



***BEACH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
December 19, 2022
6:00 p.m.***

***Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Beach Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, December 19, 2022, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

District: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, December 19, 2022

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Call-in Number: +1 (929) 205-6099

Meeting ID: 7055714830#

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Office of Elected Supervisors & Form 1

A. Consideration & Adoption of **Resolution 2023-02**, Declaring Board Seat Vacancy from General Election [Exhibit 1](#)

B. Selection of Candidate for Seat # 2

1. Chance Wedderburn [Exhibit 2](#)

2. Ivana Gavric [Exhibit 3](#)

3. Michael Horrigan [Exhibit 4](#)

C. Seat 4 – Sheila Papelbon

D. Seat 5 – Matt Calderaro

E. Oath of Office [Exhibit 5](#)

F. Acceptance or Waiver of Compensation

G. New Supervisor Information Sheet [Exhibit 6](#)

H. Form 1 [Exhibit 7](#)

I. Review Sunshine Law & Supervisor Duties [Exhibit 8](#)

J. Consideration of Vote to Appoint Chair & Vice Chair

K. **Consideration & Adoption of Resolution 2023-03, Designating Officers** [Exhibit 9](#)

V. Task Force Report

VI. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 19, 2022 – *previously presented* [Exhibit 10](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 7, 2022 [Exhibit 11](#)

- VI. Consent Agenda – continued**
 - C. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held December 5, 2022 [Exhibit 12](#)
 - D. Consideration for Acceptance – The October 2022 Unaudited Financial Statements [Exhibit 13](#)
 - E. **Consideration for Acceptance – The November 2022 Unaudited Financial Statements** [Exhibit 14](#)
- VII. Business Items**
 - A. Consideration of Fitness Center Repair & Paint Proposal Options [Exhibit 15](#)
 - 1. Pristine Painting & Restoration - \$10,500.00
 - 2. All Weather Contractors - \$4,860.00
 - 3. MicroTech Gym
 - a. Walls Only - \$23,072.00
 - b. Walls & Ceiling - \$25,872.00
 - 4. ICI Painter
 - a. Walls & Trim - \$8,200.00
 - b. Ceiling - \$3,200.00
 - B. **Consideration of Release of Drainage Easement** [Exhibit 16](#)
 - C. Consideration of District Engineer Work Authorization No. 35 - \$2,500.00 EST. Fee [Exhibit 17](#)
 - D. Consideration of Oxi Fresh Carpet Cleaning Proposals [Exhibit 18](#)
 - 1. Grout Cleaning - \$1,221.70
 - 2. Carpet Cleaning - \$1,133.55
 - E. Consideration of Audit Committee Recommendation for Auditor
- VIII. Parking & Towing Policy Public Hearing**
 - A. Open Public Hearing
 - B. **Presentation of Parking & Towing Policy** [Exhibit 19](#)
 - C. Public Comments – *Up to 3 mins. per resident*
 - D. Close Public Hearing
 - E. Consideration & Adoption of **Resolution 2023-04**, Adopting Parking & Towing Policy [Exhibit 20](#)
- IX. Discussion Items**
 - A. Discussion of Proposed Amendment to Amenities Policies [Exhibit 21](#)
 - B. Discussion of Issue w/ PayPal
- X. Staff Reports**
 - A. Lifestyle & Field Management Report [Exhibit 22](#)
 - B. District Counsel

X. Staff Reports – continued

C. District Manager

1. Resident(s) Subject Disciplinary Action
2. Incident Management Tracker
3. Action Item Report
4. Meeting Matrix

[Exhibit 23](#)

[Exhibit 24](#)

[Exhibit 25](#)

D. District Engineer

XI. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

XII. Supervisors' Requests

XIII. Action Items Summary

XIV. Next Meeting Quorum Check: January 16th, 6:00 PM

Stephen Kounoupas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
(VACANT)	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Sheila S. Papelbon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Matt Calderaro	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Robert Renn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XV. Adjournment

EXHIBIT 1

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT NUMBER TWO ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND 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, on November 8, 2022, two (2) members of the Board of Supervisors ("**Board**") are to be elected by the "**Qualified Electors**" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seat is hereby declared vacant effective as of November 22, 2022:

Seat # 2 (held by Andy Hagan)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of Seat #2 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of

this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of December 2022.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 2

Chance Wedderburn, CPA

2801 Bastia Ct.
Jacksonville, FL 32246

904-874-6349
chancewedderburn@gmail.com

SELECTED ACCOMPLISHMENTS

- Served as a participant in Deloitte's Audit Analytics Fellowship, which fostered a learning environment for participants to enhance their analytical capabilities. In addition, participants facilitated internal tests and quality control reviews of newly developed analytical tools issued to all firm members for use across all audit engagements.
- Led and managed the evaluation and testing of various client's conformity in its implementation of ASC 606 with focus in Software Services, Financial Services, and Transportation & Logistics industries.

EXPERIENCE

Accounting & Reporting Advisory Manager
Deloitte & Touche, LLP

August 2022 – Present
Jacksonville, FL

- Be a trusted advisor to public and private clients to assist with accounting, financial reporting and internal control matters
- Provide technical accounting advice, prepare detailed calculations and manage projects such as:
 - Revenue Recognition and related costs (ASC 606 and ASC 340-40)
 - Leases
 - Current Expected Credit Losses (CECL)
 - Stock-based compensation
 - Derivatives and hedging
 - Business combinations
 - Foreign currencies
 - Equity
 - Earnings per share
 - Capitalization of internal use software and website development costs
- Assist clients with the accounting and reporting aspects of transactions including acquisitions, equity, and debt etc.
- Assist clients with all financial and reporting aspects of an IPO
- Assist clients in complying with SEC financial reporting requirements (10Ks, 10Qs and other filings)
- Assist with drafting private and public company financial statements
- Assist clients with internal controls related matter, including design, implementation, testing and remediation
- Assist clients in preparing for and completing audits, and liaising with the auditors
- Perform data analytics to assist in the above areas

Technical Accounting Manager
Black Knight Financial Services

July 2021 – August 2022
Jacksonville, FL

- General responsibility for supervising the accounting procedures of the company.
- Responsible for coordinating and supervising the development, analysis, and application of standards of an accounting unit.
- Develop accounting organizational strategies by contributing accounting and financial information, analysis, and recommendations to strategic thinking and direction; establishing functional objectives in line with organizational objectives.
- Establish accounting operational strategies by evaluating trends; establishing critical measurements; determining production, productivity, quality, and customer-service strategies; designing systems; accumulating resources; resolving problems; implementing change.
- Act as a consultant to the business divisions on the expected contract recognition based on the proposed contract structure and terms.
- Coordinate the completion of revenue footnote disclosures within quarterly and annual financial statements.
- Maintain and administer an effective control environment over the financial reporting process.

Audit Senior
Deloitte & Touche, LLP

August 2018 – June 2021
Jacksonville, FL

- Responsible for staying apprised of updated accounting standards, as well as researching guidance for appropriate accounting treatment, evaluating the client's conformity to the standards and proposing correcting entries when necessary.
- Facilitate internal and external status meetings, keeping client and the engagement team informed of progress, expectations and completion of fieldwork to ensure client service plan is met.
- Obtained a thorough understanding of business processes to document transaction flows, identify relevant risks, control weaknesses, and/or deficiencies in accordance with applicable standards.
- Experience working on clients with revenue up to ~\$3B within the Transportation & Logistics, Hospitality, Financial Services, and Technology industries.
- Supervise and provide guidance to associates and interns on audit process and methodology.
- Supervise and develop staff, providing constructive performance feedback, on the job training and mentoring career development to further stimulate productivity.
- Facilitated local trainings for first year professionals beginning their career.

Audit Senior
Pivot CPAs (BDO Alliance Member)*

June 2016 – August 2018
Ponte Vedra Beach, FL

- Experience working on clients with revenue up to ~\$700M in distribution, manufacturing, hospitality, financial institutions, construction, and real estate.
- Experience working on defined benefit plans, defined contribution plans, health and welfare plans, and state single audits.

** Experience listed above is in addition to the items listed under "Deloitte" as the roles at both firms held similarities*

Accounting Coordinator – Government Services
Crowley Maritime Co.

December 2014 – June 2016
Jacksonville, FL

Transportation & Logistics - ~\$3B in Revenue

- Monthly reporting responsibilities, such as preparation of accounts payable uploads, accrual reporting, task order and account reconciliations, adjusting and closing journal entries, payroll formatting and processing, implementation of billing controls, and contract modifications.

EDUCATION

University of North Florida
Coggin College of Business
Master of Accountancy

Jacksonville, FL
December 2018

University of North Florida
Coggin College of Business
Bachelor of Business Administration
Accounting & Finance

Jacksonville, FL
December 2016

ACCREDITATIONS

Certified Public Accountant
State of Florida
License ID: AC#55840

Active
August 2020

SKILLS

- Management and leadership experience.
- Strong public speaking and presentation skills.
- Advanced proficiency in Microsoft Office Suite.
- Working knowledge using Tableau, PowerBi, Lawson, Workday, Oracle, IDEA.

LEADERSHIP & COMMUNITY INVOLVEMENT

Mentor
City Year

August 2018 – June 2021
Jacksonville, FL

- Accepted a new mentee year over year to help guide as they transition from the City Year work program to roles that meet their goals.

Volunteer
United Way of North East Florida

August 2018 – June 2021
Jacksonville, FL

- Led the United Way Fundraiser for Deloitte – Jacksonville; raising over \$50k in our 2020 campaign.

EXHIBIT 3

Ivana Gavric

P: 904-508-7473

E: ivana1453@gmail.com

A: 12764 Costas Way

Jacksonville, FL 32246



October 14th, 2022

To the Beach CDD Board of Supervisors,

My name is Ivana Gavric and I have been a resident of the Tamaya community for over a year now. I have enjoyed residing in this community and all the amenities it has to offer.

I graduated from the University of North Florida with a bachelors in Business Management and minor in Leadership. When I was a student, I was active in extracurricular activities such as being a member of the Campus Programming Board, Student Government Association, and President of the ENC Club. When I worked for a non-profit, North Florida Land Trust, I attended board meetings and took minutes for my department.

If I were a member of the board, I can contribute my knowledge of the Tamaya community and my youthful perspective on certain topics. I have extensive knowledge in the sport of tennis and can add ideas on how to improve this amenity in our community.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,



Ivana Gavric

EXHIBIT 4

From: [Elizabeth A. Myers](#)
To: skounoupas53@gmail.com
Cc: [Mac McGaffney](#); [David C. McInnes](#); [Dana A. Harden](#)
Subject: RE: Horrigan 2952 Cassia Lane
Date: Wednesday, October 26, 2022 5:11:46 PM
Attachments: [image001.png](#)

Good afternoon,

UPDATE: Mr. Horrigan reached out to me this afternoon and express interest in the vacant board seat. Copied below is his response to an email:

Elizabeth

Many thanks for the response. I would certainly be interested to consider the Board position if the other Board members thought I could offer value to their challenges and priorities.

I will wait to hear back from you.

Best regards

Michael.

Best regards,
Elizabeth Myers
Amenity Manager



Tamaya
12778 Meritage Blvd.
Jacksonville, FL 32246
C: 904.708.3507
W: 904.329.2277
www.VestaPropertyServices.com

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From: Elizabeth A. Myers
Sent: Wednesday, October 26, 2022 1:20 PM
To: skounoupas53@gmail.com
Cc: Mac McGaffney <hmac@vestapropertyservices.com>; David C. McInnes <dmcinnes@dpfgmc.com>; Dana A. Harden <dharden@vestapropertyservices.com>
Subject: FW: Horrigan 2952 Cassia Lane

Good afternoon, Stephen

Mr. Horrigan is a new resident to Tamaya. He would like to offer his services to the community and any committees that may benefit from his knowledge and prior work experience.

Best regards,

Elizabeth Myers
Amenity Manager



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From: Michael Horrigan <michael.horrigan2016@gmail.com>
Sent: Sunday, October 16, 2022 9:41 AM
To: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Subject: Horrigan 2952 Cassia Lane

Elizabeth

Many thanks for your time on Friday to assist us with the orientation to the Tamaya Community and to finalization our move in.

As I mentioned on the day - I am now retired - but my professional life was as an Architect with both Australian and UK qualification. We have lived in the US for nearly 20 years now. My working life was International and we lived / worked in eight different countries from Asia then Middle East to Europe and of course the US.

My Architectural career tended to focus on the Construction side rather than the design side although I did win two prestigious Australian design awards post grad.

I wanted to offer my support and service to the HOA and CDD as I believe in community involvement / support in these communities.

My wife Mary and I lived in a 42 story condo on Las Olas Blvd for 15 years and we were both involved in various Committees during that time. The relevant committee experience I had relates to two different Construction and Facilities Committees to which I belonged.

The Board of my Condo asked me three years ago to Chair a new Committee to assess and deliver solutions to the aging infrastructure of our 18 year old Condo tower. Previous Boards had NOT been proactive and some serious issues were evident to even a layman so their proactive approach was predicated on initiating a program that could be funded and delivered for the benefits of ALL residents. The Surfside tragedy in Miami recently emphasized the importance of their goals.

Our role was to analyse the entire property / gauge and prioritize packages of works / present recommendations to the Board and community / interview consultants and bid the different packages / review and evaluate consultant submissions / and finally to make recommendations to the Board for award.

On this 42 story tower this scope included:

1. new public spaces (lobby / offices / bistro / library)
2. re-landscaping the podium and street frontages
3. refurbish pool / terrace / BBQ court
4. facade structure and curtain wall evaluation
5. Elevator cab (8 elevators) and equipment upgrades
6. formation of an artwork sub committee

7. fountain (4 fountains) refurbishment and repair

My final role was the scope definition / interview / evaluation and recommendation of a full time project manager to be engaged by the Board to take the \$18MM program I had assembled into delivery over the next three years - Items 1 to 4 above were completed before we left the property and the program continues.

