

Beach Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

407-723-5900- FAX 407-723-5901

www.beachcdd.com

The Regular meeting of the Board of Supervisors of **Beach Community Development District** will be held on **Monday, December 6, 2021 at 5:15 pm** at the Tamaya Amenity Center located at 12788 Meritage Blvd. Jacksonville, FL 32246. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

<https://pfmgroup.webex.com/meet/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

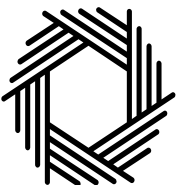
- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board is limited to 3 minutes and should not include ANY personal attacks when addressing the Board]*

Administrative Matters

1. Consideration of the Minutes of the October 11, 2021 Board of Supervisors' Meeting
(under separate cover)
2. Consideration of the Minutes of the November 3, 2021 Continued Board of Supervisors' Meeting
(under separate cover)
3. Consideration of the Minutes of the November 8, 2021 Board of Supervisors' Workshop Meeting
(under separate cover)
4. Consideration of the Minutes of the November 15, 2021 Special Board of Supervisors' Meeting
(under separate cover)

General Business Matters

5. Update on the Vesta Properties Transition
6. Public Hearing on the Revised Amenity Facility Policies
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2022-04, Adopting the Revised Amenity Facility Policies *(under separate cover)*



pfm

7. Consideration of AT&T Easement
8. Review & Acceptance of Warranty Deed for Parcel GH (Bella Nina)
9. Review of Mr. Garcia gate repair invoice
10. Review of Mr. Elderdice guest pass concern

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Field Manager
- Supervisors Requests
- Audience Comments

Adjournment



**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the October
11, 2021 Board of Supervisors' Meeting
(under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
November 3, 2021 Continued Board of
Supervisors' Meeting
(under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
November 8, 2021 Board of Supervisors'
Workshop Meeting
(under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
November 15, 2021 Special Board of
Supervisors' Meeting
(under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Update on the Vesta Properties Transition

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Update of the Sun State Invoice

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Public Hearing on the Revised
Amenity Facility Policies
(under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-04,
Adopting the Revised Amenity Facility
Policies

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of AT&T Easement

From: [Mike Veazey](#)
To: [Vivian Carvalho \(carvalho@pfm.com\)](#); [Wesley S. Haber \(wesley.haber@kutakrock.com\)](#); [Dr. Maria Tondi](#)
Subject: Beach AT&T Easement
Date: Thursday, November 18, 2021 4:23:47 PM
Attachments: [image003.png](#)
[Tamaya Isabella AT&T Easement.pdf](#)
[Isabella at Tamaya Phase 1- recorded roadwav esmt OR 19388 no 681.pdf](#)

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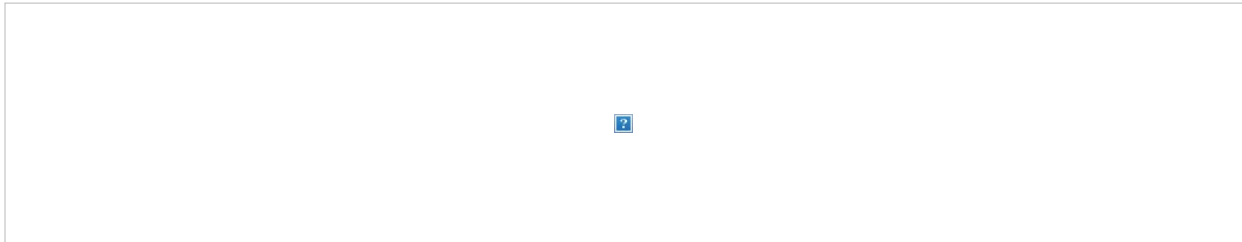
Maria, Vivian, Wes we would like to have the attached AT&T Easement document on the Beach CDD Agenda for the next meeting. This agreement was presented by Wes a few meeting ago and I didn't give Wes enough information on the easement to present it properly .

