



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop Meeting

*Thursday
March 7, 2024
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 Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, March 7, 2024, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Beach Community Development District

Meeting Date: Thursday, March 7, 2024
Time: 6:00 PM
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Discussion Topics

- A. Framework for Workshop Processes & Procedures – Chairman Calderaro – 20mins. Allotted [Exhibit 1](#)
- B. 03/18/24 Board Meeting Business Items – 15mins. Allotted
 - 1. Mulch Removal Proposal – *To Be Distributed*
 - 2. Pool Controller Proposal
 - a. Big Z [Exhibit 2](#)
 - b. Crystal Clean Repairs – *To Be Distributed*
 - 3. Insight Irrigation LLC Irrigation Report Proposal – *To Be Distributed*
 - 4. Environmental Services Garbage Disposal Proposal – *To Be Distributed*
 - 5. Faded Signage Proposals
 - a. Onsite Industries [Exhibit 3](#)
 - b. Sundancer Sign Graphics [Exhibit 4](#)
 - 6. **904 Flips Inc. Tree Stake Removal Proposal** [Exhibit 5](#)
- C. Backlog Prioritization – 15mins. Allotted
 - 1. FY 2025 Budget
 - 2. Amenity Enforcement/Security
 - 3. Survey
 - 4. Template for Events
 - 5. Charging for Events
 - 6. 3 Free Events
 - 7. Trees
 - 8. Post Orders
- D. Backlog Items – 1hr. Allotted
 - 1. *TBD – Based on prioritization items completed in Item II. C.*
- E. Action Items Review – 10mins. Allotted
 - 1. Determine Additional Information Needed from Staff for Research & Review
 - 2. Assign Staff to Each Request & Assign Due Dates

III. Adjournment

EXHIBIT 1

BOS Workshop Agenda Template and Process

Introduction

As a first pass at establishing a regular cadence for BOS Workshops, I am presenting the following. BOS Workshops should contain several components and should be structured in such a way as to provide for their efficiency.

The first component is for ***Business Items added by the DM to the current month's Board Meeting***. The first section below provides the process we will follow to determine if all information for each Item has been provided to the BOS members to review and discuss as needed, so that Board Meeting time is used to vote on the Item confidently, and not used to gather information for the Item.

The second component is for ***Backlog Items***. We will curate and maintain a Backlog where Items are maintained with a BOS Sponsor and a priority. The second section below provides the process we will follow to ensure that Items flow properly through the Business Item Lifecycle without falling through the proverbial gap, and that Items are efficiently worked through and either voted on or abandoned.

The result of which is the ***BOS Workflow Agenda Template*** and the ***Process Format*** that will govern our Workshops going forward.

Finally, audience participation for BOS Workshops is discussed briefly.

Business Items added by the DM to the current month's Board Meeting

Business Items regularly appear on the current month's Board Meeting agenda (and future meetings via the Agenda Matrix) from the DM for various approvals needed outside the scope Items that have been added to the Backlog. These can consist of mandated items requiring our approval, unexpected issues and emergencies that may arise month to month, vendor proposals and quotes from the FOM and AM, etc.

These items will be added automatically to our BOS Workshop agenda as the first item of business. Where possible, the Chair will request all relevant information for each of these Business Items to be made available for the BOS Workshop, for review and discussion. This allows the BOS to spend the time needed to discuss the information *prior to Board Meetings* to facilitate a quick vote on Business Items during the Board Meetings. Currently we receive this information 1 week prior to the Board Meeting as a draft agenda and are not able to discuss or request additional information prior to vote. This also has the potential to avoid delaying items for one or more Board Meetings where additional information is requested prior to a vote.

The Chair is requesting that an effort is made, where possible, to provide this information 2 weeks prior as part of our BOS Workshop.