Please let me know if there are any areas where I can support these type of issues in our new home and community. Mary and I are both aware of the challenges and pressures of these activities so remain a positive participant where useful.

Regards

Michael Horrigan

EXHIBIT 5

**BEACH
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BEACH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ____ day of _____, 2022, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of _____ Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

EXHIBIT 6

Beach
A Community Development District

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to DPGF
DPFG Management & Consulting, LLC
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-193
District Manager: David McInnes

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed \$200 per Meeting
_____. If you have elected to receive compensation
then please forward the attached payroll forms along with the New Supervisor
Information Sheet.

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____

EXHIBIT 7

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2021

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. If you will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

[Return to Agenda](#)

EXHIBIT 8

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2022

State of Florida
COMMISSION ON ETHICS

Michelle Anchors
Fort Walton Beach

Antonio Carvajal
Tallahassee

Travis Cummings
Fleming Island

Don Gaetz
Niceville

Glenton “Glen” Gilzean, Jr.
Orlando

John Grant
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Joanne Leznoff
Fernandina Beach

William “Willie” N. Meggs
Tallahassee

Jim Waldman
Fort Lauderdale

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly

were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE:

Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the

agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of

community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

Beginning January 1, 2022, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts

from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the

purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment. The Form 1 will be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS), beginning in 2023.

Beginning January 1, 2022, ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Form 6 filers will receive an emailed invitation to register for EFDMS in March 2022. Filers requiring earlier access should contact the Commission to request an invitation. Filers must maintain an updated email address in their User Profile in EFDMS.

OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file Form 1 annually will be sent the forms by mail from the Florida Commission on Ethics by June 1, 2022. Newly elected and appointed officers and employees should contact the head of their agencies for copies of the form or download the form from www.ethics.state.fl.us, as should those persons who are required to file their final financial disclosure statement within 60 days of leaving office or employment.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at

www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed

information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

EXHIBIT 9

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Beach Community Development District (hereinafter 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 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 Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Bridgett Alexander is appointed Assistant Treasurer.

SECTION 4. David McInnes is appointed Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Assistant Treasurer, Secretary, and Assistant Secretaries; however, prior appointments by the Board for Treasurer remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 19th day of December 2022.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT 10

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Beach Community Development District
5 was held on Monday, September 19, 2022 at 6:07 p.m., at 12788 Meritage Blvd., Jacksonville, Florida
6 32246, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Stephen Kounoupas	Board Supervisor, Chairman
11	Matt Calderaro	Board Supervisor, Vice Chairman
12	Robert Renn	Board Supervisor, Assistant Secretary

13 Also present were:

14	Howard McGaffney	District Manager, DPFG Management and Consulting
15	David McInnes	Assistant District Manager, DPFG Management and Consulting
16	Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17	Dana Harden	Vesta Property Services
18	Elizabeth Myers	Vesta Property Services
19	Ron Zastrocky	Vesta Property Services
20	Cindy Rosborough	Resident
21	Don Rosborough	Resident
22	Carole Repak	Resident

23 *The following is a summary of the discussions and actions taken at the September 19, 2022 Beach CDD*
24 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

27 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**
28 **items)**

29 Ms. Rosborough expressed dissatisfaction with security. Mr. Rosborough suggested installing an
30 arm at the guardhouse and closing the sidewalks. He spoke against dog waste stations. Ms. Repak
31 agreed with Ms. Rosborough’s comments on security. She asked if any consideration had been
32 taken to add an arm to the left lane on the visitor side of the entrance and designate this lane for
33 visitors and oversized vehicles.

34 **FOURTH ORDER OF BUSINESS – Management – Discussion of Amenity Rules &**
35 **Policies/Enforcements**

36 Mr. McGaffney reviewed several recent enforcement actions taken against residents for violations
37 of amenity rules and policies. Ms. Myers discussed damages that had occurred at the Fitness Center
38 that had been caused by an individual using a card that had been lost by a resident. She indicated
39 that she would ensure that the community would be reminded to inform staff if a card was lost or
40 stolen in order for the card to be deactivated. Mr. McGaffney stated that security would be further
41 discussed during the Shade Session later in the meeting.

42 **FIFTH ORDER OF BUSINESS – Task Force Report**

43 A. Exhibit 1: Landscape & Irrigation Maintenance RFP

44 This item was tabled to the next meeting.

45 B. Security Recommendations

46 Mr. McGaffney relayed that the Task Force would not recommend putting Security out for RFP if
47 Mr. Card was able to keep within the budgeted amount for 2023. In response to a question from
48 Mr. McGaffney, Mr. Haber confirmed that the Board was not required to go through the formal
49 RFP process.

50 **SIXTH ORDER OF BUSINESS – Consent Agenda**

51 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting
52 Held July 18, 2022

53 B. Exhibit 3: Consideration for Acceptance – The July 2022 Unaudited Financial Statements

54 Mr. Calderaro requested to see the financial statements monthly, regardless of whether a meeting
55 was held. He noted that the July numbers were incorrect. This item was pulled from consideration.

56 C. Exhibit 4: Consideration for Acceptance – The August 2022 Unaudited Financial Statements

57 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board approved
58 Items A and C of the Consent Agenda, for the Beach Community Development District.

59 **SEVENTH ORDER OF BUSINESS – Business Items**

60 A. Exhibit 5: Consideration & Adoption of **Resolution 2022-19**, Designating Authorized Signatures

61 Mr. McGaffney explained that this Resolution would add DPFG’s new Account Manager, the
62 Chair, and the Vice Chair as signatories.

63 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
64 adopted **Resolution 2022-19**, Designating Authorized Signatures, for the Beach Community Development
65 District.

66 B. Exhibit 6: Consideration of Community Advisors Reserve Study Proposal - \$4,900.00

67 Mr. McGaffney indicated that the District’s reserve balance was underfunded and recommended
68 that the Board approve the proposal.

69 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
70 approved the Community Advisors Reserve Study Proposal, in the amount of \$4,900.00, for the Beach
71 Community Development District.

72 C. Exhibit 7: Discussion of Demand Letter from Brentwater Place Association

73 Mr. Haber explained that a lawyer for the HOA of a neighboring community had sent a letter
74 demanding that the CDD maintain landscape growing on their side of the wall. He stated that he
75 would defer to Mr. McGaffney on his recommendation on how to proceed. Mr. McGaffney walked
76 on a proposal from Sun State to trim the vegetation on the CDD wall. He clarified that this would
77 be a one-time clean-up and that the Board would still need to make a decision on how they would
78 like to handle this matter on a long-term basis. In response to a resident comment, Mr. McGaffney
79 indicated that he did not know if the CDD owned land on the other side of the wall at this time. A
80 resident recommended that the Board speak to the lawyer about the matter. Another resident asked
81 how this would be included in the budget. Mr. McGaffney stated that this would be discussed with
82 Mr. Zastrocky.

83 Mr. Calderaro stated that he would not want to approve the proposal until the exact verbiage of
84 what roads would be included was obtained. Dr. Renn suggested approving the proposal, subject
85 to Mr. Calderaro review and approval.

86 On a MOTION by Mr. Kounoupas, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board
87 approved the Sun State Proposal, subject to the Vice Chair's review and approval, for the Beach Community
88 Development District.

89 D. Discussion of Community Enhancement Requests

90 1. Park Benches

91 Ms. Myers reviewed the proposal. Mr. Calderaro stated that he would like to obtain resident
92 feedback on the benches, to which Dr. Renn expressed agreement. A resident commented
93 on the importance of identifying optimal locations for the benches. Dr. Renn stated that he
94 would be in favor of approving the cost of the benches but indicated that he would like to
95 clarify the location of the benches before proceeding. The Board agreed to consider this
96 item during the October meeting.

97 2. Solar Stop Signs with Speeds Posted

98 Ms. Myers presented the proposal. Dr. Renn stated that he did not think there was enough
99 information provided in order for a motion to be made but agreed that there was a speeding
100 problem in the community. Mr. Calderaro indicated that he would prefer to revisit speed
101 bumps as an option.

102 A resident noted that there were ongoing costs to calibrate the requested signs. He
103 additionally cited a study in which the findings determined that speed bumps could result
104 in individuals increasing speed and could potentially affect emergency vehicles. Another
105 resident spoke against plastic speed bumps. A resident additionally suggested that the
106 Board hire off-duty law enforcement to address speeding. The Board agreed to consider
107 this item during the October meeting as a discussion item with resident input. A resident
108 suggested taking written comments from residents before the meeting. Mr. McGaffney
109 indicated that he would work with Dr. Renn on communication on this matter.

110 3. Pet Waste Stations

111 Ms. Myers reviewed the proposal. No action was taken by the Board on this request.

112 E. Exhibit 8: Consideration of Coastal Maintenance Holiday Decorations Proposal - \$5,999.60

113 Dr. Renn recalled dissatisfaction with the previous year's holiday lights. Mr. Haber offered to
114 review the proposal to ensure that the lights would be installed and taken down by the correct dates.
115 Dr. Renn expressed that he would like for vendors who had submitted proposals to attend meetings
116 to address questions and comments from the Board moving forward. The Board agreed to use all
117 white lights to match the property across the street.

118 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
119 approved the Coastal Maintenance Holiday Decorations Proposal, in an amount not to exceed \$6,000.00,
120 subject to District Counsel's review and the Chair's approval, for the Beach Community Development
121 District.

122 F. Consideration of Wayne Fire Sprinkler Maintenance Proposal – *To Be Distributed*

123 This item was tabled to the October agenda, as updated dates and pricing were needed.

124 G. Consideration of Audit Committee's Recommendations for Auditor Services

125 This item was tabled to the October agenda, as three members of Audit Committee were not present.

126 **EIGHTH ORDER OF BUSINESS – Staff Reports**

127 A. Exhibit 9: Lifestyle & Field Management Report

128 Ms. Myers presented her report and commented positively on event turnout.

129 A resident expressed frustration regarding events being at capacity. Ms. Myers explained that the
130 capacity limit was due to safety and vendor reasons. Mr. Calderaro indicated that he would work
131 with staff to create a fair system.

132 Dr. Renn requested an update on the fitness center. Mr. Zastrocky indicated that he was in the
133 process of acquiring estimates. He additionally noted that a drinking fountain had been repaired.

134 B. District Counsel

135 Mr. Haber stated that he had nothing to report.

136 C. District Manager

137 1. Unopposed Qualified Electors

138 Mr. McGaffney indicated that the process to find a resident to fill a vacant seat on the
139 Board could begin as early as October. The Board directed Mr. McGaffney to put out
140 communication on the available seat and to have interested residents attend the
141 November meeting.

- 142 • Seat 4 – Sheila Papelbon
- 143 • Seat 5 – Matthew Calderaro

144 D. District Engineer

145 The District Engineer was not present.

146 **NINTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to 3*
147 *minutes per individual)*

148 A resident requested to have Vesta resume sending email notifications for social club meetings. Dr.
149 Renn suggested having social clubs attend a meeting to pitch their club to the Board and indicated
150 that the Board could approve or deny including individual clubs in the e-blasts at their discretion.
151 Mr. Haber advised against this suggestion. Discussion ensued. Dr. Renn spoke against advertising
152 social clubs on the calendar and the e-blast due to legal concerns brought up by Mr. Haber. A
153 resident suggested charging for advertisement. No action was taken on this matter.

154 A resident commented positively on a light that had been repaired. Another resident requested the
155 itemized costs of events. Dr. Renn and Mr. Calderaro spoke in favor of this request. Mr. McGaffney
156 advised directing staff to move forward with this during Supervisor Requests if they would like to
157 have this included in the monthly report.

158 A resident brought up overspray of concrete in certain areas of the sidewalk. Mr. McGaffney
159 indicated that he would work with Mr. Zastrocky to address this.

160 A resident commented on a drainage issue in the preserve area backing up onto his property and
161 requested guidance. Mr. McGaffney requested that the resident send him an email on the matter to
162 have this addressed.

163 A resident brought up an irrigation head break. Mr. McGaffney indicated that Mr. Zastrocky would
164 determine whether this was a CDD or HOA issue.

165 **TENTH ORDER OF BUSINESS – Closed Security Session – In accordance with Sections 119.071(3)(a) and**
166 **281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District’s security**
167 **system plan. The close session is scheduled to begin at 7:30 p.m. but pay begin at any time during the Regular Meeting, and**
168 **is expected to last approximately sixty (60) minutes, but may end earlier than expected or may extend longer. When the**
169 **security system pan agenda item is discussed the public will be asked to leave. The Public will be notified that they may**
170 **return upon completion of the discussion regarding the security system plan.**

171 Mr. Haber explained the purpose of the Closed Security Session. In response to a question from
172 Mr. McGaffney, Mr. Haber recommended pausing the recording of the meeting for the session.

173 *(The Board recessed the Regular Meeting at 8:25 p.m. and reconvened at 9:24 p.m. for the purposes of*
174 *the Closed Security Session.)*

175 Upon reconvening the meeting, Mr. McGaffney looked for a motion to authorize the District
176 Manager to negotiate terms with Advanced Security at the rate of \$30.00 an hour and 18 hours per
177 week through the remainder of the Fiscal Year and Fiscal Year 2023, with the understanding that
178 this was an unbudgeted expense that may lead to a budget amendment in the future. In response to
179 a comment from Dr. Renn, Mr. McGaffney assured the Board that amenity security would be onsite
180 during high traffic hours.

181 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
182 authorized the District Manager to negotiate terms with Advanced Security at the rate of \$30.00 an hour
183 and 18 hours per week through the remainder of FY 2022 and FY 2023, for the Beach Community
184 Development District.