AT&T asks for a separate easement over the road Right of Way(ROW) for their infrastructure, we have done this on the other parcels in Tamaya. The easement allows them to run their cable in the ROW to make service available for each home. In the past and with Tamaya Isabella(Parcel B) due to our working relationship they have installed the infrastructure into the community during site development to get in early(and have service available when the first residents move in and they don't tear up finished landscape yards) before the Plat is recorded and then we have recorded the easement after the Plat was recorded. Attached is the Isabella Phase 1 recorded easement document.

The Recorded Phase 2 Plat has language allowing utilities in the ROW (see below) but AT&T requests the additional easement.

The down side of not recording this easement as requested is that in the next Phase they might not go into the development early to provide service resulting in the first new owners not have the ability to get AT&T service at their home and AT&T cutting through finished yards or AT&T could decide not to put infrastructure in the Phase.

We are requesting the Beach CDD Board to approve the Isabella Phase 2 AT&T easement to be approved. Thanks for your consideration.



Thanks

Mike Veazey
Development Project Manager
ICI HOMES | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258
Direct: 904.652.2558 | Mobile: 386.566.7454 | mveazey@icihomes.com
www.ICIHomes.com

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STATE OF Florida
COUNTY OF Duval

Preparer's name: and address
Chris Fernandez
BellSouth Telecommunications, LLC
735 Mill Creek Road
Jacksonville, Florida 32211

Grantee's Address
BellSouth Telecommunications, LLC, d/b/a AT&T Florida
735 Mill Creek Road
Jacksonville, Florida 32211

ROADWAY EASEMENT

For and in consideration of Ten and 00/100 dollars (\$ 10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to **BELLSOUTH TELECOMMUNICATIONS, LLC., a Georgia limited liability company, d/b/a AT&T Florida**, and its parent and its parent's direct and indirect and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands describe in Plat Book 76, page 1-9, Duval County, Florida Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 27 and 34, Township 2 South, Range 28 East, _____, Meridian, Duval County, State of Florida, consisting of a (strip) (parcel) of land _____

SEE ATTACHED EXHIBIT "A"

The following rights are also granted: the non-exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC., d/b/a AT&T Florida, and its parent and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

RECORD AND RETURN TO: Linda Jones
TrueNet Communications
2783 Segrest Road
Pace, Florida 32571

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the 10th day of Sept, 2020.

Signed, sealed and delivered in the presence of:

BEACH COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes

Name of Corporation
(Address) 12051 Corporate Boulevard
Orlando, Florida 32817

Joanne Schmieder

Witness
(Print Name) **JOANNE SCHMIEDER**

Teri L Hansen

Witness
(Print Name) **TERI L. HANSEN**

By: Kelly McCarrick

Title: Kelly McCarrick,
Chairman Board of Supervisors

Attest: _____

State of Florida, County of Volusia

The foregoing instrument was acknowledged before me this 10th day of Sept., 2020, by Kelly McCarrick, as Chairman of the Board of Supervisors of the Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district. She is personally known to me or () has produced _____ as identification.

Teri L Hansen

Notary Public
(Print Name) **TERI L. HANSEN**

Commission Number HH003035

My Commission Expires: May 21, 2024

Physically present

_____ Online notarization



SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the 10th day of Sept., 2020.

Signed, sealed and delivered in the presence of:

Witness Joanne Schmieder
(Print Name) JOANNE SCHMIEDER
and Address) 2379 Beville Rd
Daytona Beach, FL 32119

TAMAYA LOAN ACQUISITION, LLC, a
Florida limited liability company
Grantor
(Print Name) 2379 Beville Road
and Address) Daytona Beach, FL 32119

Witness Teri L Hansen
(Print Name) TERI L. HANSEN
and Address) 2379 Beville Rd.
Daytona Beach, FL 32119

By: [Signature]
Title: Morteza Hosseini-Kargar, President

STATE OF Florida
COUNTY (PARISH) OF Volusia

Personally appeared before me, the undersigned authority in and for the said county (parish) and state, on this 10th day of Sept., 2020, within my jurisdiction, the within named Morteza Hosseini-Kargar, who acknowledged to me that (he) (she) is President of Tamaya Loan Acquisition, LLC, a Florida limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Teri L Hansen
Notary Public
(Print Name) TERI L. HANSEN