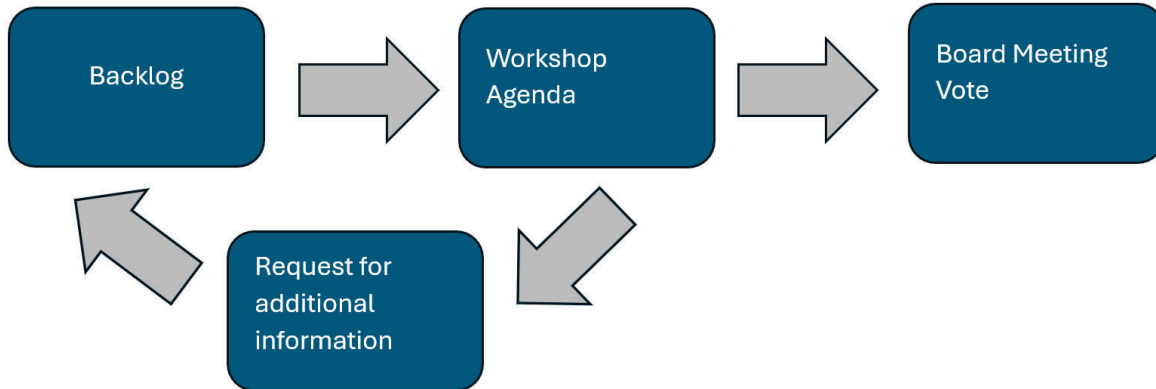
The process or discussion of *Business Items added by the DM to the current month's Board Meeting* is detailed in roman-numeral outline at the end of this article and will be used during the BOS Workshops to maintain efficient and productive use of Workshop time.

Backlog Items

After completing discussions for the current month's Board Meeting Business Items above, and as time allows, we will then spend time discussing future items. These future items, which we can refer to as a 'backlog', will be prioritized by the BOS each month during our BOS Workshop. We will then spend a pre-determined block of time or discussions on each backlog item, in order or priority, for the remainder of the current month's BOS Workshop.

Items will stay in the Backlog and to be discussed during BOS Workshops until the BOS has enough votes to pass the Business Item; at which point they will be scheduled for the next Board Meeting and put up for a vote. If backlog items require additional research or discussion, we will request additional information from Staff (DM, DE, DC, FOM, and AM) to be ready by next month's BOS Workshop.

Additionally, to speed up research in between BOS Workshops, Board Members and Staff could establish a process of sending requested information to the DM, who will then distribute it to the BOS for their review ahead of next month's BOS Workshop.



The process or discussion of *Backlog Items* is detailed in roman-numeral outline at the end of this article and will be used during the BOS Workshops to maintain efficient and productive use of Workshop time.

BOS Workshop Agenda Template

1. Discussions for current month Board Meeting Business Items.
 - a. Item 1
 - b. Item 2
2. Backlog Prioritization.
3. Discussions for Backlog items.
 - a. Item 1
 - b. Item 2
4. Action Items Review.
 - a. Determine additional information needed from Staff or research and review.
 - b. Assign Staff to each request and assign due date.

Format for current month Business Item Discussions

To develop a consistent approach for Discussions for current month Board Meeting Business Items, Section 1 of the Agenda Template, the following format will be used for effective use of time:

1. Each BOS member will be requested to quickly provide an exact response:
 - a. They are in favor and will vote for the motion.
 - b. They are opposed and will vote against the motion.
 - c. They request additional information before making a decision.
2. If majority of BOS members are **IN FAVOR**:
 - a. We proceed to the next item.
3. If majority of BOS members are **OPPOSED**:
 - a. BOS members are given 3 minutes each to discuss their views on why they are in favor or why they are opposed;
 - b. BOS members are then asked again to provide “in favor , opposed”, additional information needed”;
 - c. If the item still does not have the votes necessary, the item will be removed from the next Board Meeting agenda and BOS will decide whether to:
 - i. Add to the Backlog, or
 - ii. Remove altogether and abandon.
4. If majority of BOS members **REQUEST ADDITIONAL INFORMATION**, BOS members will decide to:
 - a. Leave on the next Board Meeting agenda, contingent on receiving necessary information prior to the Board Meeting , or
 - b. Remove from the next Board Meeting agenda, and request for more information by Staff be made available for the next BOS Workshop (or future BOS Workshop if the item has become a lower priority)

Format for Backlog Item Discussions

To develop a consistent approach for Discussions for Backlog Items, Section 2 of the Agenda Template, the following format will be used. Backlog Item discussions will follow a much looser format since BOS needs will vary from item to item in order to advance the item to a Board Meeting for a vote.

