

Beach Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

www.beachcdd.com

The SPECIAL meeting of the Board of Supervisors of **Beach Community Development District** will be held on **Wednesday, March 30, 2022, at 5:45 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: 792 560 599 #

Join from the meeting link

<https://pfmgroup.webex.com/join/ripollv>

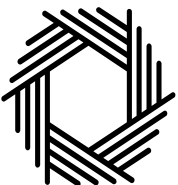
BOARD OF SUPERVISORS' MEETING AGENDA

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]*

General Business Matters

1. Review and Confirmation of District Management and Assessment Consulting Services Outlined in DPFPG Proposal
2. Consideration of Resolution 2022-05, Re-designating officers of the district, effective May 1, 2022
3. Consideration of Resolution 2022-06, Appointing and Confirming the Compensation of the District Manager Services and Assessment Consultant Services with DPFPG, effective May 1, 2022
4. Consideration of Resolution 2022-07, Designating the Primary Administrative Office of DPFPG and Designating a Records Management Officer, effective May 1, 2022
5. Consideration of Resolution 2022-08, Designating Bank United as a Public Depository of Funds of the District for all operating accounts, and authorized signatories on all the accounts, effective May 1, 2022
6. Consideration of Website Hosting and ADA compliance Proposal with Campus Suite Website Company (under separate cover)
7. Review and Acceptance of the District Request Form



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Other Business

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

Adjournment



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**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Review and Confirmation of District
Management and Assessment Consulting
Services Outlined in DPFG Proposal



BEACH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT MANAGEMENT and ASSESSMENT METHODOLOGY CONSULTANT
SERVICES PROPOSAL

DPFG-MANAGEMENT & CONSULTING LLC. (DPFG-MC)

A wholly owned subsidiary of Vesta Property Services, Inc.





Table of Contents

Company Information.....	4
Redefining Property Management	4
Leadership.....	4
Communities.....	4
Our Team	5
Qualifications and Expertise.....	9
Organizational Structure.....	10
Office Locations.....	11
References.....	12
Sample Budget Presentation	13
Fee Schedule for Proposed Scope of Services.....	14
Schedule of Additional Fees	15



Re: Beach Community Development District – Updated Proposal for District Management Services

February 25, 2022

Dear Supervisors of the Beach Community Development District

On behalf of Vesta Property Services, Inc., it is our pleasure to submit the following proposal for **District Management and Assessment Methodology Consultant Services** to Beach Community Development District. Our submittal outlines Vesta’s qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and Residents of the District.

In July of 2020, Vesta acquired DPFG of Florida, LLC; DPFG specializes in managing over 50 special taxing districts in Florida. Vesta is a leading property management company in the state of Florida, and now with the addition of District Management Services, we are able to serve our clients in all areas of Community Management including **Budgeting, Financial and Administrative Services, Financing/Refinancing of Bonds for public infrastructure, Special Methodology Assessment Structuring, Operational and Long-Term Capital Planning.**

Our proposal outlines a great Management Team including our Vice President of District Management Services, **Howard “Mac” McGaffney** assisted by **David McInnes** will serve as your District Manager, **Johanna “Skye” Lee** is our Controller for the District Management Services Division, **Logan Muether** is our Senior Financial Analyst overseeing our public finance department, and **Jackie Leger** who is our Senior Administrative Assistant.

Our submittal shows Vesta’s commitment to Beach CDD by bringing this very **strong, experienced, and uniquely qualified Leadership Team** to work with the Board of Supervisors, to handle immediate concerns and to forward plan for the benefit of the residents of the community.

Thank you for your consideration of our proposal. I very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District Staff. Should you have any questions or require additional information, please feel free to contact me directly at **(904) 386-0186 or hmac@vestapropertyservices.com.**

Most respectfully,

A handwritten signature in blue ink, appearing to read 'H. McGaffney', is written over a light blue horizontal line.

Howard McGaffney

Vice President

DPFG Management and Consulting, LLC.



Company Information

Redefining Property Management

Founded by **J. Frank Surface** in 1993, Vesta has redefined property management with superior amenities programming, customized management in every community, and affordable, direct financing for communities. Initially formed through the merger of several smaller complimentary management companies, our intention is to provide a single place where all community needs are met.

Vesta is unique in our industry because we offer a comprehensive, team approach to serving our clients. We bring together under one corporate umbrella multiple:

- Divisions such as **Community Management, Amenity Management, District Services, and Financial Services**
- Disciplines such as **Media, Technology, and Financing**; and specialists such as **Community Development District Managers and Association Managers, Amenity Managers, Lifestyle Directors, and Aquatics Directors**
- We tap into a wide array of expertise throughout our organization and bring an unwavering commitment to serve and exceed our client's expectations, all fueled by a passion for enhancing the lifestyle and property values of our clientele.

Leadership

Vesta's leadership team comprises top-level executives with decades of successful experience in all areas of real estate/community development: master-planning, financing, design, development, construction, management, financial reporting, and consulting services for planned-communities as well as government and institutional entities.

Communities

We employ more than 1,400 professionals and associates throughout Florida, strategically positioned in all of our welcoming communities to provide a wide spectrum of services to more than 350,000 residents and unit owners. Our clientele is supported by local and regional offices (as shown on Page 10), with a responsive team of associates who fully understand your community's unique needs.

Vesta is "Big Enough to Support

- A wide array of corporate resources & shared services
- Statewide support teams (including HR & IT services)
- 1,400+ Associates including dozens of Managers throughout Florida.

... And "Small Enough to Care.

- Family Run Family Culture
- We do not "centralize," we "localize" (as shown in the map above)
- We invest in our People to ensure their long term satisfaction and best serve our Clients



Our Team

David Surface, Chief Executive Officer

David has been the CEO of Vesta since July 2020, overseeing the company's executive team and overall, day-to-day operation.

During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships; as a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company throughout Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients.

Chrissy Richie, Chief Accounting Officer

Chrissy joined Vesta in 2013 as the Corporate Controller to oversee the accounting functions and human resource administration. In 2016, she was promoted to Vice President and was recently promoted to Chief Accounting Officer.

Prior to coming on board with Vesta, Chrissy served as Chief Financial Officer for a multimillion-dollar healthcare provider operating in 14 states. With over 30 years of leadership experience in corporate finance and accounting, Chrissy has developed accounting and financial infrastructure for multiple startup companies that include accounting systems, compliance, and risk management, as well as implementation of employee benefit plans, employee policies and procedures, and training and organizational development. Christine spent four years in public accounting where she specialized in tax for partnerships, LLCs, and S-Corps.

She is also experienced in the area of internal audit. Chrissy attended the University of North Florida where she graduated with a Bachelor of Business Administration with a major in Accounting.



Roy Deary, President, District Services Division

Since founding the “Amenity Companies” in 1994, Roy has over a quarter-century of experience in planned-community operations throughout Florida and has been a pioneer in serving Community Development Districts since 1997. Roy brought his companies to Vesta in 2011 and helped oversee Vesta’s Property Management division from 2012-2014. He then served as president of Vesta’s Amenity & Lifestyle Division from 2014 – 2020.

Roy has continued to serve as a corporate officer of Vesta since 2011 and in 2020 was named President of Vesta’s newly formed District Services Division, with a continued focus on leading and serving Vesta’s management services on behalf of its extensive Community Development District clientele. He is proud to be in his 11th year with Vesta (and his 14th year serving Beach), continuing his lifelong passion for excelling as a team in pursuit of great goals and excellent service to others – particularly Community Development Districts for over 23 years.

Howard G. McGaffney, Vice President - District Management Services

Mr. McGaffney is the Vice President of District Services for Vesta, and resides in St. Johns County, Florida. Mr. McGaffney leads our District Management Division Team which includes District Managers, Financial Analysts, as well as the Administrative and Accounting Departments.

Mr. McGaffney served our country honorably for 14 years in the United States Navy as a Search and Rescue Swimmer and Master Helmsman and is a veteran of the Persian Gulf War. His selfless dedication to our country and humble service is a key indicator of his desire to serve others.