Notary Number HH003035

My Commission Expires: May 21, 2024

Personally Known OR Produced Identification

Type of Identification Produced _____

Physically present

_____ Online Notarization

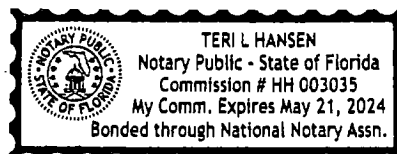


EXHIBIT "A"

BEING THE PLATTED ROAD RIGHTS-OF-WAY OF CASSIA LANE AND
LAUREL BAY DRIVE AS SHOWN ON THE PLAT OF ISABELLA AT TAMAYA
PHASE 1 AS RECORDED IN PLAT BOOK 76, PAGES 1-9, PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

STATE OF Florida
COUNTY OF Duval

Preparer's name: and address

Grantee's Address

BellSouth Telecommunications, LLC, d/b/a AT&T Florida

ROADWAY EASEMENT

For and in consideration of Ten and 00/100 dollars (\$ 10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to **BELLSOUTH TELECOMMUNICATIONS, LLC., a Georgia limited liability company, d/b/a AT&T Florida**, and its parent and its parent's direct and indirect and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands describe in Plat Book 76, page 147-157, Duval County, Florida Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 27 and 34, Township 2 South, Range 28 East,
Meridian, Duval County, State of Florida, consisting of a (strip) (parcel) of land _____

SEE ATTACHED EXHIBIT "A"

The following rights are also granted: the non-exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC., d/b/a AT&T Florida, and its parent and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the 8th day of June, 2021.

Signed, sealed and delivered in the presence of:

Witness Teril L. Hansen
(Print Name) TERIL L. HANSEN
and Address) 2379 Beville Rd, Daytona Beach
FL 32119

TAMAYA LOAN ACQUISITION, LLC, a
Florida limited liability company
Grantor
(Print Name) 2379 Beville Road
and Address) Daytona Beach, FL 32119

Witness Kathleen Ragan
(Print Name) Kathleen Ragan
and Address) 2379 Beville Rd, Daytona Beach
FL 32119

By: [Signature]
Title: Morteza Hosseini-Kargar, President

STATE OF Florida
COUNTY (PARISH) OF Volusia

Personally appeared before me, the undersigned authority in and for the said county (parish) and state, on this 8th day of June, 2021, within my jurisdiction, the within named Morteza Hosseini-Kargar, who acknowledged to me that (he) (she) is President of Tamaya Loan Acquisition, LLC, a Florida limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Teril L. Hansen
Notary Public
(Print Name) TERIL L. HANSEN

Notary Number HH003035

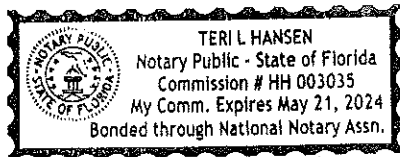
My Commission Expires: May 21, 2024

Personally Known OR Produced Identification

Type of Identification Produced _____

Physically present

_____ Online Notarization



SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

BEACH COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes

Name of Corporation
(Address)
12051 Corporate Boulevard
Orlando, Florida 32817

Witness
(Print Name) _____

By: _____

Witness
(Print Name) _____

Title: Maria Tondi
Chairman of the Board of Supervisors

Attest: _____

State of Florida, County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Maria Tondi, as Chairman of the Board of Supervisors of the Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district. She () is personally known to me or () has produced _____ as identification.

Notary Public
(Print Name) _____

Commission Number _____

My Commission Expires: _____

_____ Physically present

_____ Online notarization

EXHIBIT "A"

BEING THE PLATTED ROAD RIGHTS-OF-WAY OF CASSIA LANE,
LAUREL BAY DRIVE, COSTAS WAY AND CALA COVE COURT AS SHOWN ON
THE PLAT OF ISABELLA AT TAMAYA PHASE 2 AS RECORDED IN PLAT
BOOK 76 , PAGES 147-157 , PUBLIC RECORDS OF DUVAL COUNTY,
FLORIDA.

