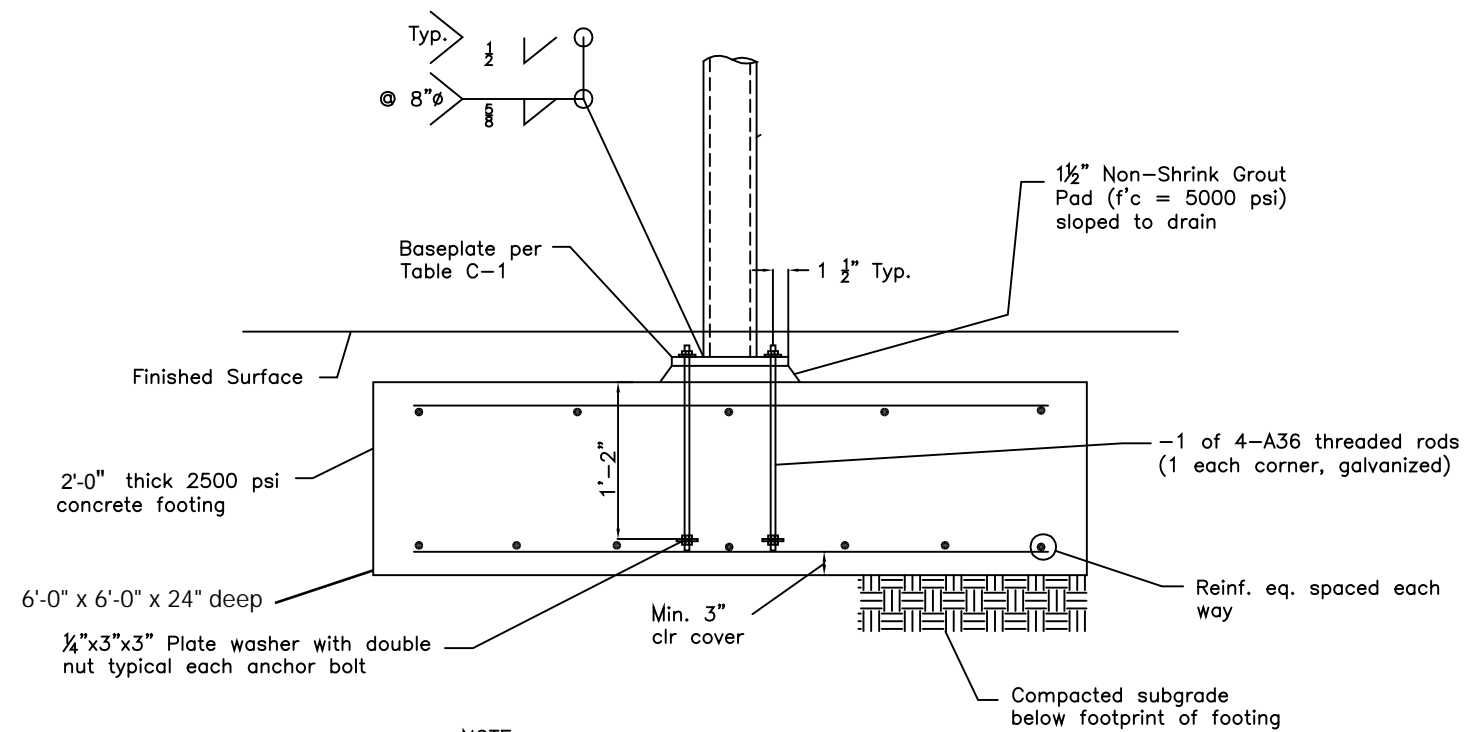
No.	Revision/Issue	Date

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 ϕ + $\frac{1}{8}$ "
- 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

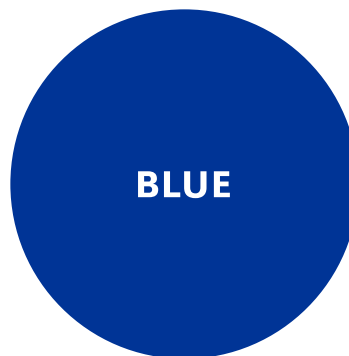
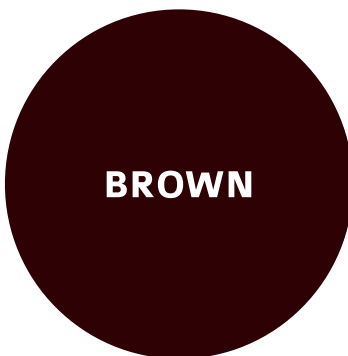
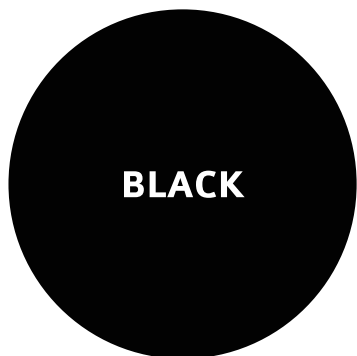
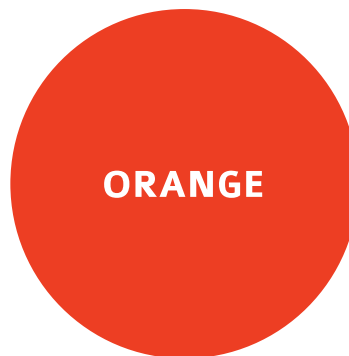
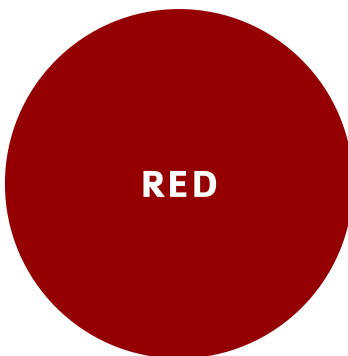
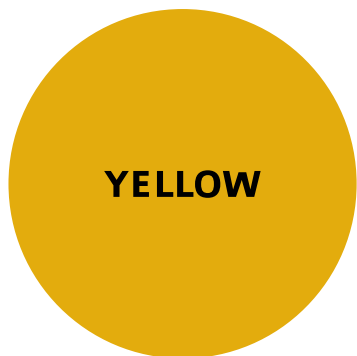
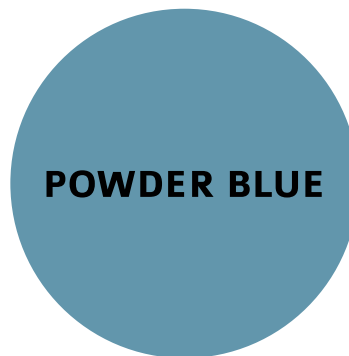
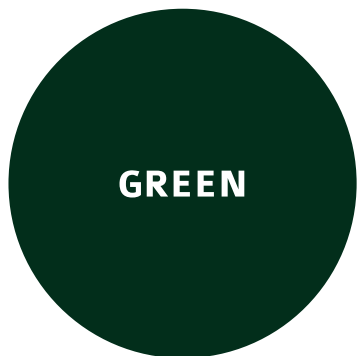
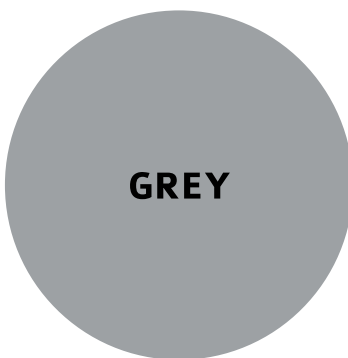
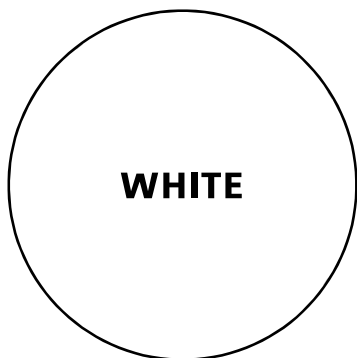
S1-3