Howard is recognized as a trusted leader in Florida with over 25 years of Operational, Financial and Administrative Management Experience. His dedicated and resourceful management style has garnered respect large, highly amenitized communities throughout Florida. His competencies have assisted Community Development Districts secure financial outlooks and operate effectively and efficiently. His core competencies in Financial and Operations Management, Facilities Management, Vendor Management, Strategic Planning and Communications, Creating Operating and Capital Budgets, Internal Auditing and Emergency Management give Mr. McGaffney the experience and knowledge to service our clients in a highly successful manner.



Johanna “Skye” Lee, Controller - District Management Services

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in June of 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

She has been recognized for many of her achievements as a Financial Analyst in the commercial and residential real estate industry and is a member of ULI.

Skye graduated from University of North Florida in 2005 having earned her Bachelor in Accounting (cum laude), with additional professional education focusing on systems and accounting standards.

David McInnes, District Manager

David McInnes has over 20 years of diverse experience in the executive and legislative branches of Florida government as well as over 10 years of special district experience. He has worked as a director, an “in house” consultant and as a project/contract manager. As a representative of a state agency, David played a key role in negotiating legislative proposals and department budget and solved many problems involving Florida residents.

David has been recognized by the St. Johns River Water Management District (SJRWMD) for his professionalism and understanding of regulations and is known for his disciplined intensity and work ethic. As Environmental Resource Coordinator at SJRWMD, David identified and implemented measures to improve the efficiency and effectiveness of the permitting process for the agriculture community by focusing on eliminating unnecessary expenses, processes, and duplication; he resolved compliance issues in an effort to avoid formal administrative actions and he was the manager of many agricultural cost-share projects.

David is a Florida native and holds a Bachelor of Science in Finance (focus on investment and portfolio management), a Bachelor of Science in Real Estate and a Masters of Business Administration (focus on business administration). He is a trained first responder and volunteered for over 15 years as a reserve law enforcement officer for the State of Florida.



Logan Muether, Senior Financial Analyst

Logan Muether is a skilled Financial Analyst with experience working with Special Assessments and CDD bond financing/re-financing. Mr. Muether's primary responsibilities include management and applications of special assessment bonds, development and preparation of annual budgets, strategic financial planning, and financial analysis for clients. Serving special district clients, he has also prepared special assessment methodologies and concurrently administered all annual special assessment rolls for Vesta/DPFG-MC.

Logan holds a Bachelor of Science in Business Administration & Management with a focus in finance from Florida Southern College where he played on the Men's Lacrosse team. Mr. Muether is also an avid golfer and college football fan for his hometown team, the Ohio State University Buckeyes."

Austin Comings, Senior Staff Accountant

Austin Comings possesses vast experience, education, and knowledge in governmental operations, especially Community Development District operations. He has direct experience with CDD Accounting including governmental fund budgeting, accounts payable and receivable duties. Austin is responsible for the oversight of a team of Staff Accountants who prepare all our Special District financial statements. Austin is responsible for managing the maintenance of processes related to fiscal activities and ongoing budget maintenance, cash flow management & evaluation for construction projects, and field services overseeing vendor relationships to ensure services are received in alignment with the contract and board vision.

Austin graduated from Florida Southern College in May 2015 having earned his undergraduate degree in business administration with a focus on accounting.

Jacquelyn Leger, Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

Under the oversight of Ms. Leger, our Administrative Department ensures the proper preparation of agendas for Board meetings and workshops, compiling necessary information for the assembling of the meeting agenda packets. Her team of professionals support the District Manager's responsibilities, by updating the District's meeting schedules and coordinating the proper legal/public notice and advertisement requirements for all meetings, Requests for Proposals and Public Hearings. The Administrative Department collects, stores, and transcribes the audio recordings into meeting minutes, coordinates the dissemination and proper signatures of resolutions, contracts and other District documents as approved/adopted by the Board and appropriately retains them in the District's files.

Ms. Leger has earned her Bachelor's degree in Technical and Scientific Communication – Creative Writing from The University of Central Florida and is finalizing her MBA in Library and Information Science from the University of Washington.



Qualifications and Expertise

The following provides specific experience and qualifications related to the general District Management services.

Meetings, Hearings, Workshops, Capital Planning.

- Plan, Organize, Lead, and Facilitate/Conduct Approximately all Meetings, Workshops and Public Hearings
- Supervisor Orientations, Training and Serving as a Trusted Advisor
- Lead Boards in Executive Goal Setting for the District
- Bond Refinancing, Assessment Methodology, Establishments

Capital Planning

- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

Records

- Administer public records and compliance to relevant laws, policies, and regulations
- Collect and maintain documents that record important actions by the District and make them available to the public

District Operations

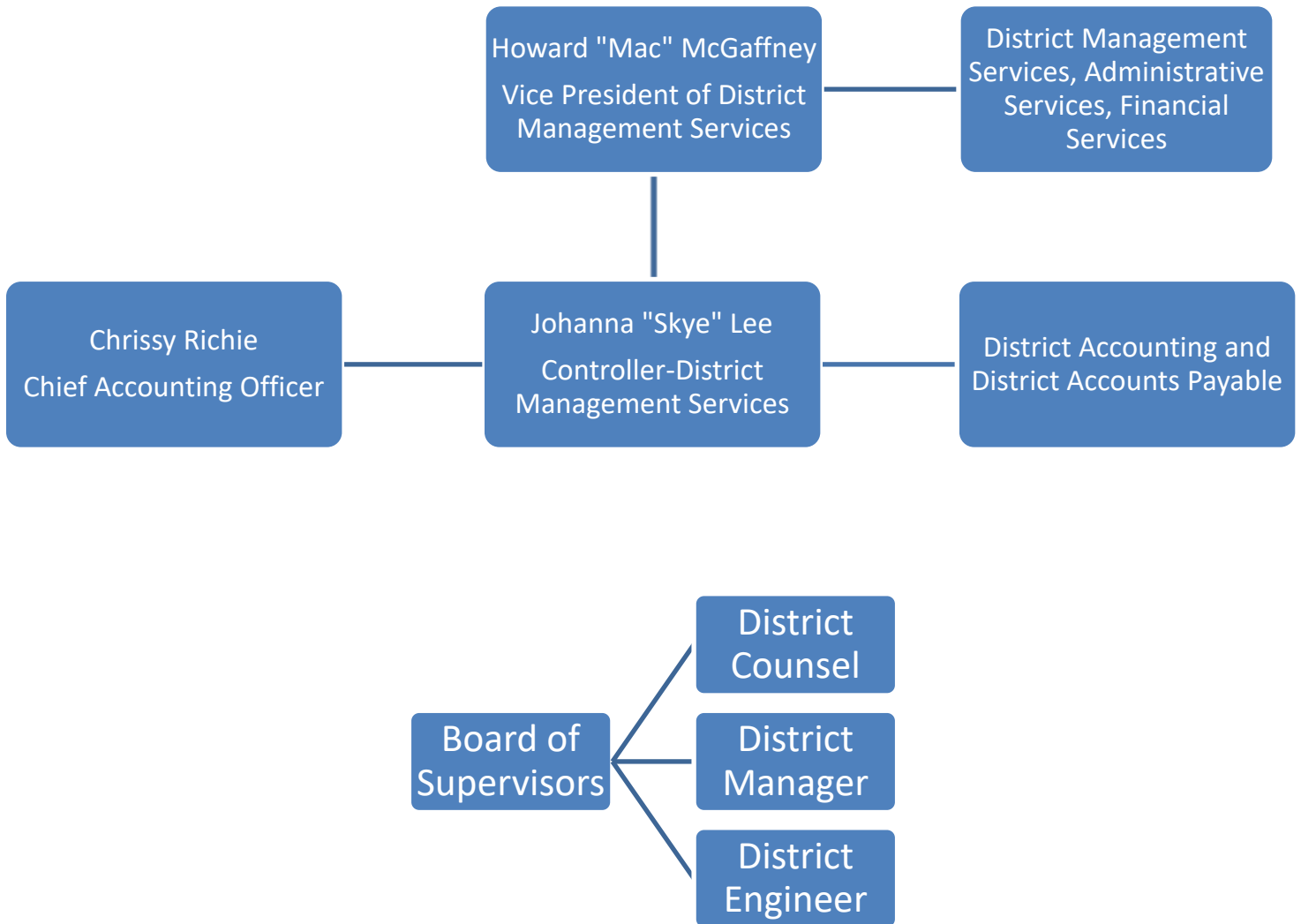
- Plan, organize and lead operations at over 50 CDDs with Operations and capital budgets in excess of \$25 million
- Oversee performance of Amenity and Field Operations Personnel, vendors, and District contracts
- Experienced District Managers with high level of knowledge in public works infrastructure improvements including, storm waters systems roads and bridges and highly amenitized facilities