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of Warranty Deed for
Parcel GH (Bella Nina)

From: [Mike Veazey](#)
To: [Vivian Carvalho](#); [Venessa Ripoll](#)
Cc: [Dr. Maria Tondi](#); [Wes Haber](#)
Subject: FW: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC
Date: Thursday, November 4, 2021 4:50:32 PM
Attachments: [GWD OR 19994 PG 130 \(Tamaya GH\).pdf](#)

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Attached is the deed dedicating the Parcel GH(Bella Nina) common areas and roads to the Beach CDD.

Thanks

Mike Veazey

Development Project Manager

ICI HOMES | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258

Direct: 904.652.2558 | Mobile: 386.566.7454 | mveazey@icihomes.com

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From: Teri Hansen <THansen@icihomes.com>

Sent: Thursday, November 4, 2021 2:43 PM

To: Mike Veazey <MVeazey@icihomes.com>; Andy Hagan <ahagan@icihomes.com>; James Stowers <JStowers@icihomes.com>

Subject: RE: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

Deed for the GH common area has been recorded and copy is attached.

Teri Hansen

Legal and Finance Department Project Coordinator

ICI HOMES | 2379 Beville Road | Daytona Beach, FL 32119

Direct: 386.236.4113 | Thansen@icihomes.com www.ICIHomes.com

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From: Mike Veazey <MVeazey@icihomes.com>
Sent: Tuesday, October 26, 2021 4:06 PM
To: Andy Hagan <ahagan@icihomes.com>; Teri Hansen <THansen@icihomes.com>; James Stowers <JStowers@icihomes.com>
Subject: RE: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

Andy are we ok responding to Ms. McGrath that we are deeding to the CDD? James was ok.

Do we need to make sure Mori is ok before I responds to the Homeowner?

Thanks

Mike Veazey

Development Project Manager

ICI HOMES | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258

Direct: 904.652.2558 | Mobile: 386.566.7454 | mveazey@icihomes.com

www.ICIHomes.com

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From: Andy Hagan <ahagan@icihomes.com>
Sent: Thursday, October 14, 2021 10:20 AM
To: Teri Hansen <THansen@icihomes.com>; Mike Veazey <MVeazey@icihomes.com>; James Stowers <JStowers@icihomes.com>
Subject: RE: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

I think we should move forward and record in the name of the CDD.

J. Andrew Hagan, Esq.
M.ACC., J.D., LL.M., CPA
ICI Homes
2379 Beville Road
Daytona Beach, FL 32119
Phone: (386) 788-0820 Ext 4184
Cell: (386) 547-6006
Fax: (386) 760-0470
Direct Fax: (386) 763-7884
Email: ahagan@icihomes.com

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From: Teri Hansen <THansen@icihomes.com>
Sent: Thursday, October 14, 2021 8:29 AM
To: Mike Veazey <MVeazey@icihomes.com>; James Stowers <JStowers@icihomes.com>
Cc: Andy Hagan <ahagan@icihomes.com>
Subject: RE: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

I sent the deed to Wes for approval on Sept. 2nd and have not heard from him. Can you give him a call to get him to review and approve for signature/recording?

Teri Hansen

Legal and Finance Department Project Coordinator
ICI HOMES | 2379 Beville Road | Daytona Beach, FL 32119
Direct: 386.236.4113 | Thansen@icihomes.com www.ICIHomes.com

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From: Mike Veazey <MVeazey@icihomes.com>
Sent: Thursday, October 14, 2021 6:29 AM
To: Teri Hansen <THansen@icihomes.com>; James Stowers <JStowers@icihomes.com>
Cc: Andy Hagan <ahagan@icihomes.com>
Subject: FW: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

See below from Tamaya resident that is on one of the homeowner groups helping Maria Tondi. Parcel GH / Bella Nina tracts and ROW were not dedicated to the Beach CDD, this was the first Plat we did out there. We have discussed and I think we are close to quick claim deed these to Beach CDD. Not sure what she is saying regarding Wes below but I can call him if you want to discuss.