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

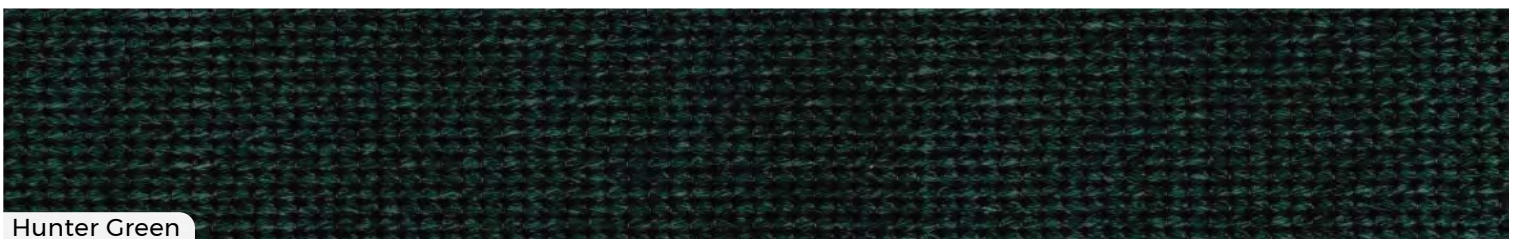
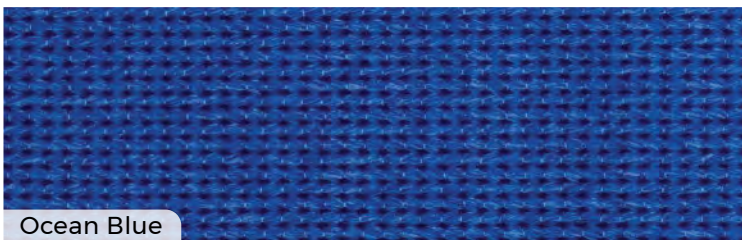
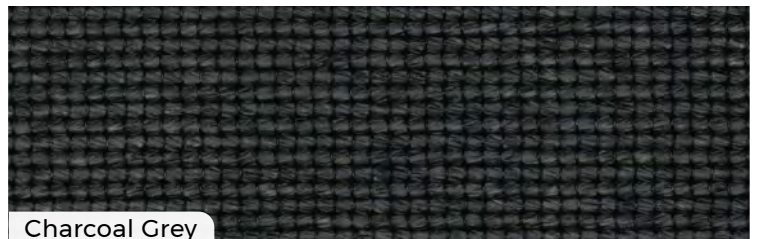
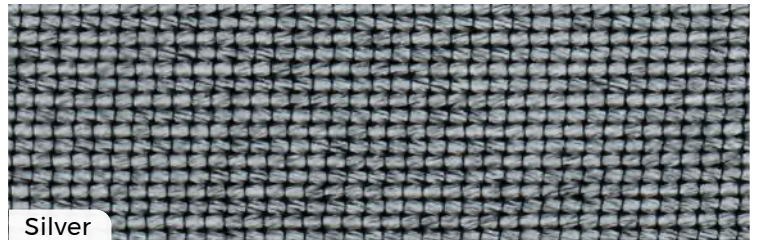
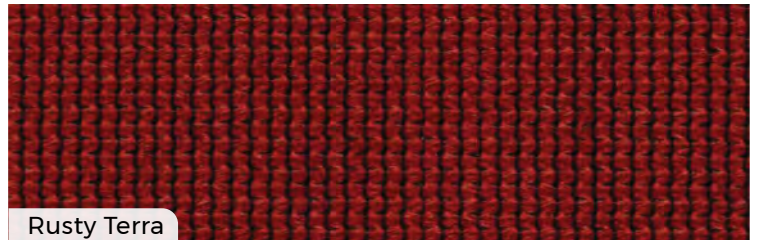
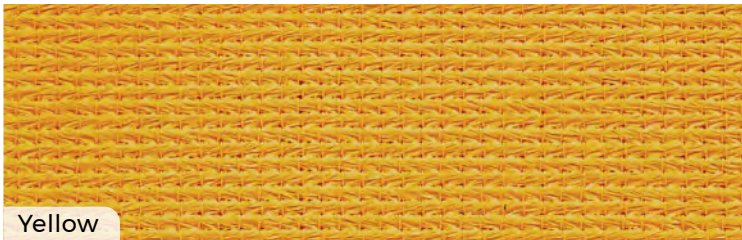
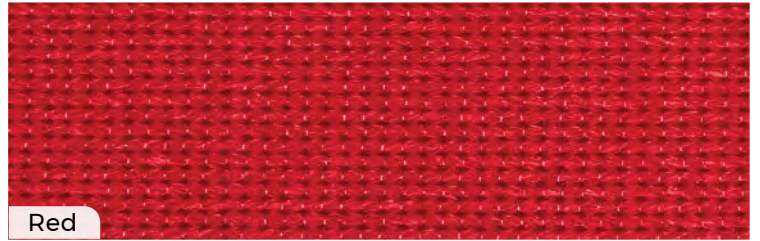
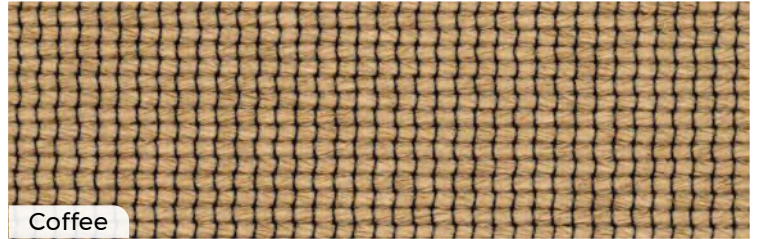
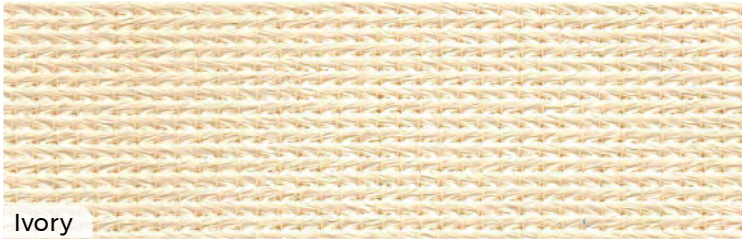
Certificates are available upon request

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:

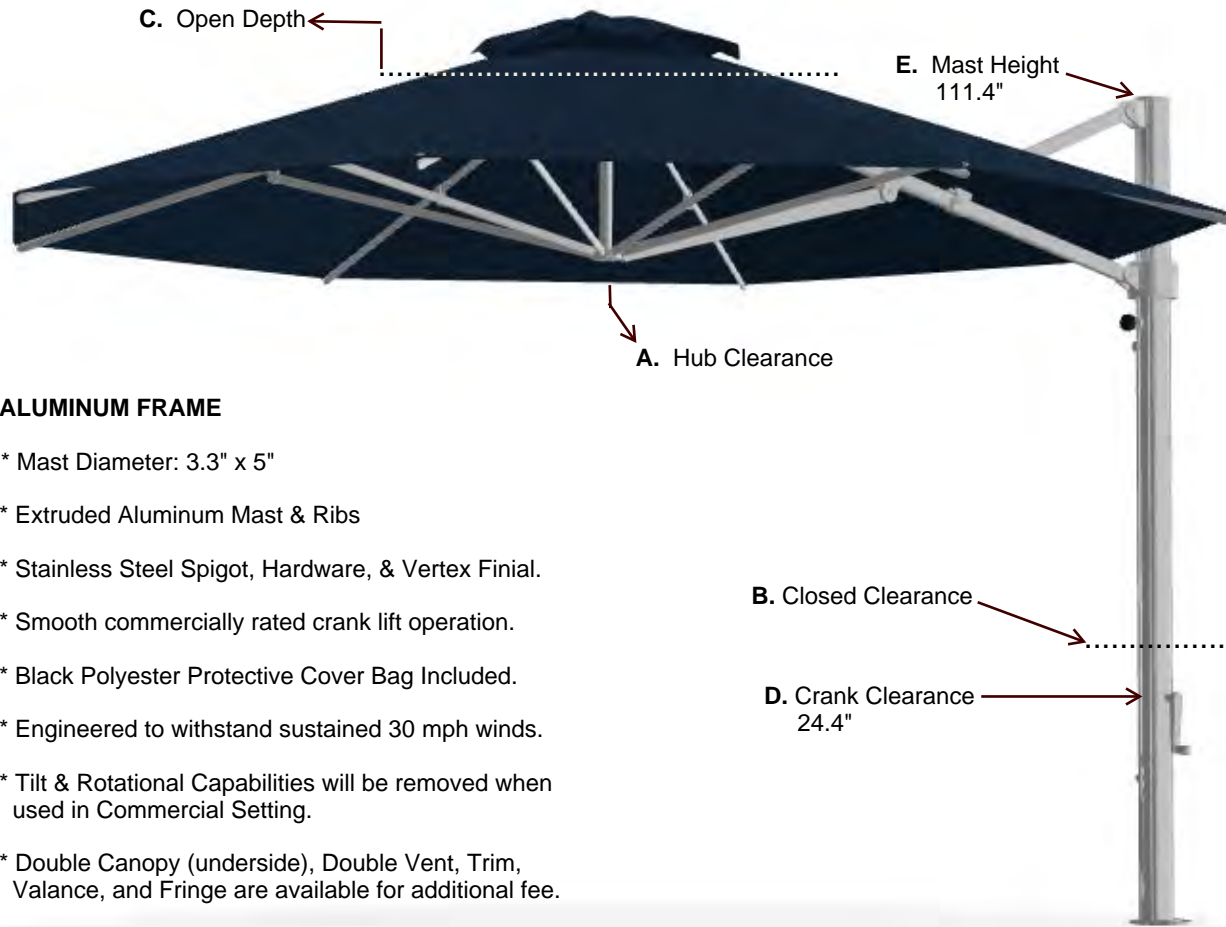
Canopies and shade sails must be inspected and maintenance must be done at least once a year. Refer to the maintenance book supplied.