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational budget in excess of \$23 million
- Patricia Thibault was a Recipient of Government Finance Officers Association (GFOA) Awards for Annual Budgets and Popular Annual Financial Reports
- Currently enroll special assessments on County tax bill, an/or collect directly, for over 13,000 parcels throughout Florida
- Construction accounting for capital improvement programs in excess of \$80 million
- Assessment consultant on 55 CDD bond deals; issuing, refunding, or restructuring in excess of \$450 million



Organizational Structure





Office Locations



Vesta Property Services is headquartered in Jacksonville, Florida and maintains additional regional offices throughout Florida. A listing of some of our regional offices is provided below.

Vesta-Corporate

Headquarters

245 Riverside Ave., Suite 300
Jacksonville, Florida 32202
Phone: (904) 355-1831

DPFG-Seminole County Office

250 International Pkwy., Ste. 280
Lake Mary, Florida 32746
Phone: (321) 263-0132

St. Johns County Office

200 Business Park Cir. Ste. 101
St. Augustine, Florida 32095
Phone: (904) 747-0181

Flagler County Office

411 S. Central Ave.
Flagler Beach, Florida 32136
Phone: (386) 439-0134

Other Regional Offices:

Bonita Springs, Cape Coral, Daytona Beach, Englewood, Gainesville, Key West, Miami, Naples, Orlando, St. Petersburg, and Vero Beach.



References

Grand Haven CDD

Web: <https://Grandhavencdd.org>

Chairman: Chip Howden

Phone: 386-283-7741

Lakeshore Ranch CDD

Web: <https://www.Lakeshoreranch.net>

Chairman: John Rose

Phone: 717-344-1319

Long Lake Ranch CDD

Web: <https://www.longlakeranchcdd.org/>

Chairman: William Pellan

Phone: 727-639-1326

Sample Budget Presentations



You can find an example of our PowerPoint Presentation for Grand Haven's Public Hearing to Adopt the 2022 Annual Budget at:

<https://www.grandhavencdd.org/documents>



Fee Schedule for Proposed Scope of Services

Vesta Property Services, proposes the following fee structure for District Management, Administration, Recording, Financial Accounting for General Fund, Debt Service Fund and a Reserve Fund, and the Assessment Roll Services provided to the Beach Community Development District (the “District”):

SERVICES	PROPOSED FEES	CURRENT BUDGET
District Management*	\$42,000 annually	\$38,500 annually
Dissemination Agent	\$2,500 annually	\$4,000 annually
Assessment Administration**	\$5,500 annually	\$9,000 annually
Re-amortization Schedule	Included	\$500
TOTAL	\$50,000 annually	\$52,000 annually

***District Management Services Include:**

- Up to 12 meetings per year, 4 hours in length.
- Administrative and Accounting
- Tablets/electronic device for Supervisors use at meetings

**** Assessment Administration Services Include:**

- Assessment Roll Preparation and Re-amortization schedule
- Preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.



Schedule of Additional Fees

- 1. Additional District Meetings:** The District Management fees proposed are based upon the District holding up to 12 regular meetings each year that each last up to 4 hours in length.
 - a. \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
 - b. \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.
- 2. Postage and freight are not included in this proposal**
- 3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
- 4. Assessment Methodology Consultant Services (Special Methodology Reports):**
 - a. New Bond Issuance Fee: \$25,000 per new bond issuance.
 - b. Refinance Fee: \$25,000 per bond refinance
 - c. Bond Anticipation Notes: \$15,000 per issuance.
- 5. Long Term Capital Planning:**
 - a. Long Term Capital Planning: \$15,000 (onetime fee)
 - b. This fee includes the costs associated with DPMG providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10 year) financial outlook model to help the District/ Board to plan for future costs and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items. Note: Does not include a Reserve Study.
- 6. Website Hosting and Management:**
 - a. If the District hires another District Management Firm, the website will need to be moved over from the current provider (PFM) to another provider.
 - i. Vesta/DPMG recommends that the District enter into a direct contract with Campus Suite. A proposal will be provided upon entering into an agreement with DPMG for District Management Services
- 7. Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services on behalf of the District not covered in this proposal, fees for such services shall negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-05, Re-
designating officers of the district, effective
May 1, 2022

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Beach Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to re-designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

- SECTION 1.** _____ is appointed Chairperson.
- SECTION 2.** _____ is appointed Vice Chairperson.
- SECTION 3.** _____ is appointed Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

SECTION 4. This Resolution supersedes any prior appointments made by the Board.

SECTION 5. This Resolution shall become effective on May 1, 2022.

APPROVED AND ADOPTED this 30th day of March, 2021.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-06,
Appointing and Confirming the
Compensation of the District Manager
Services and Assessment Consultant
Services with DPF, effective May 1, 2022

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER AND ASSESSMENT CONSULTANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("**Board**") must employ and fix compensation of a "**District Manager**;" and

WHEREAS, the Board desires to appoint an "**Assessment Consultant**" to advise regarding the proposed issuance of special assessment bonds and other financing methods for District improvements; and

WHEREAS, the Board has determined that the appointment of a District Manager and Assessment Consultant is necessary, appropriate and in the District's best interests; and

WHEREAS, the Board desires to appoint a District Manager, and Assessment Consultant, and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVAL OF MANAGEMENT AGREEMENT. DPFG Management & Consulting, LLC is hereby appointed as District Manager and Assessment Consultant, and shall be compensated for their services in such capacity in the manner prescribed in the proposal incorporated herein by reference as **Exhibit A**.

2. EFFECTIVE DATE. This Resolution shall become effective on May 1, 2022.

PASSED AND ADOPTED this 30th day of March, 2021.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: District Manager Fee Proposal

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-07, Designating the
Primary Administrative Office of DPFG and
Designating a Records Management Officer, effective
May 1, 2022

RESOLUTION 2022-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located Duval County, Florida.

SECTION 3. The District’s local records office shall be located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202.

SECTION 4. This Resolution shall take effect on May 1, 2022.

PASSED AND ADOPTED this 30th day of March, 2022.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-08,
Designating Bank United as a Public
Depository of Funds of the District for all
operating accounts, and authorized
signatories on all the accounts, effective
May 1, 2022

RESOLUTION 2022-08

A RESOLUTION OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the Board previously designated a public depository of funds for the District; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

1. Bank United, is hereby designated as the public depository for funds of the District.
2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:
 - a. Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
 - b. Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.
 - c. Maintain the current public deposit identification and acknowledgement form as a valuable record.
3. The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.
5. The Chairperson, Vice Chairperson, Treasurer, and Assistant Treasurers are hereby designated as authorized signatories for the operating bank account(s) of Beach Community Development District.
6. This Resolution shall take effect on May 1, 2022. After the effective date, this Resolution shall supersede any other resolutions in conflict with this Resolution for purposes of designating a public depository for the District.

PASSED AND ADOPTED this 30th day of March, 2022.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Website Hosting and ADA
compliance Proposal with Campus Suite
Website Company (under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Review and Acceptance of the District
Request Form



Items to be Considered by the Board of Supervisors

Item for Consideration:

1 Attached Photo of Item for Consideration:
(Attached Online Link, if available)

2 Cost of Item:

3 Will this Item require ongoing maintenance?

4 Life Expectancy of Item?

5 Will this Item increase Liability Exposure?

6 Additional Information:

Residents are welcome to present utilizing a PowerPoint presentation to get their point across to the Board of Supervisors on why an item should be acquired and/or used for Beach CDD.