Thank

Mike Veazey

Development Project Manager

ICI HOMES | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258

Direct: 904.652.2558 | Mobile: 386.566.7454 | mveazey@icihomes.com

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From: June McGrath <junemcgrath_94@hotmail.com>
Sent: Wednesday, October 13, 2021 11:48 PM
To: Mike Veazey <MVeazey@icihomes.com>; Wes Haber General Counsel 4 Tamaya <wesh@hgslaw.com>
Cc: Maria Tondi <mtonditamayacdd@aol.com>; June McGrath <junemcgrath_94@hotmail.com>
Subject: [External] 10 parcels on Brettungar in name of Tamaya Loan Acquisition LLC

Mike,

The attached 10 parcels on Brettungar Dr are in the name of Tamaya Loan Acquisition LLC.

The first one on this list covers 9.11 acres for right-of-way & streets.

The second one on this list covers a Park next to homeowner Mike Simon. Mike attended the recent BCDD and is requesting a temporary easement on this parcel to complete a project on this property. I believe our BCDD attorney, Wes Haber, is preparing a document to satisfy this request.

[167066-1070](#) is the park on Brettungar Dr.

One other parcel is a conservation easement and the other parcels are wastelands.

Need you to advise if any of these parcels are to be in the name of BCDD?

Thank you.

June McGrath

Prepared by and
Must Be Returned to:
J. Andrew Hagan, Esquire
2379 Beville Road
Daytona Beach, Florida 32119

Property Appraisers Parcel I.D. (Folio) Number(s):

GENERAL WARRANTY DEED

This General Warranty Deed Made the 21st day of October, 2021, by TAMAYA LOAN ACQUISITION, LLC, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, Florida 32119, hereinafter called the Grantor, to BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, whose post office address is 12051 Corporate Boulevard, Orlando, Florida 32817, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Duval County, Florida, via:

Tracts A, B, C, D, E, F, G, H, I, J, K and L, BELLA NINA AT TAMAYA, according to the plat thereof recorded in Plat Book 67, Page 1 of the public records of Duval County, Florida.

Rights of Way, Brettungar Drive, Bari Court, Savona Court, Trave Way, Danube Court and Pechora Court, BELLA NINA AT TAMAYA, according to the plat thereof recorded in Plat Book 67, Page 1, of the public records of Duval County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

TAMAYA LOAN ACQUISITION, LLC,
a Florida limited liability company

Witness Signature: *Teril Hansen*
Printed Name: TERIL HANSEN

By: *[Signature]*

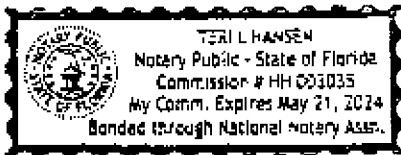
Morteza Hosseini-Kargar
Its: President

Witness Signature: *Joanne Schmieder*
Printed Name: JOANNE SCHMIEDER

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 27th day of October, 2021, by Morteza Hosseini-Kargar, President of TAMAYA LOAN ACQUISITION, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification and who executed on behalf of the corporation.

Teril Hansen
Notary Public, State of Florida
Printed Name: TERIL HANSEN
My Commission Expires: May 21, 2024
(NOTARY SEAL)



**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Review of Mr. Garcia gate repair invoice

From: [Amy Champagne](#)
To: [Vivian Carvalho](#)
Subject: Fw: Invoice
Date: Wednesday, November 17, 2021 7:40:19 AM

FYI, He would like to bring it up for discussion at the next board meeting. Not sure what needs to be done.

Amy Champagne, CPA
Senior District Accountant

PFM Group Consulting LLC
ChampagneA@pfm.com | **phone** 407.723.5900 | **fax** 407.723.5901 | **web** pfm.com
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

From: Victor Garcia <vgarcia@Kaneca.com>
Sent: Tuesday, November 16, 2021 4:07 PM
To: Amy Champagne <CHAMPAGNEA@pfm.com>
Subject: Re: Invoice

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Yes please

Thanks,
Victor Garcia

On Nov 16, 2021, at 2:11 PM, Amy Champagne <CHAMPAGNEA@pfm.com> wrote:

Mr Garcia,

I apologize this is so much, but that is what the district had to pay to repair the arm. If you are unhappy with the amount you can attend the next board meeting to discuss. Would you like me to request this be added to the agenda?