EXHIBIT 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

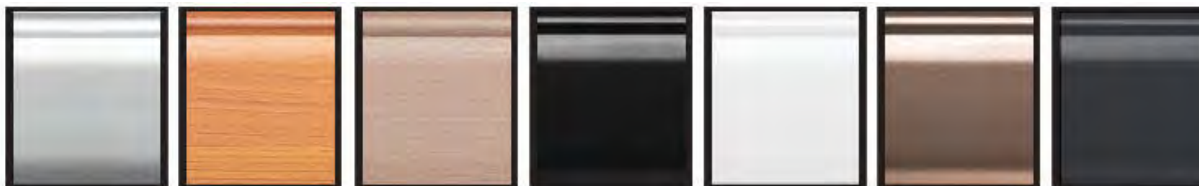
Qty. (2) 10' Square with In-Ground Mount in the North End flower beds. = \$9,032.00 + Freight + Installation

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

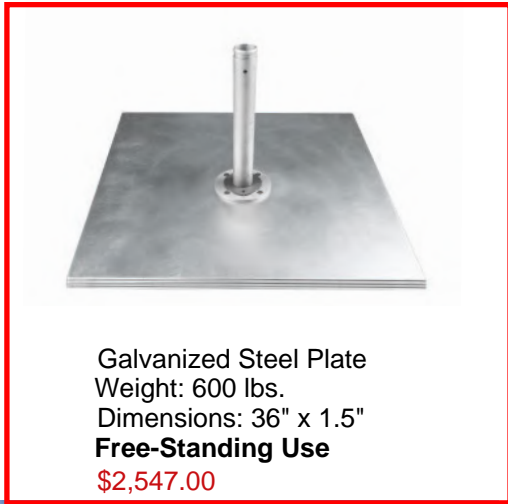
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*Top cover plates available for additional fee.

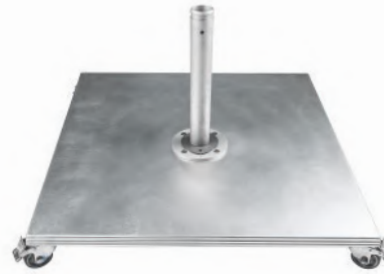
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



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.southernbreezeof.com * (904) 315-3944; (904) 315-3933
 Email: chris@southernbreezeof.com or laura@southernbreezeof.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



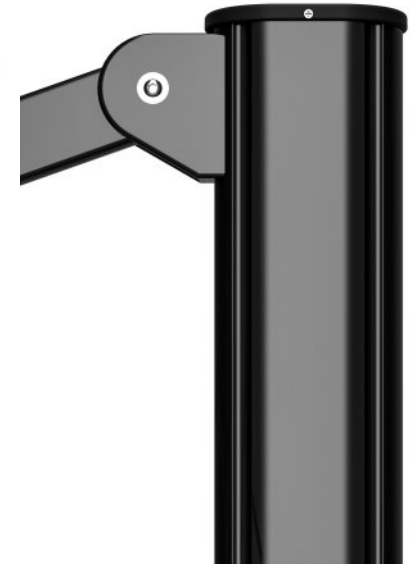
Golden Oak



Heather Willow



Onyx



Alpine White



Desert Bronze



Carbon



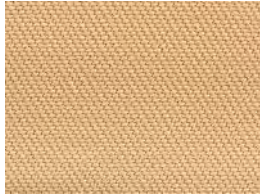
Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

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



White R099



Beige R100



Forest Green R102



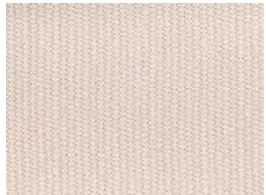
Black R103



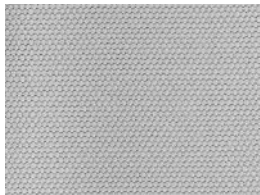
Chestnut R104



Salmon R105



Linen R126



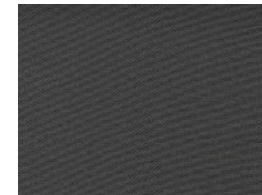
Cadet Grey R138



Brown R156



Pistachio R160



Charcoal Grey R164



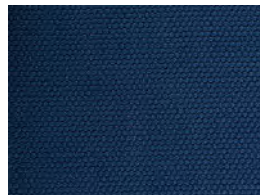
Steel Blue R169



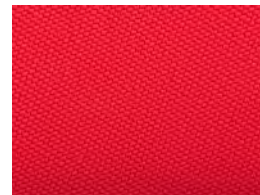
Turquoise R171



Pacific Blue R172



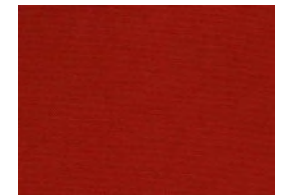
Captain Navy R175



Logo Red R176



Burgundy R177



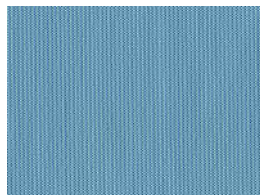
Vermillion R182



Pumpkin R185



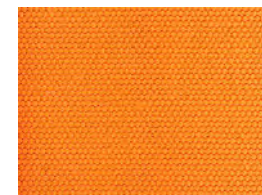
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



Navy Stripe



Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

Aluminum Cantilever Umbrella

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Aluminum Cantilever Umbrella

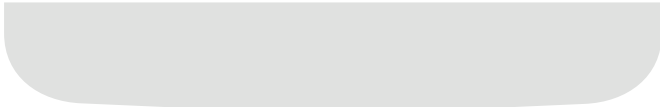
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Valance Options

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"**

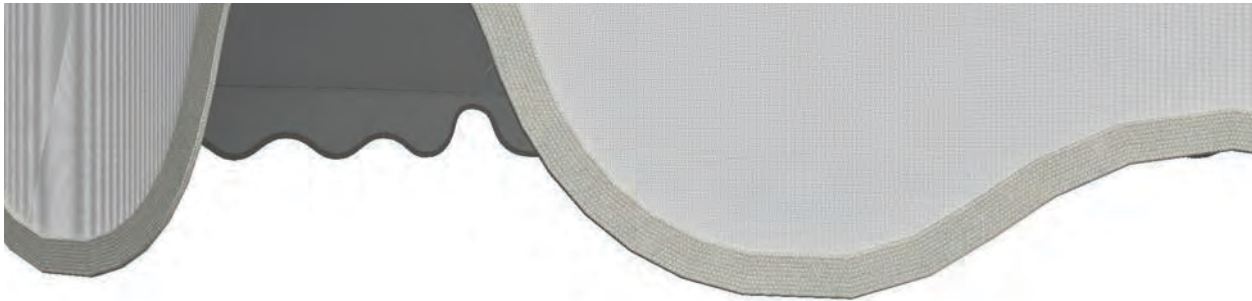


A more modern take on the classic scallop. Softer curves with a more fluid contemporary look.

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

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

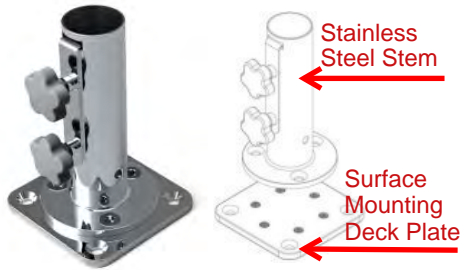
Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish



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 - 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

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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