1. Item Sponsor (BOS member) is given 3 minutes to discuss reasons for, and the importance of, the item. They can provide optional presentation of materials as needed;
2. If materials are provided by the Sponsor, the BOS can spend up to 5 minutes to read and review materials individually;
3. Each BOS member then has the floor for 3 minutes to ask questions and discuss the item, the end of which they should form one of 3 outcomes: They are in favor, they are opposed, or they request additional information.
4. If majority of BOS members are **IN FAVOR**:
 - a. The Item is added to the next Board Meeting for a vote, no additional time needed.
5. If majority of BOS members are **OPPOSED** or **REQUEST ADDITIONAL INFORMATION**:
 - a. Another 15 minutes may be used to:
 - i. Openly negotiate on changes needed to obtain more favorable votes;
 - ii. Openly discuss types of additional information needed, due date, and strategies on how to gather;
 - iii. Invite audience feedback in the discussion;
 - iv. Determine who is responsible for gathering additional information (Staff, BOS member, volunteer resident committee)
 - b. BOS members will collectively decide if additional 15-minute blocks are used for continued discussion. If BOS members cannot decide how to proceed, the Chair will make the decision on the next steps for the Item in order to keep the Workshop agenda moving forward.
 - c. Finally, BOS members will collectively decide if the Item should be:
 - i. Left on the Backlog and adjust the priority as needed.
 - ii. Added to the next Board Meeting for a vote.
 - iii. Abandoned and removed from the Backlog entirely.

I. Audience Participation

The purpose of BOS Workshops is to allow BOS members to communicate with each other in accordance with Florida statutes. This is crucial if we are to speed up the process of moving Board activities forward. Audience feedback is incorporated into the discussions above as is warranted.

If time allows, we can designate a period for an open floor time to allow audience comments at the end of BOS Workshops and if the BOS members agree to use said time to open the floor.

Town Halls are the best forum to allow free discussion with residents, and BOS members are encouraged to host various Town Halls as needed, or they can request feedback from residents throughout the month.

EXHIBIT 2



Big Z Pool Service LLC
 9048684660
 CPC1459355
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Prepared For
 Beach CDD
 12788 Mertiage Blvd
 Jacksonville, FL 32246

Estimate Date
 02/05/2024

Estimate Number
 0000064

Reference
 Chemical Controllers

Description	Rate	Qty	Line Total
Pentair Intellichem Controller ORP and Ph Controller, including flow cell, probes and flow sensor	\$2,150.00	3	\$6,450.00
Pentair Easy Touch Controller System with Screen Logic Bundle Incl. Easytouch is an automation panel that controls functions such as chemical controllers, and the screenlogic will give you access to the ORP and Ph readings remotely and allow you to make adjustments remotely as well.	\$1,993.00	3	\$5,979.00
Stennar Pumps -will have adjustable head for adjustable feed rate	\$598.00	6	\$3,588.00
Labor To mount the 3 controllers on the fence behind the sand filters. We will also mount the easy touch systems right next to the controllers. We will then wire the screen logic antennas and install the protocol adapters in the clubhouse. NOTE: we will need 3 open spots off of your router to plug in the protocol adapters. After mounting the chemical pumps, we will then run all new 1/4" tubing from the tanks to the pumps and from the pumps to the injection points. This will include conduit to run the 1/4" tubing in so no one accidentally steps on the tubing and punctures the line. All lines will be labeled and color marked. NOTE: the community will need an electrician to install 3, NEW GFCI outlets within 3 feet of the new controller location along the fence. Each controller will need 2 plugs, 1 for the controller and 1 for the Easytouch.	\$2,100.00	1	\$2,100.00

Subtotal 18,117.00
 Tax 0.00

Notes

If you have any questions or concerns, please email office@bigzpoolservice.com

Terms

This estimate is valid for 30 days from 2/5/24. If accepted, a 50% deposit of \$9058.50 will be required to begin ordering materials. The final payment is due net10 upon completion.

EXHIBIT 3



PROPOSAL

W000370431

OnSight Industries, LLC
 900 Central Park Dr
 Sanford FL 32771

Written By: DARREN UNER

Date: 2/28/2024:

Project Name: PRIVATE PROPERTY SIGNS
 SIGN FACES

407-830-8861

Bill To:

BEACH CDD
 250 INTERNATIONAL PARKWAY, STE 208
 LAKE MARY FL 32746

Location:

