



# BEACH COMMUNITY DEVELOPMENT DISTRICT

## *Advanced Meeting Package*

### *Workshop*

*Thursday  
May 2, 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

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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, May 2, 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](mailto: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, May 2, 2024

Time: 6:00 PM

Location: 12788 Meritage Blvd.,  
Jacksonville, FL 32246

## *Workshop Agenda*

### **I. Roll Call**

### **II. Discussion Topics**

A. Refresher for Framework for Workshop Processes & Procedures  
– Chair Calderaro

B. 05/20/24 Board Business Items

1. Pool Chemical Controller Proposal Options – 15mins. [Exhibit 1](#)  
Allotted

2. Irrigation Report Proposals – *if received* – 15mins. Allotted

3. AMG Sidewalk Pressure Washing Proposal – 15mins. [Exhibit 2](#)  
Allotted

C. Backlog Prioritization – 30mins. Allotted

1. Approx 25 Items Have No Priority Ranking

2. Approx 21 Items Have No BOS Sponsor

D. Backlog Items – 60mins. Allotted

1. Top 10

a. FY 2025 Budget

b. Clubhouse Parking Lot Lighting

c. Sidewalk Crosswalks

d. Review Amenity Suspension Process

e. ROW Tree Removal – Demand Letter

f. Vendor Scorecards

g. Irrigation Report Proposal

h. Refurbishment of Mail Kiosks

i. Faded Pool Signs Proposal

j. Charging for Amenity Events [Exhibit 3](#)

E. Action Items Review – 10mins. Allotted

1. Determine Additional Information Needed from Staff for  
Research & Review

2. Assign Staff to Each Action Item & Assign Due Date

### **III. Adjournment**

# EXHIBIT 1



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](mailto: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.

# BID-PROPOSAL

	<p style="text-align: center;"><b>Epic Pools, Inc.</b>          1820 SR 13 N, Suite 3          St Johns, FL 32259          PHONE (904) 417-5100  <b>CPC# 1457438</b></p>
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**DATE:** 4/16/24

**PROPOSAL NO:**

	NAME: TAMAYA CDD			
<i>and</i>				
<b>BUYER/</b>	<b>PROJECT ADDRESS: 12788 MERITAGE BLVD</b>	<b>CITY JAX</b>	<b>STATE/ZIP</b>	<b>PHONE</b>
		\	<b>FL 32246</b>	
<b>OWNER</b>				
	<b>EMAIL ADDRESSES:</b>	<b>CITY</b>	<b>STATE/ZIP</b>	<b>PHONE</b>

We hereby propose to furnish the following work:

**Supply & install the following (3) Pentair intellichem controller ORP & PH to include flow cell, probes and sensor .**

**(3) Pentair easy touch controllers with screen logic to control chemical controllers, includes tubing and labor to wire and install units on board. Board mounted with posts and power is provided by customer. Epic pools will supply power from main power provided by customer and will wire, program set up wifi and instruct how to use. To also include 3 new GFCIs within 3’ of new controllers.**

**1 year warranty with labor**

**3 year warranty with controllers.**

**Total. \$27,800.00**

**NOTE:** This proposal may be withdrawn by us if not accepted within 30 days.

X \_\_\_\_\_ Date \_\_\_\_\_  
Customer

X \_\_\_\_\_ Date \_\_\_\_\_  
Customer

X \_\_\_\_\_ Date \_\_\_\_\_  
Contractor



# EXHIBIT 2



AMENITY  
MAINTENANCE  
GROUP

Beaches (Tamaya) CDD  
2938 Danube Court  
Jacksonville, Fl. 32246

## CUSTOMER QUOTATION NO. 69

<b>Order No:</b>	T31124
<b>Valid For:</b>	30 Days

### Description:

This proposal includes pressure washing all sidewalk/curbing, JEA easement at 12788 Meritage Blvd and the CDD easement at Bari Court (1182 sq ft.) for a total of 36,280 Sq feet. All agreed upon pricing is final and additional work will be billed separately.

Thank you for the opportunity to collaborate with you on this project. We do strive to provide the best services for our customers at the least possible cost and overhead.

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Thank you for your business!

**Total** \$5062.49

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### Bill To:

Amenity Management Group

245 Riverside Avenue #300

Jacksonville, Fl. 32202

# EXHIBIT 3

**From:** [boardmember3@beachcdd.com](mailto:boardmember3@beachcdd.com)  
**To:** [David C. McInnes](#)  
**Subject:** Re: Beach CDD--Follow Up from 5/10/2023 Workshop  
**Date:** Thursday, May 11, 2023 3:00:17 PM  
**Attachments:** [image001.png](#)

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Hello David,

1. Use guest fees to generate revenue. \$10 for the fitness center; \$5 for the pool and tennis courts.
2. Allow non-Tamayans to rent Tamaya Hall on a case-by-case basis, evaluated by the BOS at meetings.
3. Have personal and group trainers share 10% of their revenues with the district.

Thank you,  
Robert Renn

On 05/11/2023 9:10 AM EDT David C. McInnes  
<[dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com)> wrote:

Hello Supervisors:

As a follow up to last night's workshop, please remember to send me your ideas of potential sources of additional revenue for the District.

Please provide this information to me by COB next Friday (5/19).

Thank you.

Sincerely,

**David C. McInnes**

District Manager

**Vesta District Services**

250 International Parkway, Suite 208

Lake Mary, FL 32746

Office Phone: 321-263-0132 ext. 193

**PLEASE NOTE THAT MY NEW EMAIL ADDRESS IS:  
dmcinnes@vestapropertyservices.com**



**[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)**

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