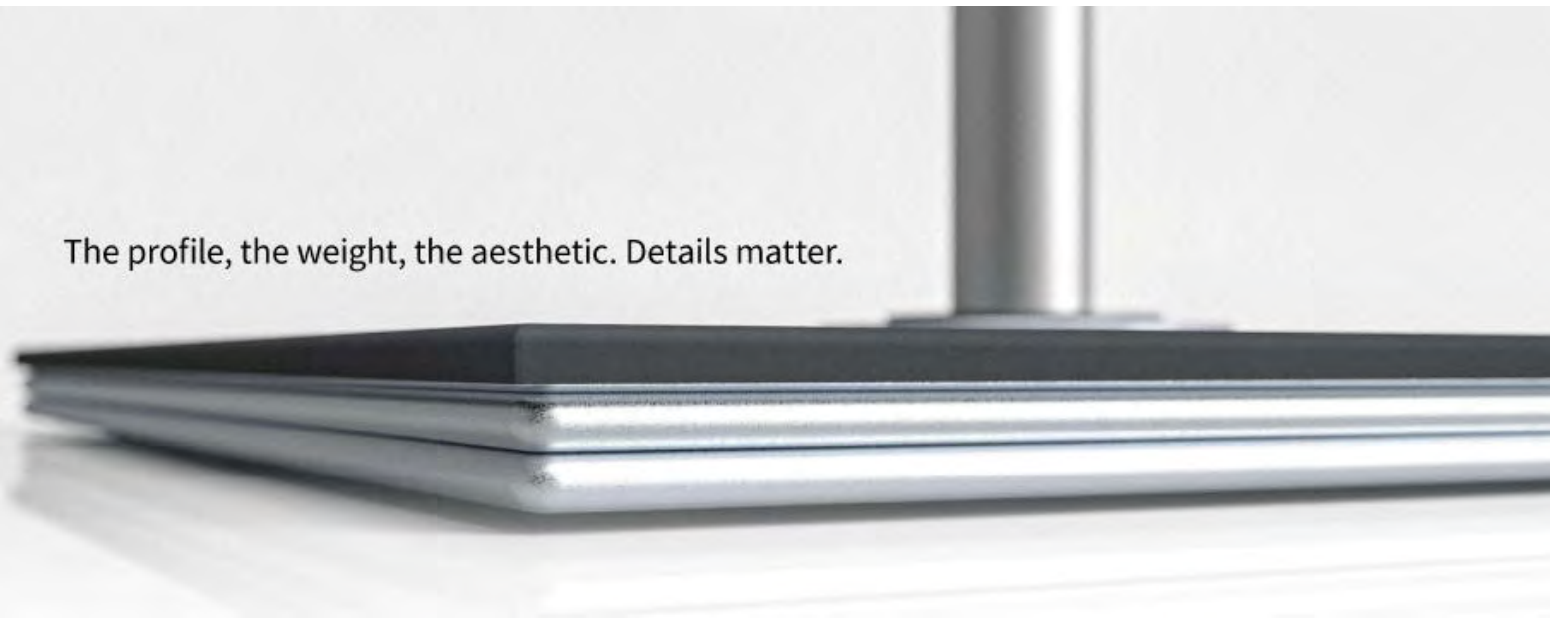


Desert Bronze



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

10' x 10' Aluminum Frame Cabana

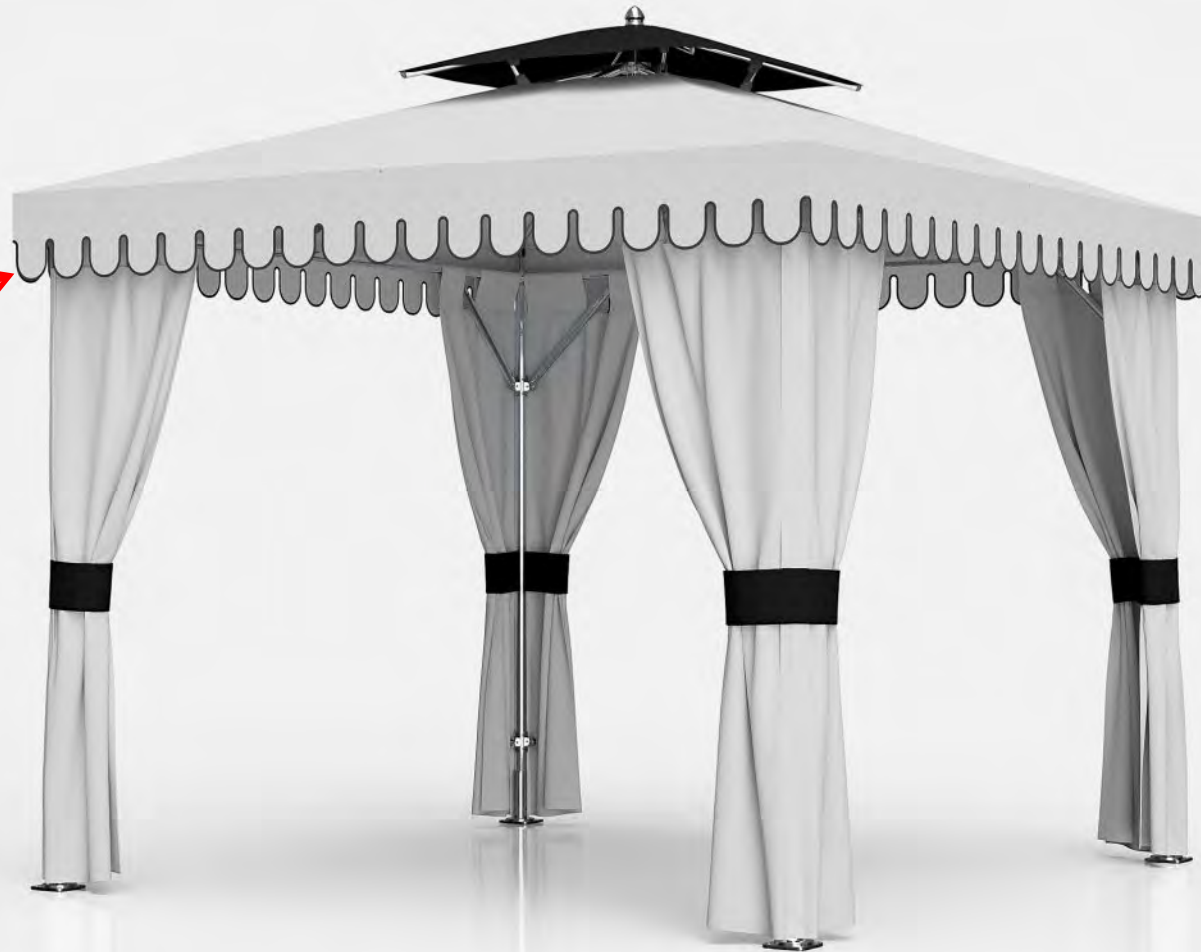
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Email: chris@southernbreezeof.com or laura@southernbreezeof.com



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

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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

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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

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 AUDITED	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	1,961,631	2,365,803	2,156,924	2,156,924	-
ROOM RENTALS	46,028	57,660	-	50	50
INTEREST INCOME	36,573	39,644	-	50	50
MISC. OTHER INCOME	6,769	1,695	-	50	50
EVENT SPONSORSHIP & ENTRY FEES (NEW LINE)	-	6,710	-	50	50
ACCESS CARDS	1,455	251	-	50	50
BARCODE DECALS	10,750	5,634	-	50	50
FUND BALANCE FORWARD	-	-	30,908	-	(30,908)
NET REVENUES	2,063,207	2,477,397	2,187,832	2,157,224	(30,608)
FIELD EXPENSES					
UTILITIES/SEWER/PROPANE GAS	250,119	209,709	305,550	250,000	(55,550)
LANDSCAPING (INCLUDING MATERIALS)	378,700	389,070	400,000	222,720	(177,280)
FIELD MANAGEMENT	126,938	171,602	178,310	185,442	7,132
COMMUNITY AND AMENITY REPAIRS	37,495	123,544	90,000	125,000	35,000
MULCH AND PINE STRAW	-	20,361	34,944	61,840	26,896
LAKE MAINTENANCE	30,052	29,850	30,000	31,500	1,500
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)	11,235	10,387	20,800	60,000	39,200
SIDEWALK REPAIRS	-	-	7,000	25,000	18,000
IRRIGATION (REPAIRS)	13,546	1,457	4,368	20,000	15,632
FIELD OPERATIONS CONTINGENCY (NEW LINE)	-	-	100,000	100,000	-
TOTAL FIELD EXPENSES	848,085	955,980	1,170,972	1,081,502	(89,470)
AMENITY EXPENSES					
AMENITY MANAGEMENT	126,620	148,748	156,655	188,384	31,729
AMENITY/FITNESS CENTER STAFFING	70,781	76,279	89,114	70,000	(19,114)
LIFESTYLES PROGRAMMING	37,023	36,903	46,036	50,000	3,964
AMENITY CLEANING	20,430	22,784	41,200	26,000	(15,200)
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	9,544	32,725	34,050	1,325
LIFEGUARD	27,658	26,383	28,028	40,000	11,972
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR (NEW NAME)	8,984	5,230	27,872	10,000	(17,872)
SWIMMING POOL CHEMICALS	20,002	23,728	20,802	25,000	4,198
FITNESS EQUIPMENT LEASE	18,479	21,559	18,500	23,000	4,500
AMENITY INTERNET/CABLE	12,449	12,423	14,560	10,200	(4,360)
HOLIDAY DECORATIONS	9,666	9,615	10,400	5,200	(5,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	5,899	10,400	7,500	(2,900)
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	2,381	3,770	4,500	730
TRASH COLLECTION	2,868	3,114	2,983	3,150	167
AED LEASE	-	1,794	1,810	1,900	90
PEST CONTROL	1,414	1,456	1,747	1,850	103
AMENITY FIRE SYSTEM MONITORING	900	1,350	1,556	2,000	444
SWIMMING POOL INSPECTION	850	850	929	1,000	71