Please email to tamayalifestyles1@gmail.com, plus optionally to carvalhov@pfm.com, ripollv@pfm.com. Upon receipt Vesta staff will forward to the appropriate Supervisor and it will be reviewed and addressed.

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Lifestyle & Field Manager Report



Amenity Manager Report
Beach CDD Special Meeting, March 30, 2022

Date of report: 3-22-2022

Submitted by: Elizabeth Myers & Ron Zastrocky

GENERAL ITEMS:

- Website went live 3/16/22 www.TamayaAmenities.com is now available
- New cleaning service began 3/10/22
- F45 Boot Camp Day free event for the community
- Met with Dance House to possibly start fall classes
- Starting soon - Water Aerobic with Emma
- Starting soon - Champion Swim to provide swim lessons to the community.
- Updating policies: guest, fitness, tennis, pool, access card termination policies, etc.

ACTION ITEM UPDATE: Please see the spreadsheet (“Tamaya Action Item List”) attached to the email along with this report for both the Amenity and Field Operations items with current statuses.

LAST 30 DAYS EVENTS:

- Jacksonville Icemen 2/25/22 and 2/26/22
- Mixology Class 3/11/22
- Spring Break Celebration 3/18/22
- Adult Trivia 3/25/22
- Food Truck – 3/4/22 and 3/18/22 Taco Truck 03/24/22
- F45 Boot Camp Day 3/26/22
- February Birthday’s celebrated with gourmet cookies 03/11/22 & 03/25/22



EVENT HIGHLIGHTS:

Spring Break Celebration on 3/18/2022 @ Tamaya Hall, Event Lawn and Pool side



Time: 5:00 pm – 8:00 pm

Attendance: 150+

Total Cost: \$1786.00

Participating Vendors:

- Musician –Neil Dixon– Country and classic rock – Cost: \$400.00
- Science Show – (Tamaya Hall) Mad Science Live Show with Make and take station for the kids – Cost: \$772.00
- Refreshments – (Event Lawn) Cotton Candy, drinks, and St Patty’s Day party favors - \$74.00
- Laser Tag – (Event Lawn) - \$540.00
- Food Trucks – (by Gym) Sugar Cane Authentic Cuban Food and Nitrogen Creamery
- Feedback – This event encompassed something for the whole family. The afternoon started with the Science Show at 5:30pm for the smaller members of the family. While the Parents were able to sit pool side and listen to the music of Neil Dixon from 5-8pm. Laser tag ruled the Event Lawn for the teens, but the Cotton Candy table and food trucks made for a great family event at Tamaya. Many compliments about the event itself. Due to the rain laser tag and the musician were relocated inside for the last

Mixology Class on 3/11/2022 @ Tamaya Hall



Time: 6:30 pm – 8:30 pm

Attendance: 22

Resident Cost: \$10.00 per person

Total Cost: 270.34

Location: Tamaya Hall

Participating Vendors:

- Mr. Bartenderr
- Residents had their own cocktail station with all the ingredients and utensils needed to create their own cocktails. With the guidance of Destiny, Master Mixologist of Mr. Bartender and friends, residents learned the basics of mixology, exploring flavors, and created 2 delicious cocktails. Residents mingled throughout the room after the lesson was over. Positive feedback from all those that attended



PROGRAMS:

- Marci May Yoga: average attendance is 6 to 7 people
- Emma Bolyard Strength Plus classes: average attendance 5 to 6 people,
- Soccer Shots on the Event Lawn: average attendance is currently 5 people and growing.
- Zumba Free Class: 11 ppl – Regular class start in April

ICI:

- Liz and Ross met with ICI marketing team and sales team about 3rd quarter events. Invoice sent for 3rd quarter sent and events approved by ICI.

SOCIAL CLUBS:

- Current clubs: Lunch bunch, Bridge, Bunco, Cricut

AMENITY CENTER:

- ICI Homes Large foam board March Calendar of events 03/01/22
- Alden Contracting contacted to look at issues with computer in Amenity Center. Suspect the need of an additional dedicated computer for the camera system. Networking with vendors and peers at River Town for a solution. Will update Board on possible resolution and/or cost.
- QR codes placed in all 5 restrooms to provide feedback on the cleanliness of the facilities.
- Polycom system complete with new microphones and currently used for workshops and meetings.
- LG and Pool Monitor Staffing has been a challenge due to the ongoing pandemic. Five individuals in varying stages of the hiring process.
- Current hours: closed Monday, Tuesday through Friday 10a-7p and Saturday/Sunday 12p-6pm

RESIDENT ENGAGEMENT UPDATE:

Newsletter: March's newsletter went out with a 68% open rate.

Blasts: All e-blasts continue to stay at an open rate above 60%. Some have been over 70%.

Website: Went live mid-March.

- 34 people signed up for the Newsletter/Blasts via website form
- 2 ppl submitted report a concern/both handled by Elizabeth
 - One was suggestions about gym and courts
 - One was how to sign up for the newsletter

QR Surveying: Analysis attached under separate cover.

BOARD GOVERNANCE GUIDANCE: Having worked with the Board for about 90 days now we have a couple of topics we would like to get clarity on to aid in more efficient operations:

1. Roles and responsibilities: What decision making power does the Board wish to provide to the chair and or designated liaison for a topic in between meetings? Or put another way what decisions does the Board want to make as a body vs delegate? How much authority do you want to provide the management company to operate in between meetings?
2. How can we best work together to conduct the most efficient Board meetings possible?



LABOR BUDGET UPDATE: Please see the table below for a comparison by month of our invoicing (Cost Plus) and what we estimated the labor expenses to be through the RFP process.

	Actual Invoiced Labor	Estimated Labor Cost (RFP)	Monthly Variance	Cumulative Variance	Comments
December*	\$6,698	\$9,029	-\$2,331	-\$2,331	Mgrs Staffed, Hourly not staffed
January	\$15,072	\$17,494	-\$2,422	-\$4,753	Mgrs Staffed, Hourly partially staffed
February	\$16,413	\$17,494	-\$1,081	-\$5,834	Mgrs Staffed, Hourly staffed
March		\$20,465			
April		\$19,925			
May		\$21,275			
June		\$24,516			
July		\$24,786			
August		\$21,815			
September		\$18,304			
Total Prorated		\$195,105			
Annualized Tot		\$255,303			
*Did not start billing until 12/16					
** Based on current staffing configuration we project coming in under estimate by \$10,201					
*** Annual Labor Cost Estimate per RFP was \$259,670					

APPROVAL OF VESTA INVOICES: Vesta invoices for Dec, Jan & Feb have not been paid as of 3/23.

POOL MONITOR STAFFING UPDATE: We are experiencing challenges in hiring pool monitors. We have applied the typical recruitment techniques we have used at communities in Northern St John’s County and Southern Duval County the last couple of months where we have successfully hired 100s of Lifeguards and Pool Monitors. However, we have not enjoyed the same success at Tamaya and Wynn Field Lakes nearby. We reached out to former pool monitors from last year but those who were interested are not wanting to commit until closer to the summer. We are working on engaging the local high schools and specifically swim teams. We currently have 5 individuals in varying stages of the hiring process and hope to have them fully vested and trained soon. We would like to get the slides staffed and opened ASAP in synch with the warming weather. Typically, we would want to have the slide open on the weekends leading up to Summer Vacation. We are currently offering hire pay then has been needed further South as well as a retention bonus for anyone who works the full season. Our current goal is to have two pool monitors 6 days a week at 6 hours a day to provide slide coverage during the summer. 6hrs a day on weekends ASAP between now and Summer vacation and again between the end of summer vacation thru Labor Day. Depending on budget and ability to staff we would like to consider a third Pool Monitor to allow for non-slide/overall pool deck coverage. The full season cost of such would be about \$14,000.