185 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

186 Mr. Calderaro requested to address the towing and parking policies at the next meeting. Mr. Haber
187 stated that he could draft a resolution to put the mechanism to adopt a towing policy in place but
188 clarified that he would need input from staff on the policy itself. He noted that a Public Hearing
189 would be necessary as well. Mr. McGaffney stated that he would send the towing and parking
190 policies from another District to the Board for their comments to use as a starting point.

191 Mr. Calderaro asked to have “No Fishing”, “No Swimming”, and “Watch for Alligators” signage
192 around the ponds. Mr. McGaffney directed Mr. Zastrocky to obtain proposals for signage.

193 Mr. Calderaro additionally requested to discuss the requirement of insurance for vendors at a future
194 meeting.

195 Dr. Renn asked if Mr. Calderaro had a target date for revising the amenity policies. Mr. Calderaro
196 indicated that there was no timeline set at this point in time but noted that he was working on putting
197 together a more diverse group. Mr. Calderaro requested to have a breakdown of event costs. Ms.
198 Harden indicated that lump costs could be provided in the District Manager’s report moving
199 forward.

200 **TWELFTH ORDER OF BUSINESS – Action Items Summary**

- 201 1. The District Manager will address the overspray of concrete on certain areas of the sidewalk.
- 202 2. The District Manager will work with District Counsel in respect to a parking and towing policy.
- 203 3. The District Manager will contact the District Engineer in regards to checking the drainage in the
204 preserve area.
- 205 4. The District Manager will determine the location of a broken irrigation head.
- 206 5. The District Manager will order signage for the ponds.
- 207 6. The District Manager will start to report total costs of events.

- 208 7. The District Manager will communicate vacancy on the Board and obtain resumes from interested
- 209 parties.
- 210 8. The District Manager will arrange for an on-site meeting with JSO to discuss speeding issues.
- 211 9. The District Manager will work with staff regarding sign-up method options for amenity events.
- 212 10. The District Manager will circulate Grand Haven’s parking and towing policy to the Board.

213 **THIRTEENTH ORDER OF BUSINESS – Next Month’s Agenda Items**

214 Mr. McGaffney reviewed the next month’s agenda items, including the Landscape and Irrigation
215 Maintenance RFP, Pocket Park Bench Proposal, speed control devises, Wayne Fire Sprinkler
216 proposal, Audit Committee meeting and recommendation, and the parking and towing policy.

217 Dr. Renn requested the status on another gate arm for the guest side of the entrance. Mr. McGaffney
218 indicated that the District did not have the funds to install another gate arm at this time but noted
219 that this would be included on the 12-month plan. A brief discussion ensued regarding the logistics
220 of the gate arm.

221 **FOURTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 17th, 6:00 PM**

222 Mr. Kounoupas, Mr. Calderaro, and Dr. Renn confirmed that they would be present for the meeting,
223 which would establish a quorum.

224 **FIFTEENTH ORDER OF BUSINESS – Adjournment**

225 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
226 adjourn the meeting. There being none, Mr. Kounoupas made a motion to adjourn the meeting.

227 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
228 adjourned the meeting at 9:53 p.m. for the Beach Community Development District.

229 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
230 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
231 *including the testimony and evidence upon which such appeal is to be based.*

232 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
233 **meeting held on December 19, 2022.**

234
235

Signature

Signature

Printed Name

Printed Name

236 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 11

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Beach Community Development District
5 was held on Monday, November 7, 2022 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246,
6 with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

- | | | |
|----|--|---------------------------------------|
| 10 | Stephen Kounoupas (<i>via phone</i>) | Board Supervisor, Chairman |
| 11 | Matt Calderaro | Board Supervisor, Vice Chairman |
| 12 | Robert Renn | Board Supervisor, Assistant Secretary |
| 13 | Sheila Papelbon | Board Supervisor, Assistant Secretary |

14 Also present were:

- | | | |
|----|--------------------------------|--|
| 15 | David McInnes | Assistant District Manager, DPFM Management and Consulting |
| 16 | Wes Haber (<i>via phone</i>) | District Counsel, Kutak Rock LLP |
| 17 | Dana Harden | Vesta Property Services |
| 18 | Elizabeth Myers | Vesta Property Services |
| 19 | Ron Zastrocky | Vesta Property Services |
| 20 | Andy Carroll | Resident |
| 21 | Todd Dilley | Resident |
| 22 | Chance Wedderburn | Resident |
| 23 | Ivana Gavric | Resident |
| 24 | Michael Horrigan | Resident |
| 25 | Eric Wommell | Resident |
| 26 | Walter Repak | Resident |
| 27 | Dave Putman | Resident |
| 28 | Jim Kendil | Resident |
| 29 | Elana Korsakova | Resident |

30 *The following is a summary of the discussions and actions taken at the November 7, 2022 Beach CDD*
31 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

32 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

33 The Pledge of Allegiance was recited.

34 Before moving on to the next item, Mr. McInnes stated that the Meeting Minutes for September
35 19, 2022 would be pulled from consideration due to errors. He noted that the Discussion of
36 Proposed Amendment to Amenities Policies had been mistakenly removed from the agenda and
37 looked for a motion to add this item back to the agenda.

38 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board approved
39 the addition of the Discussion of Proposed Amendment to Amenities Policies to the Agenda for the Beach
40 Community Development District.

41 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**
42 *items)*

43 Mr. Dilley spoke on concerns regarding security.

44 Mr. Carroll expressed concerns regarding rumors about the fitness center.

45 **FOURTH ORDER OF BUSINESS – Consent Agenda**

46 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting
47 Held September 19, 2022

48 Mr. McInnes reiterated that this item had been removed from consideration.

49 B. Exhibit 2: Consideration for Acceptance – The July 2022 Unaudited Financial Statements

50 It was noted that Line 24 should be changed from \$146 to \$175.

51 C. Exhibit 3: Consideration for Acceptance – The September 2022 Unaudited Financial Statements

52 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board accepted
53 Item C of the Consent Agenda, for the Beach Community Development District.

54 Following the motion, Mr. McInnes looked for a motion to accept the July 2022 Unaudited
55 Financial Statements.

56 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board accepted
57 Item B of the Consent Agenda, for the Beach Community Development District.

58 **FIFTH ORDER OF BUSINESS – Business Items**

59 A. Exhibit 4: Consideration of Wayne Fire Sprinkler Maintenance Proposal

60 1. Monitoring Services

61 2. Inspection Services

62 On a MOTION by Ms. Papelbon, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
63 approved the Wayne Fire Sprinkler Maintenance Proposal, for the Beach Community Development
64 District.

65 B. Exhibit 5: Consideration & Adoption of **Resolution 2023-01**, Towing Policy

66 Mr. McInnes noted that the timing included in the exhibit was incorrect and would need to be
67 updated. A Supervisor asked if a “No Parking” sign could be installed by the model homes. Mr.
68 Haber spoke on the CDD’s ability to enforce parking rules and towing. The Board agreed to adopt
69 the Resolution and address parking issues outside of the Amenity Center at a later time.

70 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
71 adopted **Resolution 2023-01**, Towing Policy, as amended with respect to hours, for the Beach Community
72 Development District.

73 C. Exhibit 6: Consideration of Arbitrage Rebate Services Firm Proposal Options

74 This item was withdrawn from consideration.

75 1. LLS Tax Solutions - \$550.00/ Annually

76 2. GNP Services, CPA, PA

77 a. 11/04/13 – 11/04/18 - \$3,500.00

78 b. 11/04/18 – 11/04/23 - \$2,500.00

79 D. Discussion on Security/ Roving Security

80 Mr. McInnes recalled that the Task Force had made recommendations with respect to the security
81 company's contract. Following discussion, the Board reached a consensus to allow the contract to
82 be updated with recent cost discussions. Mr. McInnes noted that additional services could be added
83 as an addendum to the contract agreement.

84 E. Monthly Task Force Update

85 There being none, the next item followed.

86 F. Discussion of Proposed Amendment to Amenities Policies

87 At the recommendation of Mr. Calderaro, the Board agreed to hold a Workshop Meeting to discuss
88 this item on December 5, 2022 at 6 p.m.

89 **SIXTH ORDER OF BUSINESS – Vacant Seat #2**

90 A. Discussion of Candidate Resumes

91 Each candidate spoke on their work history and interest in joining the Board. The candidates
92 fielded questions from the Supervisors. Mr. McInnes noted a new Supervisor would not be
93 appointed at this meeting.

94 1. Exhibit 7: Chance Wedderburn

95 2. Exhibit 8: Ivana Gavric

96 3. Exhibit 9: Michael Horrigan

97 **SEVENTH ORDER OF BUSINESS – Task Force Report**

98 A. Exhibit 10: Landscape & Irrigation Maintenance RFP – *previously presented*

99 There were no objections to the RFP being pursued with Mr. Zastrocky's map attached.

100 **EIGHTH ORDER OF BUSINESS – Staff Reports**

101 B. Exhibit 11: Lifestyle & Field Management Report

102 Ms. Myers asked for any questions on her report. Dr. Renn requested that Ms. Myers remind
103 residents to complete the Lifestyle Planning survey.

104 C. District Counsel

105 Mr. Haber stated that he had nothing to report.

106 D. District Manager

107 1. Meeting Matrix

108 Mr. McInnes briefly reviewed the Meeting Matrix.

109 E. District Engineer

110 The District Engineer was not present.

111 **NINTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**
112 *minutes per individual)*

113 Mr. Kendil commented on a number of issues, including the sprinkler system and Central Station,
114 and expressed concerns regarding a potential risk of floor damage due to weights being dropped.
115 Mr. Kendil additionally spoke on the budget.

116 Ms. Korsakova expressed concerns regarding reckless driving within the community. Dr. Renn
117 recalled that the speeding issue was discussed at the previous meeting.

118 Mr. Putnam commented on the retention pond, the budget, and the RFP for irrigation.

119 Mr. Repak asked if the CDD would be liable if an individual was injured due to the broken sidewalk
120 on Tamaya Blvd. Mr. Haber indicated that he would need to review the plat and speak with the
121 District Engineer regarding this area. Mr. McInnes requested to have an email with Mr. Haber and
122 the District Engineer's findings sent to him in order for him to distribute this information to the
123 Board. Dr. Renn stated that this matter should be considered high-priority.

124 Mr. Wommell asked if the proposed changes to the Amenities Policies would be available to the
125 community prior to the Workshop Meeting. Mr. McInnes indicated that this information would be
126 included in the agenda on the CDD website. Mr. Wommell additionally commented negatively on
127 landscape lighting.

128 **ELEVENTH ORDER OF BUSINESS – Action Items Summary**

129 Mr. McInnes reviewed the Action Items Summary, which was as followed:

- 130 1. The District Engineer will check the retention pond sediment build-up and preventative
131 maintenance issues.
- 132 2. District Counsel and the District Engineer will research the ownership of sidewalks on the west
133 side of Tamaya Blvd.

134 **TENTH ORDER OF BUSINESS – Supervisors Requests**

135 **This Order of Business was presented out of order.**

136 The Board circled back to the July 2022 Unaudited Financial Statements. Mr. Calderaro explained
137 that he had misunderstood and made a motion to accept the July 2022 Unaudited Financial
138 Statements, as amended to change \$175 to \$146.

139 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board accepted
140 the July 2022 Unaudited Financial Statements, as amended, for the Beach Community Development
141 District.

142 Following the motion, Mr. Calderaro asked if there had been any follow-up actin regarding the
143 maintenance responsibilities of a wall. Mr. Zastrocky recalled that the Board had approved cleaning
144 the wall, in the amount of \$3,200.00, at the previous meeting and noted that this was scheduled to
145 be done that week.

146 In response to an additional question from Mr. Calderaro, Mr. McInnes explained that the Reserve
147 Study would be before the Capital Reserve Study.

148 A. Exhibit 13: Discussion of Guest & Trainer Policies – Supervisor Renn

149 Dr. Renn stated that this would be discussed at the Workshop Meeting.

150 **TWELFTH ORDER OF BUSINESS – Next Month's Agenda Items**

151 This item was not discussed.

152 **FOURTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 19th, 6:00 PM**

153 Mr. Calderaro, Dr. Renn, and Ms. Papelbon confirmed that they would be present for the meeting,
154 which would establish a quorum. Mr. Kounoupas indicated that he would most likely be able to
155 attend the meeting.

156 **FIFTEENTH ORDER OF BUSINESS – Adjournment**

157 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
158 adjourn the meeting. There being none, Dr. Renn made a motion to adjourn the meeting.

159 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board adjourned
160 the meeting at 7:25 p.m. for the Beach Community Development District.

161 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
162 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
163 *including the testimony and evidence upon which such appeal is to be based.*

164 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
165 **meeting held on December 19, 2022.**

166

167

Signature

Signature

Printed Name

Printed Name

168 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 12

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop Meeting of the Board of Supervisors of the Beach Community Development District
5 was held on Monday, December 5, 2022 at 6:03 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246,
6 with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Matt Calderaro	Board Supervisor, Vice Chairman
11	Robert Renn	Board Supervisor, Assistant Secretary
12	Sheila Papelbon	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	Assistant District Manager, DPFM Management and Consulting
15	Elizabeth Myers	Vesta Property Services
16	Ron Zastrocky	Vesta Property Services
17	Jake Card	Advanced Security
18	Karen Young	Task Force Member
19	Kate Kendig	Task Force Member
20	Cindy Rosborough	Task Force Member
21	Rick Hiel	Task Force Member
22	Eric Womack	Resident
23	Pauline Drake	Resident
24	Phillip Drake	Resident
25	Mark Delahunty	Resident
26	Walter Repak	Resident
27	Dave Putman	Resident

28 *The following is a summary of the discussions and actions taken at the December 5, 2022 Beach CDD*
29 *Board of Supervisors Workshop Meeting. Audio for this meeting is available upon public records request.*

30 **SECOND ORDER OF BUSINESS – Discussion Items**

31 A. Policy Task Force Proposed Changes to Amenity Facilities Policies

32 Mr. Calderaro clarified that a decision would not be made during this meeting.

33 1. Exhibit 1: Recommendation Summary

34 Mr. Calderaro reviewed the Recommendation Summary, which included changes in
35 definitions, the Identification Card section, the Guest Policy section, the Renter Privileges
36 section, the General Amenities provisions, the Tennis Court section, the Fitness Center
37 section, the Swimming Pool section, and the Basketball section. He noted that a definition
38 for an Instructor and a policy section for Instructors had been created as well.