Amy Champagne, CPA
Senior District Accountant

PFM Group Consulting LLC

ChampagneA@pfm.com | **phone** 407.723.5900 | **fax** 407.723.5901 | **web** pfm.com
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

From: Victor Garcia <vgarcia@Kaneca.com>

Sent: Tuesday, November 16, 2021 10:08 AM

To: Amy Champagne <CHAMPAGNEA@pfm.com>

Subject: RE: Invoice

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Good Morning Amy,

Sorry, I just saw this email. Now, we were getting ready to fix the arm our self because it was an easy fix, just two bolts. They told us it was not necessary that the service guy was putting it back together. Now you are trying to make us pay this outrageous amount.

From: Amy Champagne <CHAMPAGNEA@pfm.com>

Sent: Tuesday, November 16, 2021 9:07 AM

To: Victor Garcia <vgarcia@Kaneca.com>

Subject: Invoice

Good Morning Mr. Garcia,

I sent the attached invoice approximately 30 days ago and haven't heard anything back. Please confirm you have received it and will be processing the payment.

Amy Champagne, CPA
Senior District Accountant

PFM Group Consulting LLC

ChampagneA@pfm.com | **phone** 407.723.5900 | **fax** 407.723.5901
| **web** pfm.com
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Review of Mr. Elderdice guest pass concern

From: [Gordon Elderdice](#)
To: [Dr. Maria Tondi](#)
Cc: ripolly@pfm.com; carvalhov@pfm.com; advancedsecurityspecialist@comcast.net; dbelet@lelandmanagement.com
Subject: Re: Beach CDD Resident
Date: Friday, November 19, 2021 5:12:54 PM

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Dear Dr. Tondi,

Thank you for giving me a call back on Friday. I appreciate your time. I apologize in advance for this turning into a big issue but unfortunately there's people in this world who just like to create problems for no reason. I thought it would be a good idea to put down my thoughts in writing regarding the incidents with my son and his use of the tennis courts over the last few weeks.

For a little background, my wife and I have been residents of Tamaya since June of 2019. We have three children (daughter (30), son (28) and son (21 and a Jr. in college). My two oldest kids live in FL so they come home somewhat frequently for holidays, etc. My 28-year old has been here staying with us for several weeks (from Tampa) as he's in between moving to a new apartment. He just started playing tennis and, as you're aware, has been to the courts several times over the last few weeks (playing with me at times and also a local friend who does not live in the neighborhood). As I mentioned on our call, I was not aware of the rule that residents are required to physically be with guests at the amenities at all times.

My first complaint has to do with the woman who initially confronted my son and his friend when they were playing tennis. This encounter happened on Thursday, Nov. 4th, I believe in the late-afternoon. The woman was rude and confrontational for absolutely no reason at all. My son is a good person. He wasn't and hasn't been loud, profane, or destructive in anyway. He was just playing tennis with his friend and enjoying himself. It sounds as if the woman was checking entry stickers on cars and saw the car my son was driving didn't have a sticker so she felt the need to play "tennis court monitor" and confront him. At that point, my son called my wife who showed up to verify he was there as a guest of his parents. My wife left her car (with a sticker on it!) and took my son's car back to our house. The woman didn't say anything when my wife showed up or after she left. When I heard the story, I thought that would be the end of it but apparently the "tennis court monitor" felt the need to target my son further after that.

Fast forward to the night of Monday, Nov. 15th when my son was playing with his friend once again. Mind you, there was never anyone waiting on courts at any time my son was playing. On this night, there were two open courts in addition to the one he was playing on. The security guard that night came and kicked them off the court ("you just need to get your stuff and go" ... "you're up here all the time", etc.). My son's friend was filming them playing when this happened so the whole conversation is on video. The guard had been informed about my son ahead time because he mentioned my wife coming up previously (Nov. 4th) and also states that "there's a woman complaining" and the "board" is coming down on him making him enforce this, etc. I have no problem with the security guard. He probably could've handled it more tactfully but not a big deal. I'm more upset that my son was being targeted by some woman who clearly has the ear of the board.