POLICY UPDATE: We have been working to review your current policies, understand what activities are currently out of policy and why, solicit feedback from stakeholders (residents, vendors, etc.), and benchmark off other communities towards a goal of recommending changes we believe will best solve current issues and best satisfy a super majority of residents. We will provide a briefing and recommendations at the next regular CDD meeting in April.

VENDOR ACTIVITY UPDATE:

1. Current district policies as related to personal trainers and other private instruction that is currently happening:
 - a. The facility can be used for commercial purposes if they have taken the necessary steps (COI, Vendor form and current contract signed by Vesta and the DM) #21 pg 6 of policies/pg 43 agenda: *"The Amenity Facility shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising."*
 - b. #18 pg 6 of policies/pg 43 of agenda: *"All vendors must complete the Vendor Form and be approved by the Facility Manager. The list of preferred vendors will be in the Facility Manager's office and on the Tamaya Lifestyles website."*
 - c. Vesta has the express right to provide a period of "amnesty" for the purposes of getting all vendors into compliance without alienating existing resident customers as covered during the workshop: #9 Pg 5 of policies/Pg 42 of agenda: *"The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility 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 Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these polices at any time he or she sees fit."*
 - d. Pg 11 of policies/pg 48 of agenda: *"Use of personal trainers is permitted in the District Fitness Center. A preferred vendor list will be in the Facility Manager's office for the Patron to choose a personal trainer, which will be pre-approved to train in the Fitness Center."* And *"Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers."*
 - e. There is no specific mention of tennis instructors in the policies but they can be assumed to be covered by bullets 1 and 2 above.

2. Vesta's Process to bring everyone into compliance:
 - a. Acquiring the names and contact information of any private instruction or program currently happening on CDD property (examples: personal training, tennis instruction, swim lesson, sports instruction, etc.)
 - b. Acquiring any past agreements that the instructor has with the previous management company or the district



- c. Each is taken on a case-by-case basis according to how the district would like us to enforce
 - d. Current COI with the District's name listed as an additional insured is required
 - e. New agreement between "instructor/vendor" and Vesta which includes the revenue share agreement
 - f. Instructor and Vesta work out a schedule if we can move forward
 - g. Instructor is required to turn in all names of residents on a weekly or monthly basis along with their revenue share for tracking purposes and for us to ensure that only residents are taking the program
3. No trainers, instructors, or residents have responded to the email blast sent on 3/15/22. The amnesty period for compliance ends on April 5th.
 4. During our walk arounds of the grounds and the tennis courts, we obtained the names of two instructors/residents and are in the process of engaging them.

TENNIS COURT ACCESS CONTROL OPTIONS: We were asked to investigate options to better secure the tennis courts against unauthorized usage. Ron will provide an update at the workshop, but to enclose the tennis courts with fencing in the areas currently lacking we received a quote for \$22,000 (which we consider overly expensive and are having the vendor re-evaluate) and we have a bid to install the key card access control system for \$14,000. Once we have confidence in the quotes we will look to the Board for direction on feasibility before proceeding with multiple quotes. This enhances enforcement (random checks based on staff availability) but will still not prevent a resident from "loaning" an access control card or letting a non-resident or vendor on the courts. A reservation system (Sign Up Genius) further helps with access control, but some residents prefer first come, first serve. Both could be accommodated potentially with a hybrid system.

PROJECT UPDATE: Ron will provide a verbal update on the status of various ongoing projects as well as any other Field Operations items of interest at the meeting. A few brief highlights:

1. Motor at fountain at Beach Blvd entrance should be done by end of week 3/25/22. Once done will circulate water and then drain and pressure wash.
2. Pool repairs will be started at the same time as fountain repair.
3. 2 Tennis courts due to be done early April pending weather.

Date Added	Area	Item	Priority	Cost	Notes	Status (Not Started, In Progress, Completed)	ETC	Date Completed
12.20.21	IT	CDD Computer needs RAM			Received ...just needs installation	completed		1/3/2022
12.21.21	Vendor Invoices	Get with DM on validation Process			made copies of receipts and emailed along with financial report to Amy with the PFM	completed		1/4/2021
12.20.21	Job Descriptions	Job Descriptions			Drafted on 12.20.21. Awaiting refinement once Leland data dump is reviewed. Todd to incorporate into agreement by 1/24	Not started. Focus in 1/25/22		
12.20.21	Lifestyle	Plan events for rest of FY			Ross, Liz and Maria are meeting 12.29.21 @ 3 PM to finalize event turnover to Vesta and remaining budget for FY.	meet with Maria...Jan - Mar calendar to be done this week and sent out to residents	on going	
12.20.21	Staffing	PT Clubhouse Attendant & Event/Rental Staff	High		PT Clubhouse Attendant offered and in onboarding pipeline 12.20.22. Also have event and rental staffing lined up.	Evan currently filling weekend hours. Nikkea in hiring process for weekends. Kimberly Hopkins resent offer Nikkea Mitchell cleared and start date is 2/19/22		02/03/22
12.20.21	Pickleball	Requested by Residents			Explore options to accommodate and report out to the Board			
12.20.21	Resident Engagement	Implement QR Resident Surveying			Liz working with Todd to identify locations and flesh out surveys for each location.	QR codes set up for Amenity and Lifestyles		1/20/22
12.20.21	Resident Engagement	Amenity Website			Ross working with Vesta IT on track to launch by 3/15 (first 90 days).			
12.20.21	Pool Staffing	Finalize approach and plan for staffing (Pool Monitors vs Lifeguards)			Working on LG schedule and staffing Have an email ready to send to last years staff and also ready to get with Jackie to post a listing on Vesta	in progress; Calendar created for Spring/Summer using 2 LGs on Fri/Sat/Sun (or just Sat/Sun between Spring/Summer).		2/3/22
12.20.21	Developer Engagement	Liaison with ICI Marketing Rep			Ross to reach out to ICI marketing to understand what coordination is needed.	Meeting with scheduled for 1/7/22 with Christine		1/7/2022
12.20.21	Resident Engagement	Follow up with residents from CDD meeting that expressed interest & concerns				Printed resident list / also quotes for improvements (fencing/Access card) started 3 times a day grounds checks		
12.20.21	Resident Engagement	Resident managed social media			Liz researching "Tamaya Residents" and Tamaya Neighborhood" Facebook page to determine how best to monitor for any issues that need to be addressed.	Request sent to PFM to place on agenda for Tamaya CDD Facebook page 01/19/22		
12.20.21	Resident Engagement	Holiday hour eblast	High			completed		12/21/2021

12.20.21	Leland Turnover	Review turnover files from Leland	High			completed		02/02/22
12.20.21	Storage Areas	Organize and inventory storage areas				completed		1/11/2022
12.20.21	CDD Meetings	Resolve audio issues and have to show video/info			Liz working with Ross to research current capability. Contacted Jason Davidson also ordering swivel from AmazonTV mount released in 01/21/22	Ron to place TV on swivel/ Bracket and also move table and furniture around		
12.20.21	Policies	Review issues with Tennis Court policy and make recommendations			spreadsheet with Bartram/JCP/Heritage comparison of policies	in progress; Todd to review collected policies and incorporate into Tamaya policies		02/02/22
12.20.21	Policies	Review issues with guest policy and make recommendations			Spreadsheet with Bartram/JCP/Heritage comparison of policies Tennis monitor , key card access, fencing Todd and I to update Guest/patron policy	in progress; Todd to draft options for Tamaya		02/02/22
12.20.21	Resident Engagement	After Hours Contact Plans			Todd working with Patti (CMD) and Security vendor to determine the best approach to screening and then passing on after hours urgent requests Eblast sent to residents and phones are turned over nightly to Guard House	Got with Jake - filter afterhours calls to guard house and they call necessary contacts based on issue		01/20/22
12.20.21	Palm Court	Plan for grill donation			01/11/21 Youngs came by Tamaya Hall and would like to see the Grill available for use at functions.			
12/22/2021	Jani King				Had meeting scheduled and Ernesto did not show up. Missed 1 scheduled cleaning	completed		1/07/22
12/22/2021	kitchen Island				Granite top - needs to be cleaned and sealed	Cleaned and applied two coats of sealer		1/2/2022
12/22/2021	Palm Court	Oven			Toaster Oven - Placed in Closet across from Kitchen area in Tamaya Hall.	completed		12/22/2021
1/4/2022	New Clubs	marketing			Bridge Club - added to Calendar interest in Mahjong Club. Jan calendar out Ross finalizing through March	in progress		1/4/2022
1/3/2022	Programming Contract				cost share/programming appendix	Yoga/Zumba/FIT		
1/3/2022	current vendors				rework contracts past/present Marceil and Emma using Harness waivers and also providing class list	Completed: both are providing harness waivers and class list to office		01/18/22
1/3/2022	computer/printer				Gate house / installation New scanner in 02/0	completed. Todd installed computer/monitor. Alden installed new NVR at gym. Security cameras running.		
1/3/2022	Tek Control Training				contact Mollie for available time/date... What was the outcome??	01/12/21 at 1pm with Mollie		completed