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 AUDITED	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
AMENITY SECURITY	-	-	-	20,000	20,000
AMENITY GATE REPAIRS	1,275	1,429	-	-	-
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	886	-	-	-
TOTAL AMENITY EXPENSES	417,298	412,356	509,087	523,734	14,647
ACCESS CONTROL /GATE HOUSE					
GUARD SERVICE (GATE ONLY)	230,663	230,010	192,172	232,210	40,038
ROVING GUARD SERVICE	-	38,055	37,123	38,650	1,527
BAR CODE EXPENSE	3,288	-	6,240	6,500	260
SECURITY CONTINGENCY	-	-	50,000	-	(50,000)
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,951	268,065	285,535	277,360	(8,175)
GENERAL & ADMINISTRATIVE EXPENSES					
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	75,341	68,000	81,600	13,600
DISTRICT MANAGEMENT	43,680	45,427	46,790	48,200	1,410
DISTRICT COUNSEL	24,753	22,234	28,350	29,800	1,450
SUPERVISOR FEES-REGULAR MEETINGS	9,600	5,600	12,000	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	5,000	12,000	12,000	-
TRUSTEE FEES	8,800	5,133	8,800	9,100	300
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	6,350	223
ENGINEERING	14,028	14,803	5,460	5,700	240
OFFICE MISCELLANEOUS	3,371	3,307	3,822	4,000	178
AUDIT	3,450	3,650	3,650	3,850	200
LEGAL ADVERTISING	2,741	2,859	3,500	4,000	500
WEBSITE	4,030	2,595	2,800	2,950	150
DISSEMINATION AGENT	2,600	2,704	2,785	2,900	115
ARBITRAGE REBATE CALCULATION	1,300	2,925	676	750	74
DUES, LICENSES & FEES	191	175	175	200	25
BONUS/APPRECIATION GIFTS (NEW LINE)	-	-	1,000	-	(1,000)
DISTRICT CONTINGENCY	6,995	-	16,303	51,228	34,925
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	207,791	197,702	222,238	274,628	52,390
TOTAL EXPENSES	1,707,124	1,831,023	2,187,832	2,157,224	(30,608)
TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES	356,083	646,375	-	-	-
OPERATIONS & MAINTENANCE FUND BALANCE					
FUND BALANCE - BEGINNING	229,755	585,838	585,838	1,122,893	537,055
TRANSFER OUT TO CAPITAL RESERVE FUND	-	(109,319)	(274,921)	-	274,921
FUND BALANCE FORWARD	-	-	(30,908)	-	30,908
NET CHANGE IN FUND BALANCE	356,083	646,375	-	-	-
FUND BALANCE - ENDING - PROJECTED	585,838	1,122,893	280,009	1,122,893	842,884

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	\$ 100,269	\$ 221,849	\$ 421,016	\$ 421,016	\$ -
INTEREST	2,895	6,203	-	-	-
TOTAL REVENUES	103,164	228,052	421,016	421,016	-
EXPENDITURES					
CAPITAL IMPROVEMENT PLAN - CURRENT FY	30,827	38,696	-	-	-
CAPITAL IMPROVEMENT PLAN - FUTURE FY	-	-	180,000	180,000	-
CAPITAL CONTINGENCY	23,764	-	150,000	150,000	-
CAPITAL RESERVE FUND CONTRIBUTION	-	-	91,016	91,016	-
TOTAL EXPENDITURES	54,590	38,696	421,016	421,016	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	48,573	189,356	-	-	-
OTHER FINANCING SOURCES & USES					
TRANSFER IN FROM GENERAL FUND	-	109,319	274,921	-	(274,921)
TOTAL OTHER FINANCING SOURCES & USES	-	109,319	274,921	-	(274,921)
CAPITAL RESERVE FUND BALANCE - BEGINNING	-	48,573	48,573	347,249	298,675
NET CHANGE IN FUND BALANCE	48,573	298,675	274,921	-	(274,921)
FUND BALANCE - ENDING - PROJECTED	48,573	347,249	323,494	347,249	23,754

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
REVENUES			
ASSESSMENTS (on roll and off roll)	\$2,156,924		Non-Ad Valorem assessment on all assessable properties to fund operating expenses. This line represents the portion of assessments collected via the Duval County Tax Collector.
ROOM RENTALS	\$50		The District receives revenue from the rental of the facilities.
INTEREST INCOME	\$50		The District earns interest income on its operating accounts. Interest is calculated based on the average monthly collected balance in the primary operating account.
OTHER INCOME & OTHER FINANCING SOURCES	\$50		The District earns income from certain revenue sharing agreements and other sources.
EVENT SPONSORSHIP & ENTRY FEES	\$50		The District earns income from event sponsors and entry fees
CARRYFORWARD	\$0		Use of fund balance to off-set assessment increases
FIELD EXPENSES			
LANDSCAPING (INCLUDING MATERIALS)			The District contractor is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances. (Contract: 4/1/2026-3/31/2027)
UTILITIES / SEWERS / PROPANE GAS	\$222,720	The Greenery Inc JEA/JEA/FL Natural Gas	The District pays for water, sewer, electricity and propane gas.
FIELD MANAGEMENT	\$185,442	Vesta Property Services	The District's property management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. (Contract: 10/1/2025-9/30/2028)
COMMUNITY AND AMENITY REPAIRS	\$125,000	N/A	All general repairs throughout the amenity center and community.
MULCH AND PINE STRAW	\$61,840	The Greenery Inc	Mulch and pine straw throughout the community. (Contract: 4/1/2026-3/31/2027)
LAKE MAINTENANCE (INCLUDING CARP)	\$31,500	The Lake Doctors, Inc.	The District's vendor is to maintain the ponds located within the District. (Contract 10/1/2025-9/30/2026)
LANDSCAPE IMPROVEMENT	\$60,000	N/A	Landscape improvements not covered under the landscape maintenance contract
SIDEWALK REPAIRS	\$25,000	N/A	Sidewalk repairs throughout the community primarily caused by tree root damage.
IRRIGATION (REPAIRS)	\$20,000	The Greenery Inc	Repairs to the District's irrigation system. (Contract: 4/1/2026-3/31/2027)
FIELD OPERATIONS CONTINGENCY	\$100,000	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.
AMENITY EXPENSES			
AMENITY MANAGEMENT	\$188,384	Vesta Property Services	The District's property management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities. (Contract: 10/1/2025-9/30/2028)
AMENITY / FITNESS CENTER STAFFING	\$70,000	Vesta Property Services	Staffing for the Breezeway. (Contract: 10/1/2025-9/30/2028)
LIFESTYLES PROGRAMMING	\$50,000	Vesta Property Services	Monthly expenditures for Districts events and holiday parties coordinated via on-site Amenities staff. (Contract: 10/1/2025-9/30/2028)
AMENITY CLEANING	\$26,000	Quality Cleaning by Viktoriia LLC	Cleaning of the Amenity Center and Guard House. (Contract 4/1/2026-3/31/2027)
SWIMMING POOL / ENTRY WATER FEATURE REPAIRS	\$34,050	N/A	Repairs for the swimming pool and all water features
LIFEGUARD	\$40,000	Vesta Property Services	The District's vendor provides lifeguard services during a certain period of time each year. (Contract: 10/1/2025-9/30/2028)
AMENITY GATES / CONTROL ACCESS / AMENITY GATE REPAIRS	\$10,000	N/A	The District incurs expenses for damaged or broken gates and access points.
SWIMMING POOL CHEMICALS	\$25,000	Hawkins, Inc.	The District purchases pool chemicals. No contract--receive Vesta Property Service's discount.
FITNESS EQUIPMENT LEASE	\$23,000	Life Fitness (American Capital)	The District leases many pieces of the fitness room equipment. (Contract: 10/1/2023-9/30/2028)
AMENITY INTERNET / CABLE	\$10,200	AT&T	The District provides internet and cable service to the Amenity Center and Fitness Center. (Contract: 3/19/2026-3/24/2029)
HOLIDAY DECORATIONS	\$5,200	N/A	The District provides decorations for certain holidays each year.
AMENITY WEBSITE / COMPUTER EQUIPMENT	\$7,500	Vesta Property Services	The District's property management firm maintains an amenity website and the District provides computer equipment for on-site staff's use.
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	\$4,500	N/A	The District maintains 4 clay courts
TRASH COLLECTION	\$3,150	GFL Environmental	Contract for garbage dumpster service. (Contract: Expires 10/1/2028)
AED LEASE	\$1,900	Cintas	The District leases an AED device in the Fitness Center (Contract: 10/27/2023-11/2026)
PEST CONTROL	\$1,850	Turner Pest Control	Pest control services. (Contract: 3/23/2027-Present)
AMENITY FIRE SYSTEM MONITORING	\$2,000	Wayne Automatic Fire Sprinklers, Inc.	Inspection of the fire extinguishers and fire monitoring system. (Contract: 12/30/2025-12/30/2026)
SWIMMING POOL INSPECTION / PERMIT	\$1,000	FL Department of Health	State required permit (Department of Health)
AMENITY SECURITY	\$20,000	N/A	Amenity facility security system
ACCESS CONTROL/GATE HOUSE			
GUARD SERVICE (GATE ONLY)	\$232,210	RAMCO Protective of Orlando	Gate access control officer. (Contract: 4/1/2026-3/31/2027)
ROVING GUARD SERVICE	\$38,650	N/A	Roving security guard
BAR CODE EXPENSE	\$6,500	Integrated Access Solutions	The District purchases bar code devices for resale to residents. (No contract)
SECURITY CONTINGENCY	\$0	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.
GENERAL & ADMINISTRATIVE EXPENSES			
GENERAL LIABILITY INSURANCE / PUBLIC OFFICIAL / PROPERTY INSURANCE / WORKER'S COMPENSATION	\$81,600	Public Risk Underwriters of Florida, Inc.	The District maintains insurance coverage (Contract 10/1/2025-9/30/2026)
DISTRICT MANAGEMENT	\$48,200	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. (Contract: 5/1/2022-Present)
DISTRICT COUNSEL	\$29,800	Kutak Rock	The District's legal counsel delivers general legal services, including attendance at Board meetings, contract review, and other matters as assigned by the Board. (Contract 12/27/2022-Present)