39 2. Exhibit 2: Proposed Changes

40 Mr. Calderaro went through a section-by-section explanation of the proposed changes to
41 the Amenity Facilities Policies. Discussion ensued regarding the non-resident annual user
42 fee. Dr. Renn requested that Mr. McInnes reach out to District Counsel to verify if the fee

43 could be higher than the range of assessments. Mr. Calderaro noted that he would
44 additionally like to confirm with District Counsel whether the section and definition of
45 Community Clubs would need to remain in the Amenity Facilities Policies.

46 Mr. Calderaro reviewed Guest and Instructor policies. It was explained that registration of
47 guests was eliminated as it was difficult to enforce. Dr. Renn indicated that he would prefer
48 not to eliminate the guest registration policy. Discussion ensued regarding the enforcement
49 of guest policies and security. Mr. Calderaro suggested requiring guests to be always
50 accompanied by a patron and to present identification upon request.

51 Mr. Calderaro listed minor changes to Renter Privileges and General Amenity Facility
52 Provisions. It was suggested to require all users of amenities to present their access and
53 identification cards upon request by Staff.

54 Mr. Calderaro reviewed the changes in Hours of Operation for the facilities. Dr. Renn
55 expressed noise concerns at night for households living near the tennis courts.

56 Mr. Calderaro noted that the number for the District Manager would need to be changed,
57 as Mr. McGaffney was no longer with the District. A consensus was reached to remove the
58 phone number from the Amenity Policies.

59 Discussion ensued regarding the policy on speakers and whether to require headphones.
60 Mr. Calderaro advised keeping the rule to require headphones but not enforcing it unless
61 the volume level was unreasonable or causing an issue. Dr. Renn indicated that he would
62 like to receive community input on this matter.

63 The Board and Staff discussed the policy to close the pools and slide every Monday for
64 routine maintenance. It was suggested to adjust the maintenance schedule to allow the
65 pools and slide to be open on holidays that fell on a Monday. Discussion ensued regarding
66 additional pool policies. It was agreed to take a community vote regarding the potential
67 designation of a lap pool to be primarily for adults, with children only to be allowed under
68 special circumstances.

69 Mr. Calderaro reviewed the section on Instructors. Following discussion, a consensus was
70 reached to not permit guests to take part in lessons. Ms. Myers spoke against the use of
71 SignUpGenius for lessons. Discussion ensued regarding Instructors enforcing District
72 rules. Mr. McInnes advised against having Instructors enforce the rules of the District.

73 The Board discussed age restrictions for the Fitness Center. Mr. Calderaro proceeded to
74 review additional changes to the Fitness Center section, which included limiting the
75 number of guests allowed, a change in hours of operation, and restriction of organized
76 activity.

77 Mr. Calderaro discussed changes to the Tennis Facility policies, which included a change
78 in which children under 14 years of age were to be accompanied by a Patron who resided
79 in the household and restrictions for court usage. Mr. Card spoke on security for the tennis
80 courts. Discussion ensued regarding the enforcement of rules and an issue of an individual
81 who had been giving tennis lessons that had not gone through the proper approval process.
82 Mr. Calderaro proceeded to review the remaining changes to the Tennis Facility policies
83 and explained that some changes had been made due to redundancy.

84 Mr. Calderaro reviewed the changes for the Basketball Facilities. Following discussion, it
85 was agreed to remove verbiage regarding half-courts and provide a maximum number of
86 10 individuals on a basketball court at a time.

87 *(The Board recessed the meeting for 5 minutes and then reconvened.)*

88 Following the recess, the Board took comments from the audience members. Comments
89 were made regarding access cards, tennis court hours and training, music speakers,
90 sign-up sheets, potential conflict with HOA policies, requirements for Instructors, access
91 control, inconsistent age restrictions, liability insurance, the thunderstorm policy for
92 tennis courts, and the number of guests allowed at the Fitness Center.

93 Mr. McInnes recommended having the Task Force review the policies and incorporate
94 input from the residents before sending the document to District Counsel for review. He
95 advised adding this to the January meeting.

96 Discussion ensued regarding the enforcement of policies regarding the unauthorized
97 individual providing tennis lessons. The Board agreed to address this matter at the next
98 meeting. Mr. McInnes provided clarification regarding the process of suspension and
99 termination of amenities privileges. He stated that he would speak with Ms. Myers and
100 District Counsel regarding sending a letter to the individual.

101 Mr. McInnes asked how the Board would like to have residents vote on policies. Mr.
102 Calderaro explained that the poll questions would be compiled by the Task Force and
103 brought back to the December meeting for the Board's review and approval. Discussion
104 ensued regarding the process for rule making, as well as the need to collect evidence in
105 order to take action against the unauthorized individual providing tennis lessons. Mr.
106 McInnes encouraged the Board to make decisions over the course of multiple meetings
107 with resident input, rather than having residents vote on the issues.

108 **THIRD ORDER OF BUSINESS – Next Meeting Quorum Check: December 19th, 6:00 PM**

109 This item was not discussed.

110 **FOURTH ORDER OF BUSINESS – Adjournment**

111 The meeting was adjourned at 9:30 p.m.

112 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
113 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
114 *including the testimony and evidence upon which such appeal is to be based.*

115 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
116 **meeting held on December 19, 2022.**

117

118

Signature

Signature

Printed Name

Printed Name

119 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 13

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

October 31, 2022

Beach CDD
Balance Sheet
October 31, 2022

	<u>General Fund</u>	<u>Debt Service 2013A</u>	<u>Debt Service 2015A</u>	<u>Construction</u>	<u>Total</u>
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 82,545	\$ -	\$ -	\$ -	\$ 82,545
3 PAYPAL ACCOUNT BU	100	-	-	-	100
4 CHECKING ACCOUNT CS	24,123	-	-	-	24,123
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 PREPAYMENT FUND	-	70,329	3,239	-	73,568
10 REVENUE FUND	-	425,895	228,233	-	654,128
11 OP REDEMPTION FUND	-	-	-	-	-
12 ACQ & CONS 2013A	-	-	-	37	37
13 ACQ & CONS 2015A	-	-	-	149	149
14 ASSESSMENTS RECEIVABLE ON-ROLL	1,402,321	798,309	366,911	-	2,567,540
15 ASSESSMENTS RECEIVABLE OFF-ROLL	-	-	-	-	-
16 DUE FROM OTHER FUNDS	-	-	-	-	-
17 PREPAID	886	-	-	-	886
18 TOTAL ASSETS	\$ 1,510,867	\$ 1,294,532	\$ 598,383	\$ 187	\$ 3,403,968
19 LIABILITIES					
20 ACCOUNTS PAYABLE	\$ 42,806	\$ -	\$ -	\$ -	\$ 42,806
21 DEFERRED REVENUE ON-ROLL	1,402,321	798,309	366,911	-	2,567,540
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 DUE TO OTHER FUNDS	-	-	-	-	-
24 OUTSTANDING CHECKS	220	-	-	-	220
25 TOTAL LIABILITIES	1,445,347	798,309	366,911	-	2,610,566
26 FUND BALANCE					
27 NONSPENDABLE					
28 PREPAID & DEPOSITS	886	-	-	-	886
29 CAPITAL RESERVES	109,319	-	-	-	109,319
30 OPERATING CAPITAL	-	-	-	-	-
31 UNASSIGNED	(44,685)	496,223	231,472	187	683,197
32 TOTAL FUND BALANCE	65,520	496,223	231,472	187	793,402
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,510,867	\$ 1,294,532	\$ 598,383	\$ 187	\$ 3,403,968

Beach CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through October 31, 2022

	FY 2023 Adopted Budget	FY 2023 Month of October	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS ON-ROLL	\$ 1,619,245	\$ -	\$ -	\$ (1,619,245)	0%
3 ASSESSMENTS OFF-ROLL	-	-	-	-	
4 INTEREST REVENUE	-	-	-	-	
5 OTHER FINANCING SOURCES	5,000	1,500	1,500	(3,500)	30%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 1,500	\$ 1,500	\$ (1,622,745)	0%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ -	\$ -	\$ (8,000)	0%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	-	-	(10,000)	0%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	-	(2,000)	0%
13 DISTRICT MANAGEMENT	42,000	3,550	3,550	(38,450)	8%
14 ENGINEERING	2,500	-	-	(2,500)	0%
15 DISSEMINATION AGENT	2,500	2,500	2,500	-	100%
16 DISTRICT COUNSEL	7,500	1,320	1,320	(6,180)	18%
17 ASSESSMENT ADMINISTRATION	5,500	458	458	(5,042)	8%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	-	-	
20 AUDIT	6,000	-	-	(6,000)	0%
21 WEBSITE	1,515	1,515	1,515	-	100%
22 LEGAL ADVERTISING	1,750	-	-	(1,750)	0%
23 DUES, LICENSES & FEES	175	-	-	(175)	0%
24 GENERAL LIABILITY INSURANCE	4,057	-	-	(4,057)	0%
25 PUBLIC OFFICIAL INSURANCE	2,895	-	-	(2,895)	0%
26 OFFICE MISCELLANEOUS	2,000	402	402	(1,598)	20%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	9,745	9,745	(88,647)	10%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	-	-	(133,553)	0%
30 PROPERTY INSURANCE	89,054	88,097	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,395	1,395	(20,205)	6%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	35,213	35,213	(367,579)	9%
33 IRRIGATION (REPAIRS)	10,000	-	-	(10,000)	0%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	23,682	23,682	(164,793)	13%
35 RIGHT OF WAY / LAKE MOWING	2,500	-	-	(2,500)	0%
36 ENTRY WATER FEATURE	7,500	-	-	(7,500)	0%
37 CARRYFORWARD REPLENISH	-	-	-	-	
38 CONTINGENCY - HURRICANE / STORM CLEAN UP	8,000	-	-	(8,000)	0%
39 COMMUNITY MAINTENANCE	8,000	761	761	(7,239)	10%
40 CAPITAL IMPROVEMENTS	39,080	-	-	(39,080)	0%
41 TOTAL FIELD EXPENSES	910,554	149,149	149,149	(761,406)	16%

42	AMENITY EXPENSES					
43	AMENITY MANAGEMENT	154,556	55	55	(154,501)	0%
44	SWIMMING POOL CHEMICALS	-	-	-	-	
45	SWIMMING POOL INSPECTION	-	-	-	-	
46	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	2,088	2,088	(19,422)	10%
47	AMENITY CLEANING	-	-	-	-	
48	AMENITY ELECTRIC/WATER AND SEWER	60,000	-	-	(60,000)	0%
49	AMENITY GATES/CONTROL ACCESS	5,000	835	835	(4,165)	17%
50	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	-	-	(1,590)	0%
51	AMENITY INTERNET/CABLE	10,000	1,707	1,707	(8,293)	17%
52	AMENITY DUES & LICENSES	850	-	-	(850)	0%
53	AMENITY SECURITY	800	-	-	(800)	0%
54	FITNESS EQUIPMENT MAINTENANCE	10,000	-	-	(10,000)	0%
55	LIFESTYLES PROGRAMMING	25,000	868	868	(24,133)	3%
56	AMENITY GAS	600	-	-	(600)	0%
57	TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	-	-	(14,500)	0%
58	LANDSCAPING MAINTENANCE OF AMENITY CENTER	68,400	-	-	(68,400)	0%
59	LANDSCAPE IMPROVEMENT	2,500	-	-	(2,500)	0%
60	AMENITY IRRIGATION (REPAIRS)	1,500	-	-	(1,500)	0%
61	PEST CONTROL	1,200	105	105	(1,095)	9%
62	AMENITY FIRE SYSTEM MONITORING	1,500	309	309	(1,191)	21%
63	ALARM	500	-	-	(500)	0%
64	TRASH COLLECTION	2,292	324	324	(1,968)	14%
65	TOTAL AMENITY EXPENSES	382,298	6,291	6,291	(376,007)	2%
66	ACCESS CONTROL /GATE HOUSE					
67	GUARD SERVICE	222,400	20,670	20,670	(201,730)	9%
68	GUARD HOUSE SUPPLIES	800	-	-	(800)	0%
69	GUARD HOUSE UTILITIES	3,800	344	344	(3,456)	9%
70	GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
71	BAR CODE EXPENSE	5,000	384	384	(4,616)	8%
72	TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,000	21,398	21,398	(211,602)	9%
73	TOTAL EXPENDITURES	\$ 1,624,245	\$ 186,582	\$ 186,582	\$ (1,437,662)	11%
74	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(185,083)	(185,083)	(185,083)	
75	OTHER FINANCING SOURCES & USES					
76	TRANSFER IN	-	-	-	-	
77	TRANSFER OUT	-	-	-	-	
78	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
79	FUND BALANCE - BEGINNING	250,603	250,603	250,603	-	
80	FUND BALANCE - ENDING	\$ 250,603	\$ 65,520	\$ 65,520	\$ (185,083)	
81	ANALYSIS OF FUND BALANCE					
82	NONSPENDABLE					
83	PREPAID & DEPOSITS	886		886		
84	CAPITAL RESERVES	109,319		109,319		
85	OPERATING CAPITAL	-		-		
86	UNASSIGNED	140,398		(44,685)		
87	TOTAL FUND BALANCE	\$ 250,603		\$ 65,520		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through October 31, 2022