1/3/2022	Group Fitness Room				research solutions /Door access IAS Chris Stan	in progress		
1/3/2022	Policy review for fitness center				update policy to match / signage Changed pol	in progress		
1/5/2021	E Blast to go out by Wednesday				to inform community of fitness classes and food trucks.	completed. eblast sent out 1/05/22 at 2pm		1/5/2022
1/5/2022	Policies update				for suspending residents until the next CDD meeting Policies being reviewed with JCP/Heritage/Bartram	in progress. Todd focus on 1/25/22		02/02/22
1/11/2022	Calendara of events ICI				Ross to pick up from Fast Signs will be displayed in Tamaya Hall Also one copy goes to the sales office	completed		1/12/2022
2/7/22	Gym signs for policies and policing	Gym sign (2) Tennis (1)			Ensure that sign in the gym match policies. Also provide signs directing residents to call the amenity desk. See something, say work with Mary was to streamline policies	for On-site sign Carol Hernandez Just need veribage and size for signs		
2/7/22	Final edit of district policies	Policies			approved by the board to ensure uniform age limits and guest requirments in all areas.			
2/7/22	CDD workshop to cover bond refinance	E-Blasts			Send e-blast to residents to attend the next CDD workshop to include info on refinancing the district bonds and the benefit to residents.	Ross is currently send reminders and e-blast out to resident		
2/7/22	ICI data on houses and contracts	number of homes			Continue to check with ICI monthly for total number of completed homes and homes under contract and/or construction.	in progress - sending monthly email to Jackie Ogeer(closing coordinator)		2/16/22
2/7/22	Summer LG/Pool monitors	Pool Monitors			Try to extend hours of operation beyond Fri,Sat,Sun	E-Blast, email to previous LG, Jackie/Kim advertising, Flyers in stores/businesses		
2/7/22	Trivia and Bingo	Trivia/Bingo			Ross and Liz to meet with Robert			
2/7/22	Polycom troubles/CDD agenda on TV	polycom			Mics are in , Phone line needs installation. Need laser pointer, wireless mouse control for TV			
2/7/22	Audit of Vendor Contracts/COI's	Contracts/COI			work with PFM to audit insurance for all district vendors/review terms			
2/7/22	Advance Security	Contracts/COI			Obtain a copy of AA's COI, contract, and license for staff	in progress - email sent 2/16/22		
2/7/22	Gym cleanliness	Team			increase rounds to gym and provide basic cleaning			
2/7/22	No parking at construction entrance	team			work with DM and AA security:process to tow trucks parked in area			
2/7/22	Security Cameras	team			Review cameras more. I (Liz) keep tennis courts/gym cameras on cell phone when at my desk.			



TAMAYA

BETWEEN THE CITY AND THE SEA

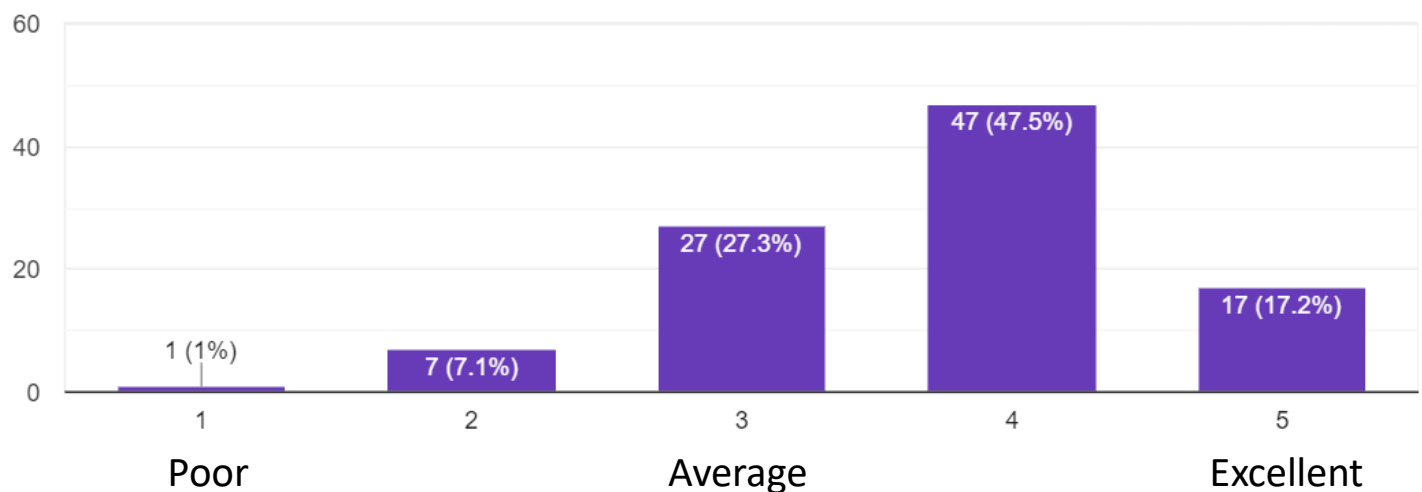
Vesta Survey Results from 1/16/2022 – 3/4/2022

In January, Vesta placed QR codes containing different surveys concerning the following categories: Amenities, Lifestyle, and Fitness.

The Vesta management team has been analyzing the following results to adjust our strategies accordingly. We will continue to collect results in hopes to better understand the communities overall wants and needs.

Please rate your overall satisfaction with the amenities in your community.

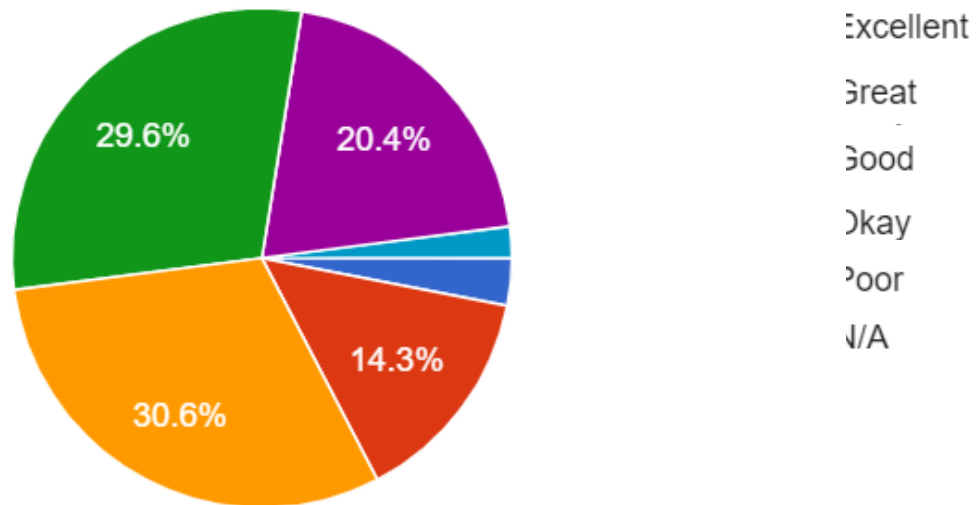
99 responses



Graphs representing cleanliness:

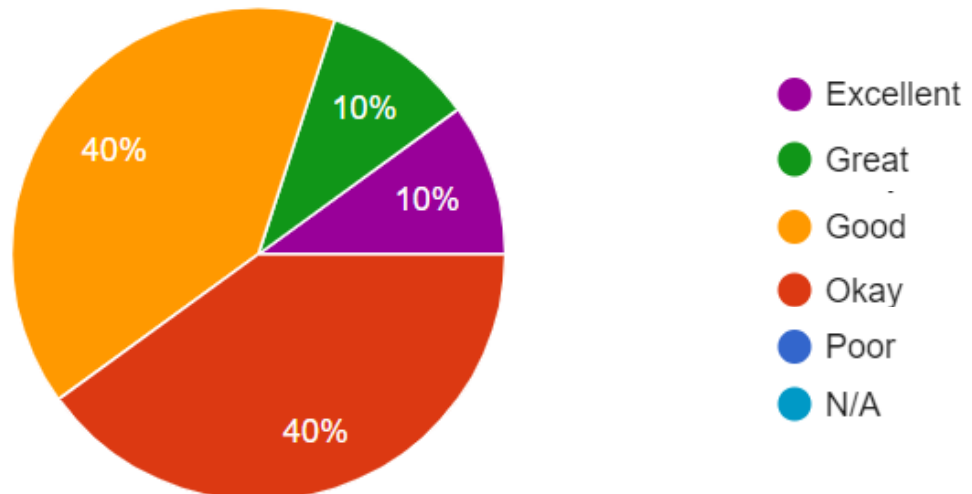
Please rate the cleanliness of the amenities.

98 responses



Please rate the cleanliness of the fitness center.

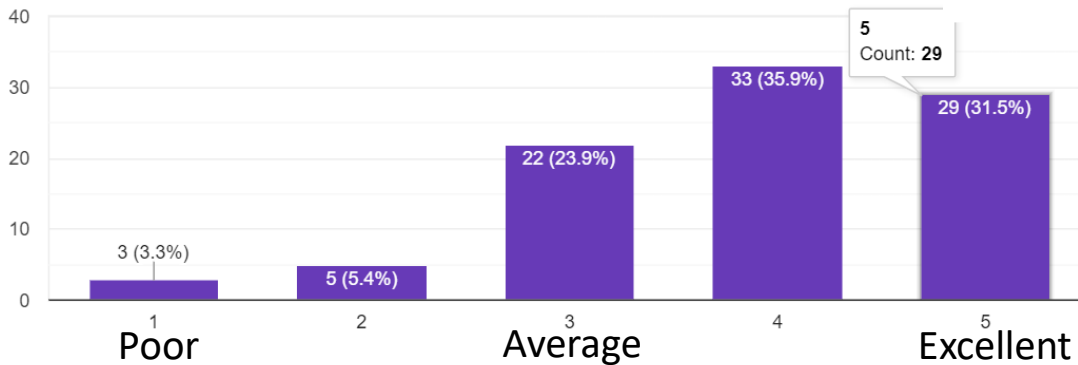
10 responses



Graph representing Vesta Staff:

Please rate the quality of service you receive from staff at your amenities.

92 responses



What does the Amenity Center staff, or management do well: 63 responses

- **Communication/Professionalism**
 - Professional
 - Vesta has shown great progress over Leland so far
 - Make you feel welcome, good with kids
 - Communicate upcoming activities
 - Answer my questions
 - Friendly and helpful
 - Keep me informed via email
 - Vesta is doing an amazing job.
 - Knowledge of facilities
 - Outstanding at listening and responding to our needs. Keep up the fabulous job.
 - Helpful, friendly and willing to answer questions
 - Helpful when asked
 - Sends out regular emails about community updates and events.
 - Very friendly and helpful
- **Cleanliness/Amenity Management**
 - Cleaning and looking out for the area.
 - Take money for parking decals when we get new cars.
 - Maintaining amenities
 - Everything is excellent
 - Fitness center equipment always in good working order
 - Planning for events
 - Promptness
 - Cleanliness
 - Activities
 - Fix all the old problems, take care of the pool, have a system to keep up with what needs to be done
 - Ron – Great
 - Keep area clean
- **Cleanliness/Amenity Management (Cont'd)**
 - Organize community events and maintain the amenities and facilities.
 - Pool seems clean
 - Gym sanitizer stations are usually stocked well.
 - Outside has been being maintained much better with the new management company (no trash seen outside recently), please clean the gym.
 - Thank goodness Vesta is here
 - Cleaning
 - Keep things orderly
 - Keeps Amenity Center clean & in working condition

What does the Amenity Center staff, or management do well: Continued

- **Too Soon to Tell**
 - Only been here short time so .. neutral response
 - Don't know the new staff
 - They're new so TBD
 - I haven't met our new staff so really can't say.
 - Too early to tell.
 - Don't know yet
 - I have not met all the new staff since the change.
 - Unknown at this early stage
 - Too early to tell
 - Haven't met the new staff yet!
 - Nothing really stands out
 - I have not communicated with them.
 - Too early to say. They just started.
 - Hard to answer since the staff continues to change.

What can staff or management improve upon? 49 responses

- Offer more inclusive events for families
 - **Solution – We have our first big family event on 3/18, will be doing at least one every other month moving forward**
- Response times/Communication
 - **Solution – Vesta has a 24 hour response time to all residents via email or phone**
 - **New website now up to assist**
 - **Sign up form on website for newsletter and blast**
- More consistent hours, clear direction on where to go for answers
 - **Solution – Website is now up and running which will have operating hours at the bottom and updated frequently.**
 - **Report a Concern now available for residents to submit to management.**
 - **Q and A going up soon**
 - **Need support from the board to funnel all questions through Vesta**
- More attention to detail, better events, create an improved sense of community like we used to have.
 - **Solution – We have already had several strong events since starting. We are doing our best to bring the community together, but we need support of everyone to make that happen.**
- The cost to use the clubhouse should not be as expensive
 - **Solution – The suggestion has been made, but Vesta will still be working on a rental room comparison to present once we are past some issues of bigger priority.**

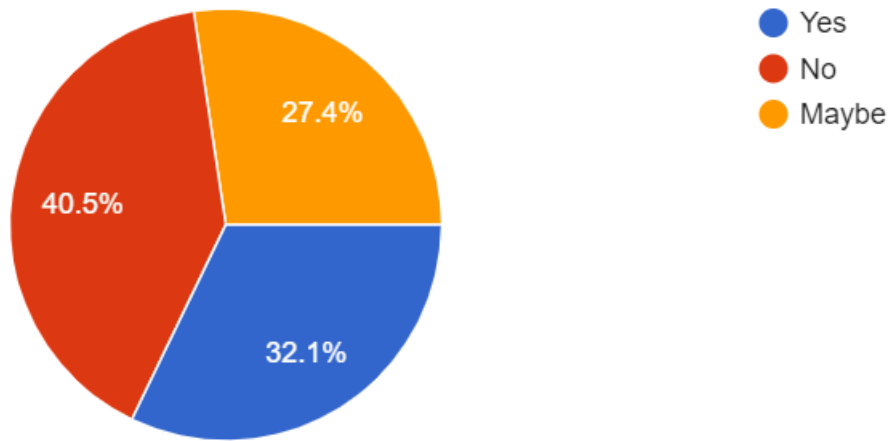
What can staff or management improve upon? Continued