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR FEES - REGULAR MEETINGS	\$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings.
SUPERVISOR FEES - WORKSHOPS	\$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 workshops.
TRUSTEE FEES	\$9,100	BNY Mellon	Covers trustee services for the District's bonds. Annual fees are based on a notice received from the Trustee
ASSESSMENT ADMINISTRATION	\$6,350	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books. (Contract: 5/1/2022-Present)
ENGINEERING	\$5,700	Alliant Engineering, Inc.	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested. (Contract: XXXXXX-Present)
OFFICE MISCELLANEOUS	\$4,000		This covers the cost of District related mailings
AUDIT	\$3,850	DMHB	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2029)
LEGAL ADVERTISING	\$4,000	Jacksonville Daily Record	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation. (No contract)
WEBSITE & SUPERVISOR EMAILS	\$2,950	Campus Suite (School Now)Vglobal	The District maintains a website and email service for Supervisors. (Contract 4/1/2022-Present)
DISSEMINATION AGENT	\$2,900	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. (Contract: 5/1/2022-Present)
ARBITRAGE REBATE CALCULATION	\$750	LLS Tax Solutions LLC	Vendor calculates the annual arbitrage rebate liability for the District's bond series. (Contract: 2024 Series: 7/16/2026; 2015 Series: 5/5/2027)
DUES, LICENSES & FEES	\$200	FL Department of Commerce	The District must registered with the State of Florida each year
BONUS / APPRECIATION GIFTS	\$0	N/A	The District provides appreciation gifts from time to time
DISTRICT CONTINGENCY	\$51,228	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M ASSESSMENT	\$2,156,924.47
COUNTY COLLECTION COSTS	\$81,613.36
EARLY PAYMENT DISCOUNT	\$93,272.41
GROSS O&M ASSESSMENT	<u>\$2,331,810.24</u>

CAPITAL RESERVE FUND (CRF)	
NET RESERVE ASSESSMENT	\$421,016.00
COUNTY COLLECTION COSTS	\$15,930.34
EARLY PAYMENT DISCOUNT	\$18,206.10
GROSS CRF ASSESSMENT	<u>\$455,152.43</u>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2024 DEBT SERVICE ⁽¹⁾	SERIES 2015 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
AA1													
BELLA NINA	178	148		1.00	178.0	18.84%	\$439,219.28	\$2,467.52	1.00	178.0	18.84%	\$85,732.42	\$481.64
BELLA NIKA	406	367		1.00	406.0	42.96%	\$1,001,814.77	\$2,467.52	1.00	406.0	42.96%	\$195,546.97	\$481.64
BELLA ANA	21	19		1.00	21.0	2.22%	\$51,818.01	\$2,467.52	1.00	21.0	2.22%	\$10,114.50	\$481.64
AA2													
ISABELLA & LIV - 50'	112		111	1.00	112.0	11.85%	\$276,362.69	\$2,467.52	1.00	112.0	11.85%	\$53,943.99	\$481.64
ISABELLA & LIV - 60'	123		121	1.00	123.0	13.02%	\$303,505.46	\$2,467.52	1.00	123.0	13.02%	\$59,242.06	\$481.64
ISABELLA & LIV - 75'	105		104	1.00	105.0	11.11%	\$259,090.03	\$2,467.52	1.00	105.0	11.11%	\$50,572.49	\$481.64
	945	534	336		945.0	100.00%	<u>\$2,331,810.24</u>			945.0	100.00%	<u>\$455,152.43</u>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M AND CRF PER UNIT	SERIES 2024 DEBT SERVICE ⁽²⁾	SERIES 2015 DEBT SERVICE ⁽²⁾	FY 2027 TOTAL PER UNIT ⁽³⁾
AA1				
BELLA NINA	\$2,949.17	\$1,228.72		\$4,177.88
BELLA NIKA	\$2,949.17	\$1,362.22		\$4,311.39
BELLA ANA	\$2,949.17	\$1,617.82		\$4,566.99
AA2				
ISABELLA & LIV - 50'	\$2,949.17		\$1,750.00	\$4,699.17
ISABELLA & LIV - 60'	\$2,949.17		\$1,850.00	\$4,799.17
ISABELLA & LIV - 75'	\$2,949.17		\$1,931.00	\$4,880.17

FY 2026 TOTAL PER UNIT	VARIANCE FY26 TO FY27 PER UNIT	VARIANCE PER MONTH PER UNIT	% VARIANCE
\$4,177.88	\$0.00	\$0.00	0.0%
\$4,311.39	\$0.00	\$0.00	0.0%
\$4,566.99	\$0.00	\$0.00	0.0%
\$4,699.17	\$0.00	\$0.00	0.0%
\$4,799.17	\$0.00	\$0.00	0.0%
\$4,880.17	\$0.00	\$0.00	0.0%

⁽¹⁾ Reflects the total number of lots with Series 2015 and 2024 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE OBLIGATION**

	SERIES 2024 DS	SERIES 2015 DS	TOTAL DS BUDGET
REVENUES			
NET ASSESSMENTS LEVIED (MADS)	\$ 658,638	\$ 570,758	\$ 1,229,395
TOTAL REVENUES	658,638	570,758	1,229,395
EXPENDITURES			
INTEREST PAYMENTS			
May 1, 2027	189,550	191,308	380,858
November 1, 2027	184,475	185,703	370,178
PRINCIPAL RETIREMENT			
May 1, 2027	280,000	190,000	470,000
TOTAL EXPENDITURES	654,025	567,010	1,221,035
TOTAL REVENUES OVER (UNDER) EXPENDITURES	\$ 4,613	\$ 3,748	\$ 8,360

TOTAL NET ASSESSMENTS	1,229,395
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	99,681
TOTAL GROSS ASSESSMENTS	\$ 1,329,076

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2024	-	3.625%	115,173	115,173	115,173	8,255,000
5/1/2025	265,000	3.625%	199,338	464,338		7,990,000
11/1/2025	-	3.625%	194,534	194,534	658,872	7,990,000
5/1/2026	275,000	3.625%	194,534	469,534		7,715,000
11/1/2026	-	3.625%	189,550	189,550	659,084	7,715,000
5/1/2027	280,000	3.625%	189,550	469,550		7,435,000
11/1/2027	-	3.750%	184,475	184,475	654,025	7,435,000
5/1/2028	295,000	3.75%	184,475	479,475		7,140,000
11/1/2028	-	3.75%	178,944	178,944	658,419	7,140,000
5/1/2029	305,000	3.75%	178,944	483,944		6,835,000
11/1/2029	-	3.75%	173,225	173,225	657,169	6,835,000
5/1/2030	315,000	3.75%	173,225	488,225		6,520,000
11/1/2030	-	3.75%	167,319	167,319	655,544	6,520,000
5/1/2031	330,000	3.75%	167,319	497,319		6,190,000
11/1/2031	-	5.00%	161,131	161,131	658,450	6,190,000
5/1/2032	345,000	5.00%	161,131	506,131		5,845,000
11/1/2032	-	5.00%	152,506	152,506	658,638	5,845,000
5/1/2033	360,000	5.00%	152,506	512,506		5,485,000
11/1/2033	-	5.00%	143,506	143,506	656,013	5,485,000
5/1/2034	380,000	5.00%	143,506	523,506		5,105,000
11/1/2034	-	5.25%	134,006	134,006	657,513	5,105,000
5/1/2035	400,000	5.25%	134,006	534,006		4,705,000
11/1/2035	-	5.25%	123,506	123,506	657,513	4,705,000
5/1/2036	420,000	5.25%	123,506	543,506		4,285,000
11/1/2036	-	5.25%	112,481	112,481	655,988	4,285,000
5/1/2037	445,000	5.25%	112,481	557,481		3,840,000
11/1/2037	-	5.25%	100,800	100,800	658,281	3,840,000
5/1/2038	465,000	5.25%	100,800	565,800		3,375,000
11/1/2038	-	5.25%	88,594	88,594	654,394	3,375,000
5/1/2039	490,000	5.25%	88,594	578,594		2,885,000
11/1/2039	-	5.25%	75,731	75,731	654,325	2,885,000
5/1/2040	520,000	5.25%	75,731	595,731		2,365,000
11/1/2040	-	5.25%	62,081	62,081	657,813	2,365,000
5/1/2041	545,000	5.25%	62,081	607,081		1,820,000
11/1/2041	-	5.25%	47,775	47,775	654,856	1,820,000
5/1/2042	575,000	5.25%	47,775	622,775		1,245,000
11/1/2042	-	5.25%	32,681	32,681	655,456	1,245,000
5/1/2043	605,000	5.25%	32,681	637,681		640,000
11/1/2043	-	5.25%	16,800	16,800	654,481	640,000
5/1/2044	640,000	5.25%	16,800	656,800	656,800	-
Total	8,255,000		4,993,804	13,248,804	13,248,804	