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 800,640	\$ -	\$ (800,640)
3 INTEREST REVENUE	-	-	-
4 MISC. REVENUE	-	-	-
5 TOTAL REVENUE	800,640	-	(800,640)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	-	-
9 May 1, 2023	313,920	-	(313,920)
10 November 1, 2023	308,058	-	(308,058)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	175,000	-	(175,000)
13 TOTAL EXPENDITURES	796,978	-	796,978
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,663	-	(3,663)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 NET CHANGE IN FUND BALANCE	3,663	-	(3,663)
20 FUND BALANCE - BEGINNING	496,223	496,223	-
21 FUND BALANCE - ENDING	\$ 499,886	\$ 496,223	\$ (3,663)

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through October 31, 2022

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 599,980	\$ -	\$ (599,980)
3 INTEREST REVENUE	-	-	-
4 MISC. REVENUE	-	134,655	134,655
5 TOTAL REVENUE	599,980	134,655	(465,325)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	-	-
9 May 1, 2023	221,988	-	(221,988)
10 November 1, 2023	217,268	-	(217,268)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	160,000	-	(160,000)
13 TOTAL EXPENDITURES	599,255	-	599,255
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	725	134,655	133,930
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 NET CHANGE IN FUND BALANCE	725	134,655	133,930
20 FUND BALANCE - BEGINNING	96,818	96,818	-
21 FUND BALANCE - ENDING	\$ 97,543	\$ 231,472	\$ 133,930

Beach CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				295,630.02
10/01/2022	1114	Egis Insurance and Risk Advisors	FY Insurance Policy # 100122192 10/01/22-10/01/23		88,097.00	207,533.02
10/11/2022	1118	Kristin A. Robinson, MD	Refund of Deposit for rental of Pool Cabana		50.00	207,483.02
10/11/2022	100036	Advanced Security Specialist & Consulting	Invoice: T0092022A (Reference: Guard House Gate Access Management.)		8,370.00	199,113.02
10/11/2022	100037	Air Solutions Heating & Cooling Inc	Invoice: 0000094932 (Reference: Installed a new condenser fan motor, fan blade, and capacitor.		2,038.39	197,074.63
10/11/2022	100038	Integrated Access Solutions	Invoice: 0001453 (Reference: Installation of Indoor Access Point.) Invoice: 0001472 (Referen		459.89	196,614.74
10/11/2022	100039	Life Fitness	Invoice: 7173030 (Reference: Clutch Kit.)		62.45	196,552.29
10/11/2022	100040	Southeast Fitness	Invoice: 100493 (Reference: Semi-annually scheduled preventative maintenance.)		640.00	195,912.29
10/11/2022	100041	Southeastern Paper Group	Invoice: 05717495 (Reference: Supplies.)		423.90	195,488.39
10/11/2022	100042	Staples	Invoice: 8067623768 (Reference: Office Supplies.)		48.07	195,440.32
10/11/2022	100043	Sun State Nursery & Landscaping, Inc	Invoice: 7821 (Reference: Irrigation Repairs.) Invoice: 7911 (Reference: Istallation of Clock...		2,236.49	193,203.83
10/11/2022	100044	Wayne Automatic Fire Sprinklers Inc.	Invoice: 952684 (Reference: Annual Extinguisher Certification Inspection.)		352.61	192,851.22
10/14/2022	100045	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 156365 (Reference: Aluminum Drag Broom.) Invoice: 156337 (Reference: 10-S Line:		437.61	192,413.61
10/14/2022	100046	Advanced Security Specialist & Consulting	Invoice: T0092022B (Reference: Guard House Gate Access Management.) Invoice: TA009202		12,570.00	179,843.61
10/14/2022	100047	Innersync	Invoice: 20817 (Reference: Website Services.)		1,515.00	178,328.61
10/14/2022	100048	Sun State Nursery & Landscaping, Inc	Invoice: 7986 (Reference: October Landscape Maintenance.)		35,213.10	143,115.51
10/14/2022	100049	TEKWave Solutions LLC	Invoice: 5274 (Reference: Community Visitor Management Software-OCT 2022.)		295.00	142,820.51
10/14/2022	100050	The Lake Doctors, Inc.	Invoice: 36532B (Reference: Water Management Zone 1 & 2.)		1,395.00	141,425.51
10/14/2022	100051	Turner Pest Control	Invoice: 19160304 (Reference: Monthly pest control.)		104.74	141,320.77
10/14/2022	100052	Vesta Property Services	Invoice: 403326 (Reference: September Fees.)		19,605.00	121,715.77
10/14/2022	100053	VGlobal Tech	Invoice: 4366 (Reference: Email hosting.)		50.00	121,665.77
10/14/2022	101422ACH1	JEA	Service for the month of September		27,918.90	93,746.87
10/15/2022	101522ACH1	Comcast	12788 Meritace Blvd MINI MDTA 9/28/22 to 10/27/22		535.58	93,211.29
10/17/2022	1119	Dominik Guess	Refund for Rental Cancellation		200.00	93,011.29
10/17/2022	1120	Instant PhotoCube	80's Casino Night		475.00	92,536.29
10/17/2022	101722ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 9/30-10/29/22		212.20	92,324.09
10/18/2022	101822ACH1	TECO	12545 Beach Blvd - 8/19/22 - 9/20/22		37.07	92,287.02
10/20/2022			Deposit	1,749.54		94,036.56
10/21/2022	102122ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/22 - 9/18/22		17.79	94,018.77
10/22/2022	102222ACH1	Comcast	12788 Meritage Blvd. OFC 4 10/3-11/2/22		351.09	93,667.68
10/23/2022	ACH 102322	Credit Card transactions			693.49	92,974.19
10/24/2022	100054	Advanced Security Specialist & Consulting	Invoice: T0102022A (Reference: Guard House Gate Access Management.)		8,100.00	84,874.19
10/24/2022	100055	Integrated Access Solutions	Invoice: 0001945 (Reference: Service call.) Invoice: 0001950 (Reference: Service Call.) In...		900.00	83,974.19
10/24/2022	100056	Life Fitness	Invoice: 7195361 (Reference: Seat Pad.)		117.75	83,856.44
10/24/2022	100057	Southeastern Paper Group	Invoice: 05660098 (Reference: Paper Supplies.)		355.77	83,500.67
10/24/2022	100058	Staples	Invoice: 8067869974 (Reference: Office Supplies.)		400.17	83,100.50
10/26/2022	100059	Integrated Access Solutions	Invoice: 0001465 (Reference: Labor for installation, setup and testing.)		360.00	82,740.50
10/27/2022	102722ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 10/10 -11/9/22		194.35	82,546.15
10/31/2022			Service Charge		1.45	82,544.70
10/31/2022		EOM Balance		1,749.54	214,834.86	82,544.70

EXHIBIT 14

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

November 30, 2022

**Beach CDD
Balance Sheet
November 30, 2022**

	<u>General Fund</u>	<u>Debt Service 2013A</u>	<u>Debt Service 2015A</u>	<u>Construction</u>	<u>Total</u>
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 518,601	\$ -	\$ -	\$ -	\$ 518,601
3 PAYPAL ACCOUNT BU	100	-	-	-	100
4 CHECKING ACCOUNT CS	41,331	-	-	-	41,331
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 PREPAYMENT FUND	-	329	3,239	-	3,568
10 REVENUE FUND	-	114,022	6,256	-	120,278
11 OP REDEMPTION FUND	-	-	-	-	-
12 ACQ & CONS 2013A	-	-	-	37	37
13 ACQ & CONS 2015A	-	-	-	149	149
14 ASSESSMENTS RECEIVABLE ON-ROLL	1,135,103	646,207	297,000	-	2,078,310
15 ASSESSMENTS RECEIVABLE OFF-ROLL	-	-	-	-	-
16 DUE FROM OTHER FUNDS	-	152,102	69,911	-	222,013
17 PREPAID	886	-	-	-	886
18 TOTAL ASSETS	\$ 1,696,914	\$ 912,659	\$ 376,405	\$ 187	\$ 2,986,166
19 LIABILITIES					
20 ACCOUNTS PAYABLE	\$ 66,105	\$ -	\$ -	\$ -	\$ 66,105
21 DEFERRED REVENUE ON-ROLL	1,135,103	646,207	297,000	-	2,078,310
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 DUE TO OTHER FUNDS	222,013	-	-	-	222,013
24 OUTSTANDING CHECKS	220	-	-	-	220
25 TOTAL LIABILITIES	1,423,441	646,207	297,000	-	2,366,647
26 FUND BALANCE					
27 NONSPENDABLE					
28 PREPAID & DEPOSITS	886	-	-	-	886
29 CAPITAL RESERVES	109,319	-	-	-	109,319
30 OPERATING CAPITAL	-	-	-	-	-
31 UNASSIGNED	163,268	266,452	79,406	187	509,313
32 TOTAL FUND BALANCE	273,474	266,452	79,406	187	619,518
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,696,914	\$ 912,659	\$ 376,405	\$ 187	\$ 2,986,166

Beach CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance For the Period From October 1, 2021 through November 30, 2022

	FY 2023 Adopted Budget	FY 2023 Month of November	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS ON-ROLL	\$ 1,619,245	\$ 267,217	\$ 267,217	\$ (1,352,027)	17%
3 ASSESSMENTS OFF-ROLL	-	54,231	54,231	54,231	
4 INTEREST REVENUE	-	2	2	2	
5 OTHER FINANCING SOURCES	5,000	3,000	4,450	(550)	89%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 324,450	\$ 325,900	\$ (1,298,345)	20%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ 800	\$ 800	\$ (7,200)	10%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	-	-	(10,000)	0%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	-	(2,000)	0%
13 DISTRICT MANAGEMENT	42,000	3,500	7,050	(34,950)	17%
14 ENGINEERING	2,500	-	-	(2,500)	0%
15 DISSEMINATION AGENT	2,500	-	2,500	-	100%
16 DISTRICT COUNSEL	7,500	4,559	5,879	(1,622)	78%
17 ASSESSMENT ADMINISTRATION	5,500	458	917	(4,583)	17%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	-	-	
20 AUDIT	6,000	-	-	(6,000)	0%
21 WEBSITE	1,515	50	1,515	-	100%
22 LEGAL ADVERTISING	1,750	-	1,003	(747)	57%
23 DUES, LICENSES & FEES	175	-	175	-	100%
24 GENERAL LIABILITY INSURANCE	4,057	-	-	(4,057)	0%
25 PUBLIC OFFICIAL INSURANCE	2,895	-	-	(2,895)	0%
26 OFFICE MISCELLANEOUS	2,000	2	403	(1,597)	20%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	9,369	20,242	(78,151)	21%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	-	-	(133,553)	0%
30 PROPERTY INSURANCE	89,054	-	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,395	2,790	(18,810)	13%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	35,021	70,234	(332,558)	17%
33 IRRIGATION (REPAIRS)	10,000	1,923	1,923	(8,077)	19%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	-	23,682	(164,793)	13%
35 RIGHT OF WAY / LAKE MOWING	2,500	-	-	(2,500)	0%
36 ENTRY WATER FEATURE	7,500	-	-	(7,500)	0%
37 CARRYFORWARD REPLENISH	-	-	-	-	
38 CONTINGENCY - HURRICANE / STORM CLEAN UP	8,000	-	-	(8,000)	0%
39 COMMUNITY MAINTENANCE	8,000	576	1,473	(6,527)	18%
40 CAPITAL IMPROVEMENTS	39,080	-	-	(39,080)	0%
41 TOTAL FIELD EXPENSES	910,554	38,914	188,198	(722,356)	21%

42	AMENITY EXPENSES					
43	AMENITY MANAGEMENT	154,556	19,794	40,645	(113,911)	26%
44	SWIMMING POOL CHEMICALS	-	-	-	-	
45	SWIMMING POOL INSPECTION	-	-	-	-	
46	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	53	2,141	(19,369)	10%
47	AMENITY CLEANING	-	-	-	-	
48	AMENITY ELECTRIC/WATER AND SEWER	60,000	-	-	(60,000)	0%
49	AMENITY GATES/CONTROL ACCESS	5,000	180	2,076	(2,924)	42%
50	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	295	590	(1,000)	37%
51	AMENITY INTERNET/CABLE	10,000	351	1,499	(8,501)	15%
52	AMENITY DUES & LICENSES	850	-	-	(850)	0%
53	AMENITY SECURITY	800	-	-	(800)	0%
54	FITNESS EQUIPMENT MAINTENANCE	10,000	-	-	(10,000)	0%
55	LIFESTYLES PROGRAMMING	25,000	40	2,037	(22,963)	8%
56	AMENITY GAS	600	51	67	(533)	11%
57	TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	882	882	(13,618)	6%
58	LANDSCAPING MAINTENANCE OF AMENITY CENTER	68,400	-	-	(68,400)	0%
59	LANDSCAPE IMPROVEMENT	2,500	-	-	(2,500)	0%
60	AMENITY IRRIGATION (REPAIRS)	1,500	-	-	(1,500)	0%
61	PEST CONTROL	1,200	105	209	(991)	17%
62	AMENITY FIRE SYSTEM MONITORING	1,500	-	309	(1,191)	21%
63	ALARM	500	-	-	(500)	0%
64	TRASH COLLECTION	2,292	-	324	(1,968)	14%
65	TOTAL AMENITY EXPENSES	382,298	21,752	50,780	(331,518)	13%
66	ACCESS CONTROL /GATE HOUSE					
67	GUARD SERVICE	222,400	20,370	41,040	(181,360)	18%
68	GUARD HOUSE SUPPLIES	800	-	-	(800)	0%
69	GUARD HOUSE UTILITIES	3,800	194	539	(3,261)	14%
70	GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	369	(631)	37%
71	BAR CODE EXPENSE	5,000	369	384	(4,616)	8%
72	TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,000	20,933	42,331	(190,669)	18%
73	TOTAL EXPENDITURES	1,624,245	90,968	301,551	(1,322,693)	19%
74	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	233,482	24,349	24,349	
75	OTHER FINANCING SOURCES & USES					
76	TRANSFER IN	-	-	-	-	
77	TRANSFER OUT	-	-	-	-	
78	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
79	FUND BALANCE - BEGINNING	249,125		249,125	-	
80	NET CHANGE IN FUND BALANCE	-	233,482	24,349	24,349	
81	FUND BALANCE - ENDING	\$ 249,125		\$ 273,474	\$ 24,349	
82	ANALYSIS OF FUND BALANCE					
83	NONSPENDABLE					
84	PREPAID & DEPOSITS	886		886		
85	CAPITAL RESERVES	109,319		109,319		
86	OPERATING CAPITAL	-		-		
87	UNASSIGNED	138,920		163,268		
88	TOTAL FUND BALANCE	\$ 249,125		\$ 273,474		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2021 through November 30, 2022