TAMAYA
 12788 MERITAGE BLVD
 JACKSONVILLE FL 32246

Line	Item	U/M	Price Each	Qty	Total
1	ITEM-SIGNAGE / DISPLAY-M000905 SIGNAGE / DISPLAY DIRECT PRINTING DIBOND 3MM GLOSS LAM 1 CUSTOM 30IN X 48IN: S/S SIGN FACES FOR EXISTING FRAMES 1 EACH LAP POOL (BASKETBALL COURT RULES)	E2	184.00000	2.000	368.00
2	ITEM-SIGNAGE / DISPLAY-M000905 SIGNAGE / DISPLAY DIRECT PRINTING DIBOND 3MM GLOSS LAM 1 CUSTOM 24IN X 9IN: S/S RESTROOMS SIGN WITH BACK PAINTED BLACK, INSTALLED IN EXISTING FRAME/POST	E2	34.35000	1.000	34.35
3	ITEM-SIGN PACKAGES-M001959 SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 32IN X 32IN: PRIVATE RESIDENCE SIGN W/FRAME, CUSTOM SCROLLS WELDED TO FRAME, ALUMINUM POST W SLEEVE, BACKER, PYRAMID FINIAL PAINTED BLACK	E2	983.10000	2.000	1,966.20
4	LABOR/INSTALL JACKSONVILLE LOCAL 15-30 LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 15-30; ESTIMATED INSTALLATION, ACTUAL TBD	EA	365.00000	1.000	365.00



PROPOSAL

W000370431

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771

Written By: DARREN UNER

Date: 2/28/2024:

Project Name: PRIVATE PROPERTY SIGNS
SIGN FACES

407-830-8861

Bill To:

BEACH CDD
250 INTERNATIONAL PARKWAY, STE 208
LAKE MARY FL 32746

Location:

TAMAYA
12788 MERITAGE BLVD
JACKSONVILLE FL 32246

Line	Item	U/M	Price Each	Qty	Total
				Pre-Tax Total:	2,733.55
				Sales Tax:	205.01
				Total:	2,938.56

Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requoted for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

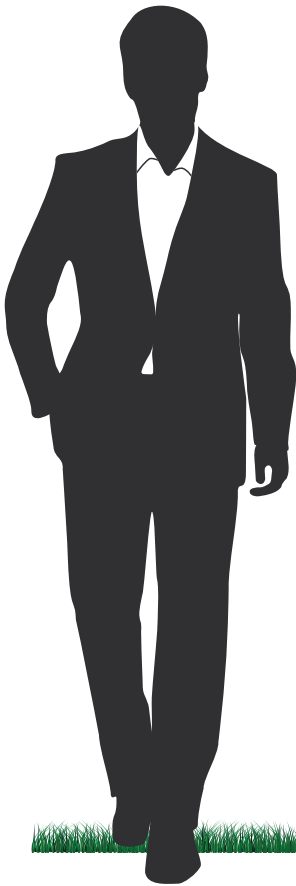
Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.

Signature

Name

Date



LAP POOL RULES

- USE OF SWIMMING POOLS IS AT YOUR OWN RISK
- POOL HOURS DAWN TO DUSK
- BATH LOAD, 65 PERSONS
- RESIDENTS AND GUESTS ONLY
- PLEASE SHOWER BEFORE ENTERING POOL
- NO FOOD OR BEVERAGE IN POOL OR ON WET DECK
- CHILDREN UNDER 15 MUST BE ACCOMPANIED BY PARENT OR GUARDIAN
- NO GLASS, ANIMALS, SKATE BOARDS, ROLLER BLADES, BICYCLES, SCOOTERS ALLOWED WITHIN THE FENCED POOL AREA
- NO RAFTS, FLOATS, OR CLIMB-ON TOYS ALLOWED UNLESS STAFF APPROVAL
- DO NOT SWALLOW THE POOL WATER
- NO ALCOHOL OR SMOKING
- NO TRESPASSING
- PLEASE DISPOSE OF ALL TRASH PROPERLY
- PROPER SWIM ATTIRE MUST BE WORN

NO DIVING



BASKETBALL COURT RULES

- COURT HOURS: DAWN TO DUSK
- PROPER BASKETBALL ETIQUETTE AT ALL TIMES. PROFANITY OR DISRUPTIVE BEHAVIOR IS PROHIBITED
- MUST SUPPLY OWN EQUIPMENT
- FACILITY FOR PLAY OF BASKETBALL ONLY
- PETS, ROLLER BLADES, BIKES, SKATES, SKATEBOARDS, SCOOTERS PROHIBITED
- LIMIT PLAY TO ONE HOUR WHEN OTHERS