Believe me, I'm aware of this rule now but my first question is who's responsible for enforcing this rule? Are the homeowners expected to self-enforce or is the security detail responsible for enforcing it? I use the workout facility, pool, basketball courts, tennis courts and I've never seen any young person be questioned as to whether they're a resident or not. I guess we were just unlucky enough to be targeted by the resident tennis court enforcer. This is not who I am but I can also make a lot of lives miserable

hanging out at the basketball courts, tennis courts, etc. confronting people and verifying resident status. Is that what the board wants this neighborhood to turn into?

Finally, I'd like to know who's monitoring the security cameras in the amenity areas? I would like confirmation the resident woman complaining has not been provided access to that video footage and also does not have some type of special privilege with the board. I would like to know that this woman does not have some type of influence where she clearly has no authority.

I'm more than happy to attend the December 6th CDD meeting and tell my story (if necessary) and push for some type of change to the bylaws regarding this issue. I (like everyone else in this community) pay close to \$4,000/year in CDD fees to use these amenities. But we're not permitted to let our adult family members use the tennis courts, basketball courts, etc. without my wife or I having to be present at all times? I think that's ridiculous. At a minimum, there should be some type of exception for adult family members. I'm still responsible for them if there's an incident ... correct? I have good kids so I'm more than willing to take on that responsibility but I shouldn't have to hold their hands and be with them 100% of the time if they want to enjoy these amenities the few times a year they visit us.

By copy of this email, I'm asking Vivian and Vanessa for time at the Dec. 6th Board of Supervisors meeting to discuss this issue. Please let me know if you need anything further from me regarding this and thanks again for your time.

Sincerely,

Gordon Elderdice
2995 Danube Ct.

On Friday, November 19, 2021, 03:00:22 PM EST, Dr. Maria Tondi <mtonditamayacdd@aol.com> wrote:

Good afternoon Mr Elderice

As per our conversation - I encourage you to attend the Dec 6th meeting @ 5:15 (please watch your emails for the accuracy of my reporting date & time, as I recall it by memory as being) - Prior to that meeting you may wish to send our CDD management company; PFM Vivian and Vanessa an email ripollv@pfm.com, carvalho@pfm.com briefing them on your reason for asking for some BOS (board of supervisors) meeting time.

As I stated, had your Son been listed as a resident on your Tamaya residential account, I could of handled it a bit differently at this time. I do hear what you are saying, I also respect & appreciate it. Your presentation to the entire BOS is the place where perhaps a change, difference can be made.

I apologize once again that you have been made to feel dis-respected, that your family has been approached.... This is not how I would hope our community will turn out to be, in the long run. I was not there, but I am certain that Chief, Officer Card from our security dept. may also reach out to you, or please know that he always means the best for the safety & regulations of the community; he too has had pressure put on him by the BOS and the resident(s) that we think was the one who approached your son on more than one occasion.

I look forward to hopefully meeting you in person one day. Wishing you & yours a Very Happy thanksgiving and Holiday Season

Sincerely

Have a great day, in God we Trust.



Dr. Maria Tondi
Beach CDD Board, Chair
Cell 330-524-8102 Home Office 904-861-4644
MTondiTamayaCDD@aol.com

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

From: Venessa Ripoll <ripollv@pfm.com>
To: Dr. Maria Tondi <mtonditamayacdd@aol.com>
Sent: Fri, Nov 19, 2021 1:57 pm
Subject: Beach CDD Resident

Hello Maria,

I spoke to a resident Mr. Gardon Elderice and he has a 28 year old son who is living with him and would like to use the tennis courts. After speaking to Mr. Elderice he asked me if he could speak with you. His phone number is 904-566-2847 and his email is gorddice@yahoo.com.

Thank you,

Venessa Ripoll