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 800,640	\$ 152,102	\$ (648,538)
3 INTEREST REVENUE	-	2,035	2,035
4 MISC. REVENUE	-	-	-
5 TOTAL REVENUE	800,640	154,137	(646,503)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	313,908	313,908
9 May 1, 2023	313,920	-	(313,920)
10 November 1, 2023	308,058	-	(308,058)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	175,000	-	(175,000)
PRINCIPAL PREPAYMENT	-	70,000	70,000
13 TOTAL EXPENDITURES	796,978	383,908	413,070
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,663	(229,771)	(233,433)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	496,223	496,223	-
20 NET CHANGE IN FUND BALANCE	3,663	(229,771)	(233,433)
21 FUND BALANCE - ENDING	\$ 499,886	\$ 266,452	\$ (233,433)

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2021 through November 30, 2022

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 599,980	\$ 69,911	\$ (530,069)
3 INTEREST REVENUE	-	10	10
4 MISC. REVENUE	-	134,655	134,655
5 TOTAL REVENUE	599,980	204,576	(395,404)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	221,988	221,988
9 May 1, 2023	221,988	-	(221,988)
10 November 1, 2023	217,268	-	(217,268)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	160,000	-	(160,000)
13 TOTAL EXPENDITURES	599,255	221,988	377,268
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	725	(17,412)	(18,137)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	96,818	96,818	-
20 NET CHANGE IN FUND BALANCE	725	(17,412)	(18,137)
21 FUND BALANCE - ENDING	\$ 97,543	\$ 79,406	\$ (18,137)

Beach CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				295,630.02
10/01/2022	1114	Egis Insurance and Risk Advisors	FY Insurance Policy # 100122192 10/01/22-10/01/23		88,097.00	207,533.02
10/11/2022	1118	Kristin A. Robinson, MD	Refund of Deposit for rental of Pool Cabana		50.00	207,483.02
10/11/2022	100036	Advanced Security Specialist & Consulting	Invoice: T0092022A (Reference: Guard House Gate Access Management.)		8,370.00	199,113.02
10/11/2022	100037	Air Solutions Heating & Cooling Inc	Invoice: 0000094932 (Reference: Installed a new condenser fan motor, fan blade, and capacitor.		2,038.39	197,074.63
10/11/2022	100038	Integrated Access Solutions	Invoice: 0001453 (Reference: Installation of Indoor Access Point.) Invoice: 0001472 (Referen		459.89	196,614.74
10/11/2022	100039	Life Fitness	Invoice: 7173030 (Reference: Clutch Kit.)		62.45	196,552.29
10/11/2022	100040	Southeast Fitness	Invoice: 100493 (Reference: Semi-annually scheduled preventative maintenance.)		640.00	195,912.29
10/11/2022	100041	Southeastern Paper Group	Invoice: 05717495 (Reference: Supplies.)		423.90	195,488.39
10/11/2022	100042	Staples	Invoice: 8067623768 (Reference: Office Supplies.)		48.07	195,440.32
10/11/2022	100043	Sun State Nursery & Landscaping, Inc	Invoice: 7821 (Reference: Irrigation Repairs.) Invoice: 7911 (Reference: Istallation of Clock...		2,236.49	193,203.83
10/11/2022	100044	Wayne Automatic Fire Sprinklers Inc.	Invoice: 952684 (Reference: Annual Extinguisher Certification Inspection.)		352.61	192,851.22
10/14/2022	100045	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 156365 (Reference: Aluminum Drag Broom.) Invoice: 156337 (Reference: 10-S Line:		437.61	192,413.61
10/14/2022	100046	Advanced Security Specialist & Consulting	Invoice: T0092022B (Reference: Guard House Gate Access Management.) Invoice: TA009202		12,570.00	179,843.61
10/14/2022	100047	Innersync	Invoice: 20817 (Reference: Website Services.)		1,515.00	178,328.61
10/14/2022	100048	Sun State Nursery & Landscaping, Inc	Invoice: 7986 (Reference: October Landscape Maintenance.)		35,213.10	143,115.51
10/14/2022	100049	TEKWave Solutions LLC	Invoice: 5274 (Reference: Community Visitor Management Software-OCT 2022.)		295.00	142,820.51
10/14/2022	100050	The Lake Doctors, Inc.	Invoice: 36532B (Reference: Water Management Zone 1 & 2.)		1,395.00	141,425.51
10/14/2022	100051	Turner Pest Control	Invoice: 19160304 (Reference: Monthly pest control.)		104.74	141,320.77
10/14/2022	100052	Vesta Property Services	Invoice: 403326 (Reference: September Fees.)		19,605.00	121,715.77
10/14/2022	100053	VGlobal Tech	Invoice: 4366 (Reference: Email hosting.)		50.00	121,665.77
10/14/2022	101422ACH1	JEA	Service for the month of September		27,918.90	93,746.87
10/15/2022	101522ACH1	Comcast	12788 Meritage Blvd MINI MDTA 9/28/22 to 10/27/22		535.58	93,211.29
10/17/2022	1119	Dominik Guess	Refund for Rental Cancellation		200.00	93,011.29
10/17/2022	1120	Instant PhotoCube	80's Casino Night		475.00	92,536.29
10/17/2022	101722ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 9/30-10/29/22		212.20	92,324.09
10/18/2022	101822ACH1	TECO	12545 Beach Blvd - 8/19/22 - 9/20/22		37.07	92,287.02
10/20/2022			Deposit	1,749.54		94,036.56
10/21/2022	102122ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/22 - 9/18/22		17.79	94,018.77
10/22/2022	102222ACH1	Comcast	12788 Meritage Blvd. OFC 4 10/3-11/2/22		351.09	93,667.68
10/23/2022	ACH 102322	Credit Card transactions			693.49	92,974.19
10/24/2022	100054	Advanced Security Specialist & Consulting	Invoice: T0102022A (Reference: Guard House Gate Access Management.)		8,100.00	84,874.19
10/24/2022	100055	Integrated Access Solutions	Invoice: 0001945 (Reference: Service call.) Invoice: 0001950 (Reference: Service Call.) In...		900.00	83,974.19
10/24/2022	100056	Life Fitness	Invoice: 7195361 (Reference: Seat Pad.)		117.75	83,856.44
10/24/2022	100057	Southeastern Paper Group	Invoice: 05660098 (Reference: Paper Supplies.)		355.77	83,500.67
10/24/2022	100058	Staples	Invoice: 8067869974 (Reference: Office Supplies.)		400.17	83,100.50
10/26/2022	100059	Integrated Access Solutions	Invoice: 0001465 (Reference: Labor for installation, setup and testing.)		360.00	82,740.50
10/27/2022	102722ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 10/10 -11/9/22		194.35	82,546.15
10/31/2022			Service Charge		1.45	82,544.70
10/31/2022		EOM Balance		1,749.54	214,834.86	82,544.70
11/03/2022			Deposit	3,000.00		85,544.70
11/07/2022	100060	DPGF M&C	Invoice: 403568 (Reference: Dissemination Agent.) Invoice: 403505 (Reference: District Man:		6,458.33	79,086.37
11/07/2022	100061	Advanced Security Specialist & Consulting	Invoice: TA0102022 (Reference: Amenities security.) Invoice: T0102022B (Reference: Guard		11,070.00	68,016.37
11/07/2022	100062	Big Z Pool Service, LLC	Invoice: 11382 (Reference: Comp Pool, VFD Drive.)		1,970.00	66,046.37
11/07/2022	100063	Custom Pump & Controls, Inc.	Invoice: 22-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	65,896.37
11/07/2022	100064	GFL Environmental	Invoice: UG0000080959 (Reference: Nov 01/22 - Nov 30/22.)		162.01	65,734.36
11/07/2022	100065	Integrated Access Solutions	Invoice: 0002027 (Reference: BAI Barcodes Black on Black.) Invoice: 0002035 (Reference: p		1,740.01	63,994.35

11/07/2022	100066	Kutak Rock LLP	Invoice: 3126899 (Reference: General Counsel.)		1,320.00	62,674.35
11/07/2022	100067	Sun State Nursery & Landscaping, Inc	Invoice: 8275 (Reference: Irrigation Repairs.) Invoice: 8273 (Reference: Irrigation Repairs. ...		779.17	61,895.18
11/07/2022	100068	TEKWave Solutions LLC	Invoice: 102622- (Reference: VMS - November 2022.)		295.00	61,600.18
11/07/2022	100069	Turner Pest Control	Invoice: 19363970 (Reference: Commercial Pest Control.)		104.74	61,495.44
11/07/2022	100070	VGlobal Tech	Invoice: 4416 (Reference: Email hosting.)		50.00	61,445.44
11/07/2022	100071	Wayne Automatic Fire Sprinklers Inc.	Invoice: 998491 (Reference: Annual Sprinkler Inspection.)		309.38	61,136.06
11/14/2022	1121	Matthew Calderaro	BOS MTG 11/7/22		200.00	60,936.06
11/14/2022	1122	Robert Renn	BOS MTG 11/7/22		200.00	60,736.06
11/14/2022	1123	Shelia Papelbon	BOS MTG 11/7/22		200.00	60,536.06
11/14/2022	1124	Stephen Kounoupas	BOS MTG 11/7/22		200.00	60,336.06
11/16/2022	111622ACH1	JEA	Service for the month of October		23,682.22	36,653.84
11/17/2022			Deposit	187,055.02		223,708.86
11/17/2022	111722ACH1	TECO	12545 Beach Blvd - 09/21/2022 to 10/20/2022		37.08	223,671.78
11/18/2022	111822ACH1	Comcast	12788 Meritace Blvd MINI MDTA 10/28/22 to 11/27/22		534.81	223,136.97
11/21/2022	ACH11/21/22	Florida Natural Gas	Fuel and Inside FGT Z3 9/20/22 -10/20/22		15.19	223,121.78
11/21/2022	1125	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	222,946.78
11/21/2022	100072	Integrated Access Solutions	Invoice: 0002123 (Reference: Emergency Service Call.)		180.00	222,766.78
11/21/2022	100073	Game Time Game Truck, LLC	Invoice: 3014 (Reference: 2 Hour Game Truck.)		504.00	222,262.78
11/21/2022	100074	DPFG M&C	Invoice: 404412 (Reference: District Management Services.)		3,958.33	218,304.45
11/21/2022	100075	Sun State Nursery & Landscaping, Inc	Invoice: 8366 (Reference: November Landscape Maintenance.) Invoice: 8274 (Reference: Irrig		35,533.06	182,771.39
11/21/2022	100076	The Lake Doctors, Inc.	Invoice: 45252B (Reference: Water Management Zone 1 & 2.)		1,395.00	181,376.39
11/21/2022	112122ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE10/30/22 to 11/29/22		211.88	181,164.51
11/22/2022			Deposit	54,231.04		235,395.55
11/23/2022			Deposit	192.36		235,587.91
11/23/2022	ACH 112322	Credit Card transactions			1,245.71	234,342.20
11/25/2022			Deposit	284,806.31		519,148.51
11/25/2022	112522ACH1	Comcast	12788 Meritage Blvd. OFC 4 11/3/22 - 12/2/22		351.09	518,797.42
11/30/2022	113022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 11/10/22 to 12/9/22		194.35	518,603.07
11/30/2022			Service Charge		1.70	518,601.37
11/30/2022		EOM Balance		529,284.73	93,228.06	518,601.37

EXHIBIT 15



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Tamaya Beach CDD

Attn:Ron -Mgmt
10 24 22
Re:painting gym

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >cover all areas with plastic as needed
- >do a drywall punch as needed on walls
- >paint the walls /doors and trim of the gym with property supplied paint
- >clean up job site

Total Price \$4,860.00

***if ceiling is wanted painted at the same time add \$3,570.00 to the bid above**

Proposal Signed by _____ **Printed Name** _____
Thank you for your consideration
Scott Haines -C 904.402.6561

ESTIMATE

**DATE**

12/6/2022

INVOICE NO

20220612

MicroTech of North Florida11235 St. Johns Industrial Pkwy
Suite 4

Jacksonville FL 32246

Contact: Alanda Williams

Cell: 904-326-9421

Office: 904-319-2639

alanda@teammicrotech.com

Tamaya

Ron Zastrocky

12788 Meritage Blvd

Jacksonville, FL 32246

Cell: 904-577-3075

rzastrocky@vestapropertyservices.com

Scope of Work:**For amenity center**

*Estimate is good for 30 days.