Footnote: Maximum Annual Debt Service (MADS): 658,638
Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
9/30/2025						6,665,000
11/1/2025	-	5.90%	196,618	196,618	196,618	6,665,000
5/1/2026	180,000	5.90%	196,618	376,618		6,485,000
11/1/2026	-	5.90%	191,308	191,308	567,925	6,485,000
5/1/2027	190,000	5.90%	191,308	381,308		6,295,000
11/1/2027	-	5.90%	185,703	185,703	567,010	6,295,000
5/1/2028	200,000	5.90%	185,703	385,703		6,095,000
11/1/2028	-	5.90%	179,803	179,803	565,505	6,095,000
5/1/2029	215,000	5.90%	179,803	394,803		5,880,000
11/1/2029	-	5.90%	173,460	173,460	568,263	5,880,000
5/1/2030	230,000	5.90%	173,460	403,460		5,650,000
11/1/2030	-	5.90%	166,675	166,675	570,135	5,650,000
5/1/2031	240,000	5.90%	166,675	406,675		5,410,000
11/1/2031	-	5.90%	159,595	159,595	566,270	5,410,000
5/1/2032	255,000	5.90%	159,595	414,595		5,155,000
11/1/2032	-	5.90%	152,073	152,073	566,668	5,155,000
5/1/2033	270,000	5.90%	152,073	422,073		4,885,000
11/1/2033	-	5.90%	144,108	144,108	566,180	4,885,000
5/1/2034	290,000	5.90%	144,108	434,108		4,595,000
11/1/2034	-	5.90%	135,553	135,553	569,660	4,595,000
5/1/2035	305,000	5.90%	135,553	440,553		4,290,000
11/1/2035	-	5.90%	126,555	126,555	567,108	4,290,000
5/1/2036	325,000	5.90%	126,555	451,555		3,965,000
11/1/2036	-	5.90%	116,968	116,968	568,523	3,965,000
5/1/2037	345,000	5.90%	116,968	461,968		3,620,000
11/1/2037	-	5.90%	106,790	106,790	568,758	3,620,000
5/1/2038	365,000	5.90%	106,790	471,790		3,255,000
11/1/2038	-	5.90%	96,023	96,023	567,813	3,255,000
5/1/2039	385,000	5.90%	96,023	481,023		2,870,000
11/1/2039	-	5.90%	84,665	84,665	565,688	2,870,000
5/1/2040	410,000	5.90%	84,665	494,665		2,460,000
11/1/2040	-	5.90%	72,570	72,570	567,235	2,460,000
5/1/2041	435,000	5.90%	72,570	507,570		2,025,000
11/1/2041	-	5.90%	59,738	59,738	567,308	2,025,000
5/1/2042	465,000	5.90%	59,738	524,738		1,560,000
11/1/2042	-	5.90%	46,020	46,020	570,758	1,560,000
5/1/2043	490,000	5.90%	46,020	536,020		1,070,000
11/1/2043	-	5.90%	31,565	31,565	567,585	1,070,000
5/1/2044	520,000	5.90%	31,565	551,565		550,000
11/1/2044	-	5.90%	16,225	16,225	567,790	550,000
5/1/2045	550,000	5.90%	16,225	566,225	566,225	-
Total	6,665,000		4,884,020	11,549,020	11,549,020	

Footnote: Maximum Annual Debt Service (MADS): 570,758

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 15

EXHIBIT 16

EXHIBIT 16A



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

www.FirstCoastLighting.com

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick
 Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
Gazebo Option 1						
PENDANTS	956311SK	One Light Outdoor Hanging Lantern	2	378.00	302.40	604.80
PENDANT BULBS	S21258	Light Bulb	2	12.50	10.00	20.00
FANS	AK-BK-GA-72	72" Ceiling Fan	2	580.00	464.00	928.00

Sub Total	\$1,552.80
State Sales Tax 6%	\$93.17
County Sales Tax 1.5%	\$23.29
Total	\$1,669.26

Pricing on estimate is valid 30 days from date created.



One Light Outdoor Hanging Lantern



Item ID: **2709476**
 MFG #: **956311SK**
 Manufacturer: **Capital Lighting**
 Finish: **Sienna and Black**
 Collection: **Jasper**
 Width: **23.00"**
 Height: **17.00"**
 Length: **23.00"**

Purposefully crafted for interior and exterior spaces, the Jasper Indoor/Outdoor Pendant seamlessly blends durable design with high style. The weather-resistant hand-wrapped resin delivers a familiar aesthetic in the warm Sienna brown, while the Matte Black finish gives a nod to modern style. Rated for Damp Locations and backed by our one-year warranty.

Bulbs

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	G40	E26 Medium	100.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: ETL	Weight: 7.00 lb
Safety Rating: Damp	Manufacturer Warranty: 1 Year
Canopy: 5"x0.75"	UPC: 841740181617
Chain: 12"	
Rod: 6"(1),12"(1) & 18"(1)	
Wire: 120"	

Fan Details

Fan Downrod: **Rods Included 6"(1),12"(1) & 18"(1)L**

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.



72" Ceiling Fan



Item ID: **2107086**
MFG #: **AK-BK-GA-72**
Finish: **Matte Black**
Collection: **Alessandra**
Width: **72.00"**
Height: **8.00"**



Minimal form with maximum efficiency. With a wide range of sizes, the Alessandra can accommodate any size space. This thoughtfully crafted and versatile fan will complement any aesthetic and improves the health and comfort of any room. Highly customizable, the Alessandra is available in 5 different body finishes, 7 blade options and even a color changeable light kit. Suitable for fully exposed outdoor areas. Backed by a limited lifetime warranty, our fans are of the highest quality and will dutifully perform for years to come.

Details

Safety Listing: **UL/cUL**
Safety Rating: **Wet**
Canopy: **6"x6"x2"**
Weight: **17.00 lb**
Manufacturer Warranty: **Limited Lifetime**
UPC: **840059618401**

Fan Details

RPM: **107**
Blade Pitch: **13°**
Blade Span: **72"**
Blade Type: **ABS**
Blade Finish: **Gray Ash Tone**
Blade Qty : **3**
Control: **Remote Control**
Reverse Air: **Yes**
Speeds: **6**
Fan Downrod: **5"/10"**
Mounting System: **Downrod**
Airflow Efficiency: **307 CFM/W**
Airflow: **8869 CFM**

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

EXHIBIT 16B



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

www.FirstCoastLighting.com

6/27/2026

Page 1 of 1

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick

Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
Gazebo Option 2 with Marine Grade Fan						
PENDANTS	956311SK	One Light Outdoor Hanging Lantern	2	378.00	302.40	604.80
PENDANT BULBS	S21258	Light Bulb	2	12.50	10.00	20.00
FAN MOTOR	MAD8515BLM	Motor	2	569.98	455.99	911.98
FAN BLADES	BPW8515-72BLW	Blade Set	2	219.98	175.99	351.98

Sub Total	\$1,888.76
State Sales Tax 6%	\$113.33
County Sales Tax 1.5%	\$28.33
Total	\$2,030.42

Pricing on estimate is valid 30 days from date created.



Motor



Item ID: **2167169**
MFG #: **MAD8515BLM**
Manufacturer: **Fanimation**
Finish: **Black**
Collection: **TriAire Custom**
Width: **7.09"**
Height: **15.92"**

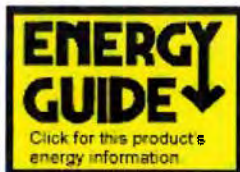
TriAire Custom by Fanimation puts the focus on performance and flexibility with a motor-first design built to suit any style and any location. This TriAire Custom Marine ceiling fan motor features durable marine-grade finishes in Dark Bronze, Black, or Matte White, making it ideal for use in indoor spaces as well as covered or fully exposed outdoor areas. A quiet, energy-efficient 6-speed DC motor delivers powerful airflow and includes the TR305 handheld remote for easy control. Rated for dry, damp, and wet locations, the motor supports downrod, sloped-ceiling, or flush-mount installation and offers reversible airflow for year-round comfort. Smart-home capable, it can also be controlled with the Fanimation Wi-Fi fanSync app. Blade sets and light kits are sold separately, allowing you to customize the fan's look and lighting to perfectly match your space.