- Communication of activities
 - Solution – Blasts are going out daily, newsletters are going out monthly, flyers are being posted, new website with calendar is up and running, calendar posted in the clubhouse and on bulletin boards.
- Greet and welcome newcomers to gym; tour facility to ensure resident knows what's available.
 - Solution – Increase in staffing would be needed. Difficult to do this with current number of staff, but Liz has given tours. When she does, she has to lock up the office.
- Need to enforce Tamaya covenants, policies and rules. Hold violators accountable.
 - Solution – Current policies contradict themselves. Need to be completely re-written following those policies of other successful policies.
 - Vesta is happy to enforce, but the current policies do not hold violators accountable so how can we enforce it?
- Keeping facilities clean – **6 responses**
 - Solution – Switched from Jani-king cleaning to in house cleaning on March 10th
 - Only been one week so far, time will tell
 - Solution – Ron and team focusing heavily on the fitness room (mirrors, machines, fans, air fresheners, etc)
 - Re-stocking all bathroom supplies
- Keeping non-residents out – **3 responses**
 - Solution – Multiple options were discussed with Supervisor Renn. Vesta is prepared to present to the board.
- Enforce Rules at the Gym
 - Solution – In progress
 - Fire Marshall to visit facility with Ron to change accessibility points
 - Possible funneling of residents to one or two points of entry (in discussion)

Graphs representing Lifestyle:

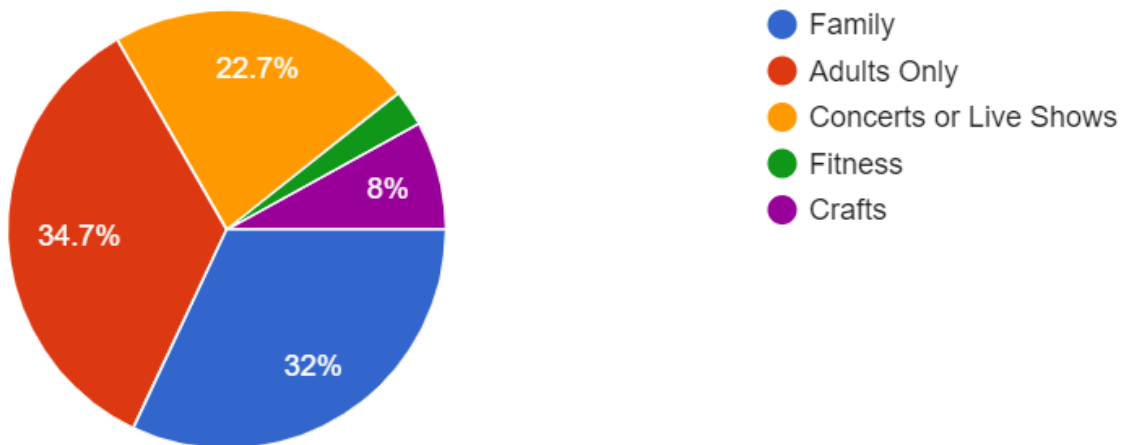
Would you or a family member participate in organized athletics if we were to provide options (soccer, soccer camp, basketball camp, tennis camp, other)?

84 responses



What type of events should we focus on more?

75 responses



What new events would you like to see? 66 responses

- More clubs
 - Solution – We will put more suggestions on the website, but ultimately it is up to residents to come forward to start them.
- Beer truck with live music events/Cocktails
 - Solution – Live music has started and will continue.
 - Beer truck is not possible in terms of selling due to no alcohol license for the property.
 - We have already had beer and wine for events which have been a great success so far and we plan on continuing.
 - Wine Tasting – On the schedule for Summer
 - Mixology – Sold out at 22 people/Very positive feedback
- Casino Night
 - Solution - On the schedule for May
- Cooking Classes
 - Solution – Have reached out to several, pricing is rather high, but we are going to try it in August
- Dog Friendly Events
 - Solution – Was recently discussed and worked out. Once or twice a year a doggy happy hour will be put on the schedule, but all dogs will need to be leashed.
- Dance Lessons
 - Solution – Already met with preferred vendor for kid’s classes. Open to looking at doing adult ballroom classes.
- Pool Parties
 - Solution - Starting in the Summer
- Trivia
 - Solution – Happening once a quarter starting next week (March 26th)
- Balance between adults only and family events – **Large number of responses**
 - Solution – Already accomplished and will continue to do a mix of both throughout the year
- Potluck/World of Nations
 - Solution – Eat around the world event on the schedule for Summer. Potlucks will be added to the calendar starting in the Summer.
- NFL/Sporting Event Watch Parties
 - Solution – We did a Super Bowl event. Was successful but not enough to justify doing it for other sporting events. Hard without a restaurant/bar.

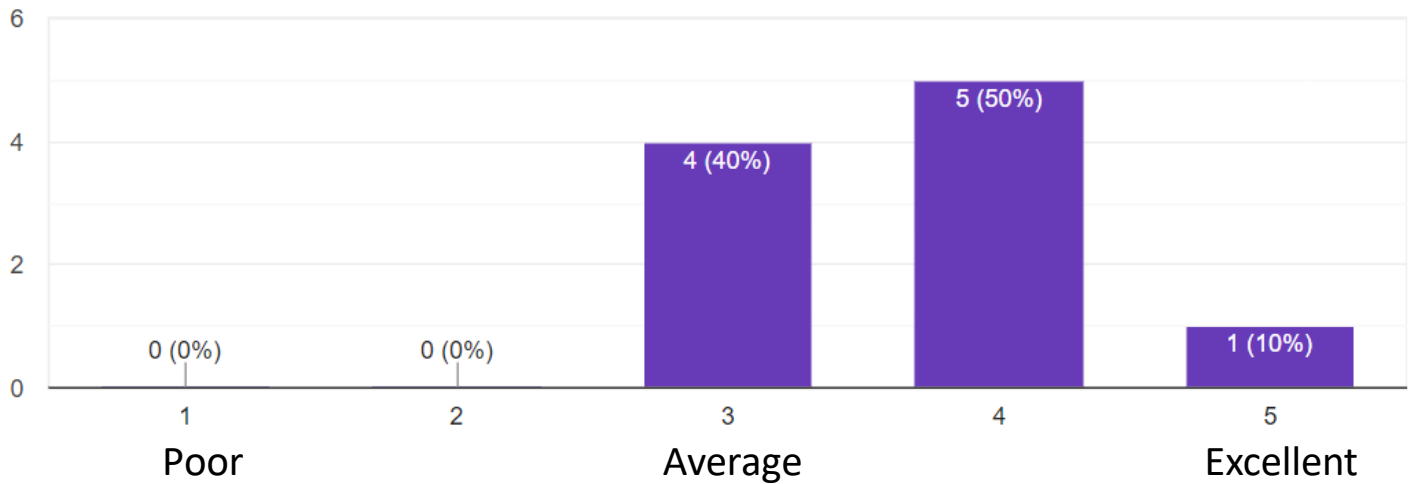
What new programs would you like to see? 58 responses

- Zumba – 8 responses
 - Solution – Free class happened. 11 attended. Program starts in April.
- Aqua Fitness/Water Aerobics – 5 responses
 - Solution – Starting in May
- Yoga – 5 responses
 - Solution – Yoga started on January 4th – Averages 6 to 7 people per class
 - Solution – If it grows, additional day or second instructor will be considered
- Swim Lessons – 4 responses
 - Solution – Starting at the end of April with Vesta’s preferred vendor
- Tennis Lessons – 5 responses
 - Solution – Vesta has a preferred vendor, but want to get further in the year and beyond current tennis issues first
- More/Other Fitness Classes – 8 responses
 - Solution – Looking into other fitness class options to bring in. Do not want to bring in too much at once.
- STEM for Kids/Teens – 5 responses
 - Solution – Vesta has tried elsewhere. Has preferred vendor, but it is very hit or miss. Open to trying later in the year.
- Other
 - Mah jong, scrabble, beading; book club, painting, arts and crafts, container gardening
 - Solution – All potential good ideas for clubs. Just need people to come forward and start. These should be run by residents, not by the CDD.
 - Include a class or personal training for weights for the proper use of the machines.
 - Solution – On-site staffed personal trainer/gym manager (currently not in budget)
 - More for teenagers.. there's nothing for ages 13-18
 - Solution – The occasional teenage event does well. Historically, programming for teenagers does not do well anywhere we manage.
 - CDD educational class - what is a CDD?
 - Solution – Will be adding this to our new website within a couple weeks.

Graphs representing Fitness:

Please rate your overall satisfaction with our fitness center.

10 responses



Please rate the quality of the equipment in the fitness center.

10 responses