ITEM**DESCRIPTION**

Painting	Match paint of the gym amenity center walls and add plexiglass for the weight area from baseboard. Walls only. Clean-up and debris haul.
-----------------	--

*Includes materials and labor.

Total	\$23,072.00
-------	-------------

I AGREE THAT SELLER RETAINS TITLE TO EQUIPMENT / MATERIALS FURNISHED UNTIL FINAL PAYMENT IS MADE. IF PAYMENT IS NOT MADE AS AGREED, SELLER CAN REMOVE SAID EQUIPMENT / MATERIALS AT SELLER'S EXPENSE. ANY DAMAGE RESULTING FROM SAID REMOVAL SHALL NOT BE THE RESPONSIBILITY OF SELLER.

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted to ~~one year~~ or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

Estimate Prepared By: Alanda Williams

Approved By: _____

Date: _____

ESTIMATE

**DATE**

12/6/2022

INVOICE NO

20220613

MicroTech of North Florida11235 St. Johns Industrial Pkwy
Suite 4

Jacksonville FL 32246

Contact: Alanda Williams

Cell: 904-326-9421

Office: 904-319-2639

alanda@teammicrotech.com

Tamaya

Ron Zastrocky

12788 Meritage Blvd

Jacksonville, FL 32246

Cell: 904-577-3075

rzastrocky@vestapropertyservices.com

Scope of Work:**For amenity center**

*Estimate is good for 30 days.

ITEM**DESCRIPTION**

Painting	Match paint of the gym amenity center walls and add plexiglass for the weight area from baseboard. Walls and ceiling. Clean-up and debris haul.
-----------------	---

*Includes materials and labor.

Total	\$25,872.00
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I AGREE THAT SELLER RETAINS TITLE TO EQUIPMENT / MATERIALS FURNISHED UNTIL FINAL PAYMENT IS MADE. IF PAYMENT IS NOT MADE AS AGREED, SELLER CAN REMOVE SAID EQUIPMENT / MATERIALS AT SELLER'S EXPENSE. ANY DAMAGE RESULTING FROM SAID REMOVAL SHALL NOT BE THE RESPONSIBILITY OF SELLER.

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted to ~~one year~~ or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

Estimate Prepared By: Alanda Williams

Approved By: _____

Date: _____

From: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

Sent: Monday, December 5, 2022 3:57 PM

To: Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

Subject: ICI painter

Estimate to Beach CDD

Interior walls and trim painted labor and materials \$8200

Interior ceilings painted labor and materials \$3200

Thanks sir let me know

EXHIBIT 16

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

J. Andrew Hagan, Esquire
2379 Beville Road
Daytona Beach, FL 32119

For Recording Purposes Only

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT (this “Release”) is made to be effective as of _____, 2022, by **BEACH COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose government established pursuant to the **Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes**, whose address is 12051 Corporate Blvd., Orlando, Florida 32817 (hereinafter referred to as the “OWNER”).

WITNESSETH:

WHEREAS, the Owner has certain duties and responsibilities to operate and maintain drainage easement areas within the community known as Bella Nika at Tamaya Phase 1 and in connection with these duties and obligations, the Owner has retained certain easement rights over residential lots within the Bella Nika at Tamaya Phase 1 community.

WHEREAS, the Owner has retained a Drainage, Access & Maintenance Easement (the “Easement”) over certain land (the “Easement Premises”) all as described in the following instrument of record, to wit:

Bella Nika at Tamaya Phase 1 Plat Map as recorded in Plat Book 69, Page 33, Public Records of Duval County, Florida.

WHEREAS, the Easement Premises lies within that certain residential lot described as follows and referred to herein as “Lot 18” more particularly described in Exhibit “A” attached hereto:

WHEREAS, the Owner desires to release from the Easement a portion of the Easement Area consisting of an approximately 10’ strip running from the north border to the south border of Lot 18 more specifically described as follows (the “Released Portion”) see Exhibit “B” attached hereto.

WHEREAS, the Owner desires that, except for the Released Portion, the Easement shall remain in full force and effect and shall continue to encumber the remainder of the Easement Premises.

NOW, THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner does

hereby **RELEASE, RELINQUISH AND QUITCLAIM** unto the lawful owner of Lot 50, all of the Owner's right, title and interest in and to the Released Portion, and such released portion shall be released from and unburdened by the Easement.

Except for the Released Portion, the Easement shall remain in full force and affect and shall continue to burden the remainder of the Easement Premises in accordance with its terms.

IN WITNESS WHEREOF, Owner and the Association have caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence:

OWNER:

Name: _____
Print Name: _____

BEACH COMMUNITY DEVELOPMENT
DISTRICT

Name: _____
Print Name: _____

By: _____
Print Name: _____

Chair/Vice Chair

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, Chairman of Beach Community Development District, who [] is personally known to me or [] has produced _____ as identification.

Print or Stamp Name:
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 18, Bella Nika at Tamaya Phase 1, according to the plat thereof recorded in Plat Book 69, Page 33, public records of Duval County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTION

(Released Portion)

October 25, 2022

Work Order No. 20-060.01
File No. 129B-30.01A

Easement Release 1

A portion of Lot 77, as depicted on Isabella at Tamaya Phase 2, recorded in Plat Book 76, pages 147 through 157, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Lot 77; thence North $18^{\circ}31'49''$ East, along the Westerly line of said Lot 77, a distance of 123.45 feet to a point lying on the Southerly right of way line of Laurel Bay Drive, a 60 foot right of way as presently established; thence Easterly, along said Southerly right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 130.00 feet, through a central angle of $06^{\circ}40'37''$, an arc length of 15.15 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $63^{\circ}38'40''$ East, 15.14 feet.

From said Point of Beginning, thence continue Easterly along said Southerly right of way line and along the arc of a curve concave Northerly having a radius of 130.00 feet, through a central angle of $01^{\circ}19'31''$, an arc length of 3.01 feet to a point lying on the Easterly line of that certain 36 foot private drainage easement, as depicted on said Isabella at Tamaya Phase 2, said arc being subtended by a chord bearing and distance of South $67^{\circ}38'44''$ East, 3.01 feet; thence South $18^{\circ}31'49''$ West, along said Easterly line and along a non-tangent line, 122.26 feet to a point lying on the Northerly line of Tract "B", as depicted on said Isabella at Tamaya Phase 2; thence Westerly along the arc of a non-tangent curve concave Northerly having a radius of 255.00 feet, through a central angle of $00^{\circ}40'28''$, an arc length of 3.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $69^{\circ}44'12''$ West, 3.00 feet; thence North $18^{\circ}31'49''$ East, departing said Northerly line and along a non-tangent line, 122.37 feet to the Point of Beginning.

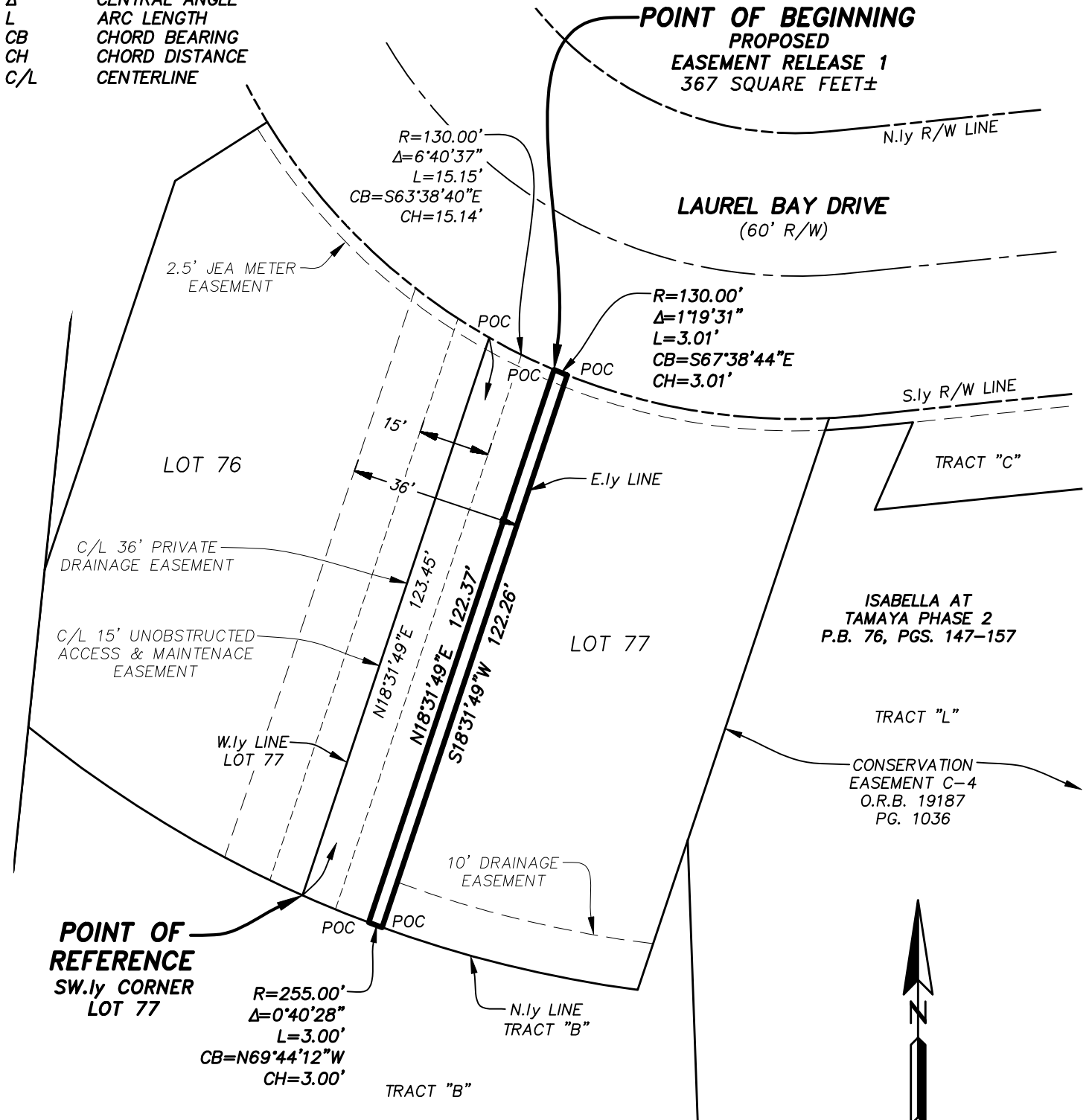
Containing 367 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF LOT 77, AS DEPICTED ON ISABELLA AT TAMAYA PHASE 2,
RECORDED IN PLAT BOOK 76, PAGES 147 THROUGH 157,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

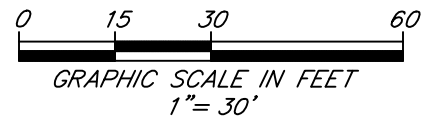
LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
POC POINT ON CURVE
R RADIUS
 Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C/L CENTERLINE



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF LOT 77 AS BEING NORTH $18^{\circ}31'49''$ EAST.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=30'
DATE: OCTOBER 25, 2022

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

Approved 2/9/21
Date
City Engineer
for Director of Public Works
Approved 2/8/21
Date
Hamm H. W. a
for General Counsel

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 147
SHEET 1 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 27 and 34, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Tract "B" as depicted on the plat of Bella Nika At Tamaya Phase 1, as recorded in Plat Book 69, pages 33 through 48 of the current Public Records of said county, said corner lying on the Northerly line of Bella Nika At Tamaya Phase 2, as recorded in Plat Book 69, pages 27 through 32 of said current Public Records; thence South 89°52'01" West, along said Northerly line, 639.68 feet to the Point of Beginning.

From said Point of Beginning; thence continue South 89°52'01" West along said Northerly line and its Westerly prolongation, 1198.40 feet; thence North 00°45'10" West, 1140.34 feet to the Southerly line of Redhawk, as recorded in Plat Book 69, pages 176 through 181 of said current Public Records; thence Easterly and Northerly along the Southerly and Easterly lines of said Redhawk, the following 6 courses: Course 1, thence North 89°43'39" East, 17.13 feet; Course 2, thence North 41°28'10" East, 233.32 feet; Course 3, thence North 05°56'57" East, 269.81 feet to a non-tangent point on a curve concave Westerly having a radius of 9814.04 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 02°05'33", an arc length of 351.13 feet to a non-tangent point, said arc being subtended by a chord bearing and distance of North 00°44'54" East, 351.11 feet; Course 5, thence North 00°07'19" East, 602.63 feet to the Northeast corner of said Redhawk; thence North 89°50'08" East, 1385.15 feet; Course 6, thence North 89°49'34" East, 174.43 feet to a point lying on the Westerly line of Bella Nika At Tamaya Phase 3, as recorded in Plat Book 72, pages 83 through 96 of said current Public Records; thence South 06°30'39" East, along the Westerly line of said Bella Nika At Tamaya Phase 3 and also along the Westerly line of Bella Nika At Tamaya Phase 2, as recorded in Plat Book 70, pages 122 through 129 of said current Public Records, 646.70 feet; thence North 86°50'40" West, departing said Westerly line, 298.37 feet; thence North 86°33'03" West, 60.00 feet; thence North 86°50'40" West, 259.89 feet; thence South 10°11'15" East, 274.26 feet; thence South 00°04'44" West, 28.16 feet; thence South 85°43'29" West, 210.93 feet; thence South 88°26'07" West, 60.08 feet; thence South 85°18'45" West, 130.00 feet to a point on a curve concave Westerly having a radius of 265.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°55'56", an arc length of 59.81 feet, said arc being subtended by a chord bearing and distance of South 01°46'43" West, 59.69 feet; thence North 78°06'26" West, 67.15 feet; thence South 11°53'34" West, 137.35 feet; thence South 78°05'26" East, 9.71 feet to the point of curvature of a curve concave Northerly having a radius of 1038.00 feet; thence Easterly along the arc of said curve, through a central angle of 01°29'16", an arc length of 26.95 feet, said arc being subtended by a chord bearing and distance of South 78°51'04" East, 26.95 feet; thence North 07°54'49" West, 594.10 feet; thence North 89°52'43" East, 175.00 feet; thence South 00°07'41" East, 129.34 feet to a point on a curve concave Northwesterly having a radius of 35.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 48°17'57", an arc length of 25.61 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 55°25'53" East, 28.73 feet; thence Northwesterly along the arc of a curve concave Southeasterly having a radius of 330.00 feet, through a central angle of 20°33'27", an arc length of 118.40 feet, said arc being subtended by a chord bearing and distance of North 41°28'38" East, 117.77 feet; thence South 38°14'39" East, 60.00 feet to a point on a curve concave Southeasterly having a radius of 270.00 feet, said arc being subtended by a chord bearing and distance of South 34°09'28" West, 163.26 feet; thence South 73°26'25" East, 150.43 feet; thence South 44°41'54" East, 169.44 feet; thence South 00°07'41" East, 458.71 feet to the Point of Beginning.