Details

Safety Listing: **UL** UPC: **840522915440**
Safety Rating: **Wet**
Canopy: **5.75"x2.57"**
Wire: **80"**
Weight: **13.38 lb**
Manufacturer Warranty: **1 Year Warranty**

Fan Details

RPM: **100**
Motor Size: **153 X 25**
Blade Pitch: **14°**
Blade Finish: **Black**
Blade Qty : **3**
Control: **Handheld**
Reverse Air: **Yes**
Speeds: **16**
Fan Downrod: **8"**
Electricity Use: **30W**



[opens in a new window](#)

EXHIBIT 16C



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

WWW.FirstCoastLighting.com

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Salesperson: Rick
 Reference:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Delivery Date:

Room	Part Number	Description	Quantity	Retail	Price	Total
	Breezeway					
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	3	606.00	484.80	1,454.40
	S11385	Light Bulb	15	8.30	6.64	99.60

Sub Total	\$1,554.00
State Sales Tax 6%	\$93.24
County Sales Tax 1.5%	\$23.31
Total	\$1,670.55

Pricing on estimate is valid 30 days from date created.



Five Light Outdoor Chain Mount Ceiling Fixture

Comment: Option for hanging outdoor. This is a 5 bulb fixture, current fixture is 3 bulbs.



Item ID: **2738304**
 MFG #: **5015CHXL-BK**
 Manufacturer: **Z-Lite**
 Finish: **Black**
 Collection: **Rainer**
 Width: **15.50"**
 Height: **24.00"**
 Length: **15.50"**

Take a traditional look and modernize it with sophistication as you place this five-light outdoor chain mount ceiling fixture in an exterior setting. Its lantern motif is timeless and character-rich, pairing clear seeded glass panels for texture with a chic Coastal black finish that stands the test of time. This fixture is also dimmable for optimal versatility.

Bulbs

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
5	Candelabra	Candelabra	60.00 W	-	-	-	-	-	-	Yes	-

Details

Safety Listing: ETL	Extension: 15.50"
Safety Rating: Damp	Weight: 14.00 lb
Glass: Clear Seedy	UPC: 685659196719
Canopy: 4.75" L x 4.75" W	
Chain: 36"	
Wire: 44"	

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

EXHIBIT 16D



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

WWW.FirstCoastLighting.com

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick
 Reference:

Delivery Date:

PO No. tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
Group Fitness Room						
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	2	606.00	484.80	969.60
	S11385	Light Bulb	10	8.30	6.64	66.40

Sub Total	\$1,036.00
State Sales Tax 6%	\$62.16
County Sales Tax 1.5%	\$15.54
Total	\$1,113.70

Pricing on estimate is valid 30 days from date created.



Five Light Outdoor Chain Mount Ceiling Fixture

Comment: Option for hanging outdoor. This is a 5 bulb fixture, current fixture is 3 bulbs.



Item ID: **2738304**
 MFG #: **5015CHXL-BK**
 Manufacturer: **Z-Lite**
 Finish: **Black**
 Collection: **Rainer**
 Width: **15.50"**
 Height: **24.00"**
 Length: **15.50"**

Take a traditional look and modernize it with sophistication as you place this five-light outdoor chain mount ceiling fixture in an exterior setting. Its lantern motif is timeless and character-rich, pairing clear seedy glass panels for texture with a chic Coastal black finish that stands the test of time. This fixture is also dimmable for optimal versatility.

Bulbs

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
5	Candelabra	Candelabra	60.00 W	-	-	-	-	-	-	Yes	-

Details

Safety Listing:	ETL	Extension:	15.50"
Safety Rating:	Damp	Weight:	14.00 lb
Glass:	Clear Seedy	UPC:	685659196719
Canopy:	4.75" L x 4.75" W		
Chain:	36"		
Wire:	44"		

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

EXHIBIT 16E



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

www.FirstCoastLighting.com

6/27/2026

Page 1 of 1

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick

Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
Tamaya Hall						
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	3	606.00	484.80	1,454.40
	S11385	Light Bulb	15	8.30	6.64	99.60

Sub Total	\$1,554.00
State Sales Tax 6%	\$93.24
County Sales Tax 1.5%	\$23.31
Total	\$1,670.55

Pricing on estimate is valid 30 days from date created.

EXHIBIT 16F



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

www.FirstCoastLighting.com

6/27/2026

Page 1 of 1

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick

Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
Palm Court Breezeway						
Exterior Wall	5015B-BK	Four Light Outdoor Wall Light	4	448.00	448.00	1,792.00
	S11385	Light Bulb	16	8.30	6.64	106.24

Sub Total	\$1,898.24
State Sales Tax 6%	\$113.89
County Sales Tax 1.5%	\$28.47
Total	\$2,040.60

Pricing on estimate is valid 30 days from date created.



Four Light Outdoor Wall Light



Item ID: **2738307**
MFG #: **5015B-BK**
Manufacturer: **Z-Lite**
Finish: **Black**
Collection: **Rainer**
Width: **13.50"**
Height: **23.00"**
Length: **15.75"**

A romantic birdcage motif mixes with the classic lantern design to create a modern four-light outdoor wall light perfect for sprucing up any space. Aluminum framing with a Coastal black painted finish pairs with clear seeded glass, creating an iconic style. This dimmable wall light serves its purpose for illuminating porches, patios, and pool houses.

Bulbs

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
4	Candelabra	Candelabra	60.00 W	-	-	-	-	-	-	Yes	-

Details

Safety Listing: ETL
Safety Rating: Wet
Glass: Clear Seedy
Canopy: 5.875" L x 9.375" H
Extension: 15.75"
Weight: 11.00 lb

UPC: 685659196689

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

EXHIBIT 16G



First Coast Lighting and Fans

10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828

www.FirstCoastLighting.com

6/27/2026
 Page 1 of 1

Estimate

Bill To:

Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

904-577-3075

Ship To / Via:

Salesperson: Rick

Reference:

Job Info:

Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: \$0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Palm Court Fan Option 1					
FANS	AK-BK-GA-56	56" Ceiling Fan	2	500.00	400.00	800.00

Sub Total	\$800.00
State Sales Tax 6%	\$48.00
County Sales Tax 1.5%	\$12.00
Total	\$860.00

Pricing on estimate is valid 30 days from date created.



56" Ceiling Fan



Item ID: **2107019**
MFG #: **AK-BK-GA-56**
Finish: **Matte Black**
Collection: **Alessandra**
Width: **56.00"**
Height: **8.00"**



Minimal form with maximum efficiency. With a wide range of sizes, the Alessandra can accommodate any size space. This thoughtfully crafted and versatile fan will complement any aesthetic and improves the health and comfort of any room. Highly customizable, the Alessandra is available in 5 different body finishes, 6 blade options and even a color changeable light kit. Suitable for fully exposed outdoor areas. Backed by a limited lifetime warranty, our fans are of the highest quality and will dutifully perform for years to come.

Details

Safety Listing: **UL/cUL**
Safety Rating: **Wet**
Canopy: **6"x6"x2"**
Weight: **17.00 lb**
Manufacturer Warranty: **Limited Lifetime**
UPC: **840059618395**

Fan Details

RPM: **138**
Blade Pitch: **13°**
Blade Span: **56"**
Blade Type: **ABS**
Blade Finish: **Gray Ash Tone**
Blade Qty : **3**
Control: **Remote Control**
Reverse Air: **Yes**
Speeds: **6**
Fan Downrod: **5"/10"**
Mounting System: **Downrod**
Airflow Efficiency: **232 CFM/W**
Airflow: **7259 CFM**

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

EXHIBIT 16H



First Coast Lighting and Fans
 10130 Philips Highway
 Jacksonville, FL 32256
 Phone: 904-379-8828
www.FirstCoastLighting.com

Estimate

Bill To:
 Vesta Property Services
 245 Riverside Ave Suite 300
 Jacksonville FL 32202

 904-577-3075

Ship To / Via:

Job Info:
 Tamaya Amenity Ctr
 12788 Meritage Blvd
 Jacksonville, FL 32246

Salesperson: Rick
 Reference:

Delivery Date:

PO No. Tamaya Amenity Center **Builder Allowance: \$0.00**

Room	Part Number	Description	Quantity	Retail	Price	Total
Palm Court Fan Option 2 Marine Grade						
FANS	MAD8514BLM	Motor	2	549.98	439.99	879.98
FAN BLADES	BPW8514-60BLW	Blade Set	2	203.98	163.19	326.38

Sub Total	\$1,206.36
State Sales Tax 6%	\$72.38
County Sales Tax 1.5%	\$18.10
Total	\$1,296.84

Pricing on estimate is valid 30 days from date created.

EXHIBIT 17

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 18

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 19

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
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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!