- ARE WAITING
- NO CHAIRS OR GLASS CONTAINERS
- AN ADULT MUST ACCOMPANY CHILDREN UNDER 12
- PLEASE REMOVE ALL TRASH

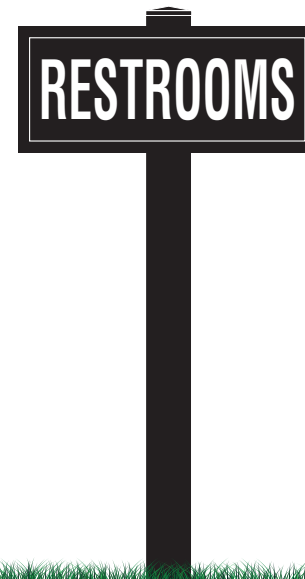
S/S Rules Sign Faces

Qty 2 (1 of Each)

30" X 48"

Direct Print on 3mm Dibond With Gloss Laminate

Installed on Existing Frames



S/S Restroom Sign

Qty 1

24" X 9"

Direct Print on 3mm Dibond With Gloss Laminate Back Painted Black

Installed on Existing Post

PRINT

PANTONE 118 C



Private Property With Frame

Qty 2
 32" X 32"
 1" X 1" Custom Extrusion Frame With A
 30" X 30" Direct Print on 3mm Dibond
 With Gloss Laminate,
 w/3mm Dibond Backer Painted Black

Custom Scrolls

1/4" Routed Aluminum Scrolls Welded
 To Frame

Post

On 7' X 4" X 4" Aluminum Post With A
 2'-8" X 6" X 6" Aluminum Sleeve (2' In Ground)
 With Pyramid Finial Painted Black

PRINT
PANTONE
118 C

PAINT
GLOSS
BLACK
PAINT

EXHIBIT 4

**PRIVATE
PROPERTY**

NO Soliciting
Trespassing
Loitering

**VIOLATORS WILL
BE PROSECUTED**

RESTROOMS

LAP POOL RULES

- USE OF SWIMMING POOLS IS AT YOUR OWN RISK
- POOL HOURS: DAWN TO DUSK
- RESIDENTS AND GUESTS ONLY
- PLEASE SHOWER BEFORE ENTERING POOL
- NO FOOD OR BEVERAGE IN POOL OR ON POOL WET DECK
- CHILDREN UNDER 15 MUST BE ACCOMPANIED BY PARENT OR GUARDIAN
- NO GLASS, ANIMALS, SKATE BOARDS, ROLLER BLADES, BICYCLES, OR SCOOTERS ALLOWED WITHIN THE FENCED POOL AREA
- NO RAFTS, FLOATS, OR CLIMB-ON TOYS ALLOWED UNLESS IT HAS STAFF APPROVAL
- DO NOT SWALLOW THE POOL WATER
- NO TRESPASSING
- NO ALCOHOL OR SMOKING
- PLEASE DISPOSE OF ALL TRASH PROPERLY
- PROPER SWIM ATTIRE MUST BE WORN
- BATHING LOAD: 65 PERSONS

POOL MAXIMUM DEPTH:

NO DIVING

BASKETBALL COURT RULES

- COURT HOURS: DAWN TO DUSK
- PROPER BASKETBALL ETIQUETTE AT ALL TIMES. PROFANITY OR DISRUPTIVE BEHAVIOR IS PROHIBITED
- MUST SUPPLY OWN EQUIPMENT
- FACILITY FOR PLAY OF BASKETBALL ONLY
- PETS, ROLLER BLADES, BIKES, SKATES, SKATEBOARDS, SCOOTERS PROHIBITED
- LIMIT PLAY TO ONE HOUR WHEN OTHERS ARE WAITING
- NO CHAIRS OR GLASS CONTAINERS
- AN ADULT MUST ACCOMPANY CHILDREN UNDER 12
- PLEASE REMOVE ALL TRASH

EXHIBIT 5

904 Flips Inc.

Estimate

For: Ron
rzastrocky@vestapropertyservices.com
(904) 577-3075

Estimate No: 38
Date: 02/21/2024

Description	Quantity	Rate	Amount
T post removal	500	\$9.00	\$4,500.00
Haul away to dumpster	1	\$475.00	\$475.00
		Subtotal	\$4,975.00
		Total	\$4,975.00
		Total	\$4,975.00