Containing 63.68 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Tamaya Loan Acquisition, LLC, a Florida limited liability company and Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes ("Owners"), are the fee simple owners of the lands described in the caption hereon known as ISABELLA AT TAMAYA PHASE 2, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

All rights of way and Tract "A" (Common Area), Tracts "C", "D", "E", "F", "H" and "I" (Open Space), Tract "B" (Stormwater Management Facility), Tracts "G", "J" and "O" (Park), Tracts "K", "L" and "M" (Conservation Area) and Tract "N" (Drainage Tract) shown on this plat are hereby granted, bargained and conveyed in fee simple to Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes.

All unobstructed maintenance, access and drainage easements, unobstructed access easements, unobstructed access and maintenance easements, and drainage easements shown on this plat are hereby irrevocably and without reservation dedicated to Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, its successors and assigns, and shall remain privately owned and the sole and exclusive property of Beach Community Development District, its successors and assigns. Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-exclusive easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibility of which shall be those of the Owner, its successors and assigns.

Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

The undersigned Owners, their successors and assigns, hereby grants to the present and the future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authority of the law, United States postal carriers, representatives of the utilities, cable, telecommunication companies and cable service companies authorized by Owners, their successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across said private rights of way. Owners, their successors and assigns hereby reserve and shall have the sole and absolute right at any time with the consent of the City of Jacksonville, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

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

Witness
Mik Veazey
Print Name

Witness
Terry Martin
Print Name

By
Chris White
Chairman of the Board of Supervisors

ADOPTION AND DEDICATION (continued)

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. An easement for the installation, repair, service and maintenance of water, water reuse and sewer utility systems on, over, across, under and through the private right of ways shown hereon is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as "JEA Meter Easements" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

The Owners, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easement over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

The Owners do hereby reserve to themselves, its successors and assigns, an easement for ingress and egress over any easements shown on this plat.

Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

In witness whereof, the undersigned Owners have executed this plat on the 26 day of January, 2021.

OWNER: TAMAYA LOAN ACQUISITION, LLC
a Florida limited liability company

Witness
Nicole Keedy
Print Name

Witness
Carrie Janssen
Print Name

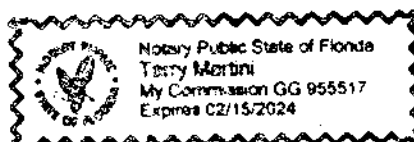
By
Morteza Hosseini-Kargar
President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 29 day of January, 2021, by Chris White, Chairman of the Board of Supervisors of Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is personally known to me or who has produced Florida State ID as identification.

Terry Martin
Notary Public, State of Florida
Printed Name

My Commission Expires 2/20/21
Commission Number GG 955517

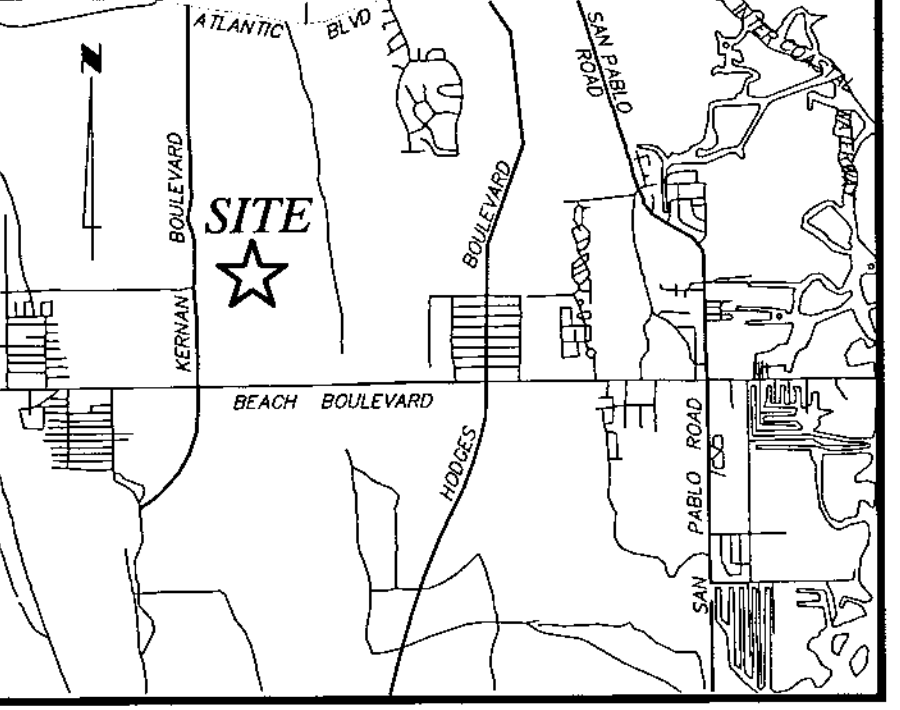
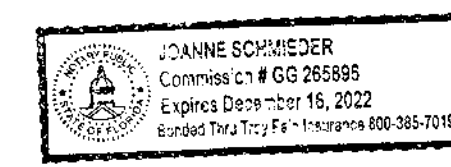


STATE OF FLORIDA, COUNTY OF ~~DUVAL~~ Volusia

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 30 day of January, 2021, by Morteza Hosseini-Kargar, President of Tamaya Loan Acquisition, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

Joanne Schmieder
Notary Public, State of Florida
Printed Name

My Commission Expires 12/16/2023
Commission Number GG 265896



VICINITY MAP
(NOT TO SCALE)

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

John Pappas, P.E.
Director of Public Works

Date 2/10/21

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 76 pages 147 of the Public Records of Duval County, Florida, this 10th day of February, 2021.

Jody Phillips
Jody Phillips, Clerk of the Circuit Court

Eduard Chastas
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9th day of February, 2021.

Danny S. Wheel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed the 1st day of FEBRUARY, 2021.

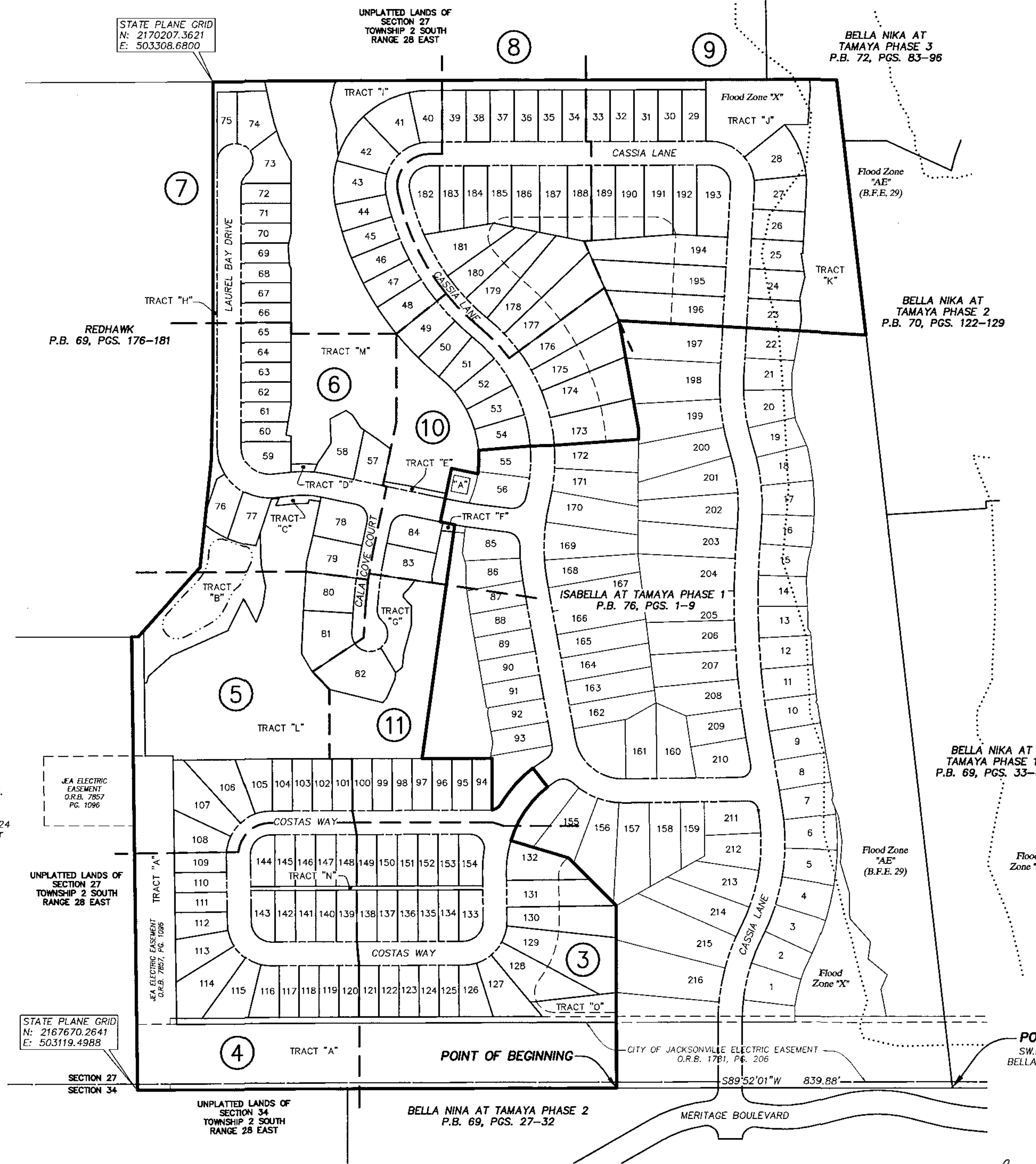
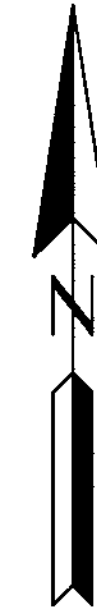
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

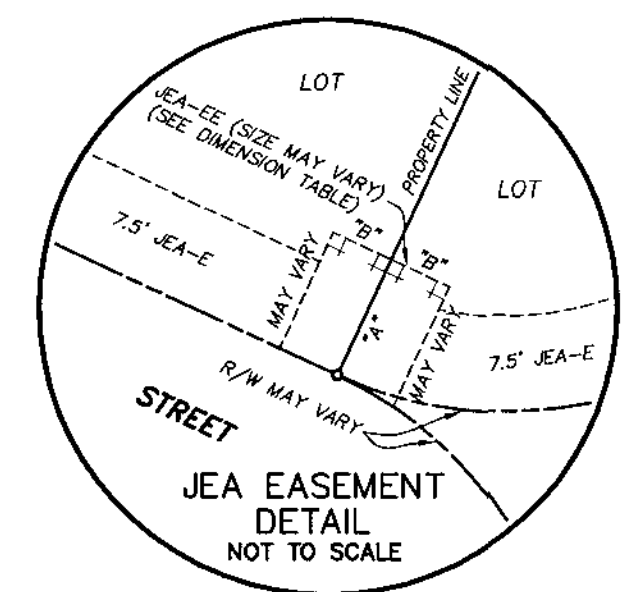
ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



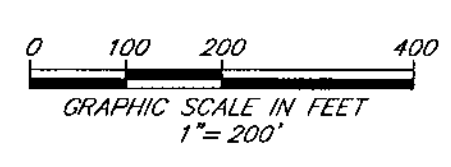
- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
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 - B.F.E. BASE FLOOD ELEVATION
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ⊞ DENOTES VEGETATED/NATURAL UPLAND BUFFER

- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Bella Nina at Tamaya Phase 2 as being South 89°52'01" West.
 - NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control:
 - Station "KREG" (Jacksonville 2) coordinates:
 - N 2182506.373 E 493662.930
 - Coordinate Datum: State Plane values reference Florida East Zone.
 - North American Datum 1983 (2011) and are in U.S. survey feet.
 - The easements shown hereon and designated as unabstracted easements shall remain totally unabstracted by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items. The easements shown hereon and designated as unabstracted/access easements, shall remain totally unabstracted by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - Tracts "K", "L" and "M" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - The lands shown hereon lie within Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29') as depicted on the Flood Insurance Rate Map (FIRM) Community Number: 120072, Map Number: 1203100411J, Panel Number 0411, Suffix J, dated November 2, 2018, (NAVD 1988). The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.



JEA DIMENSION TABLE

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



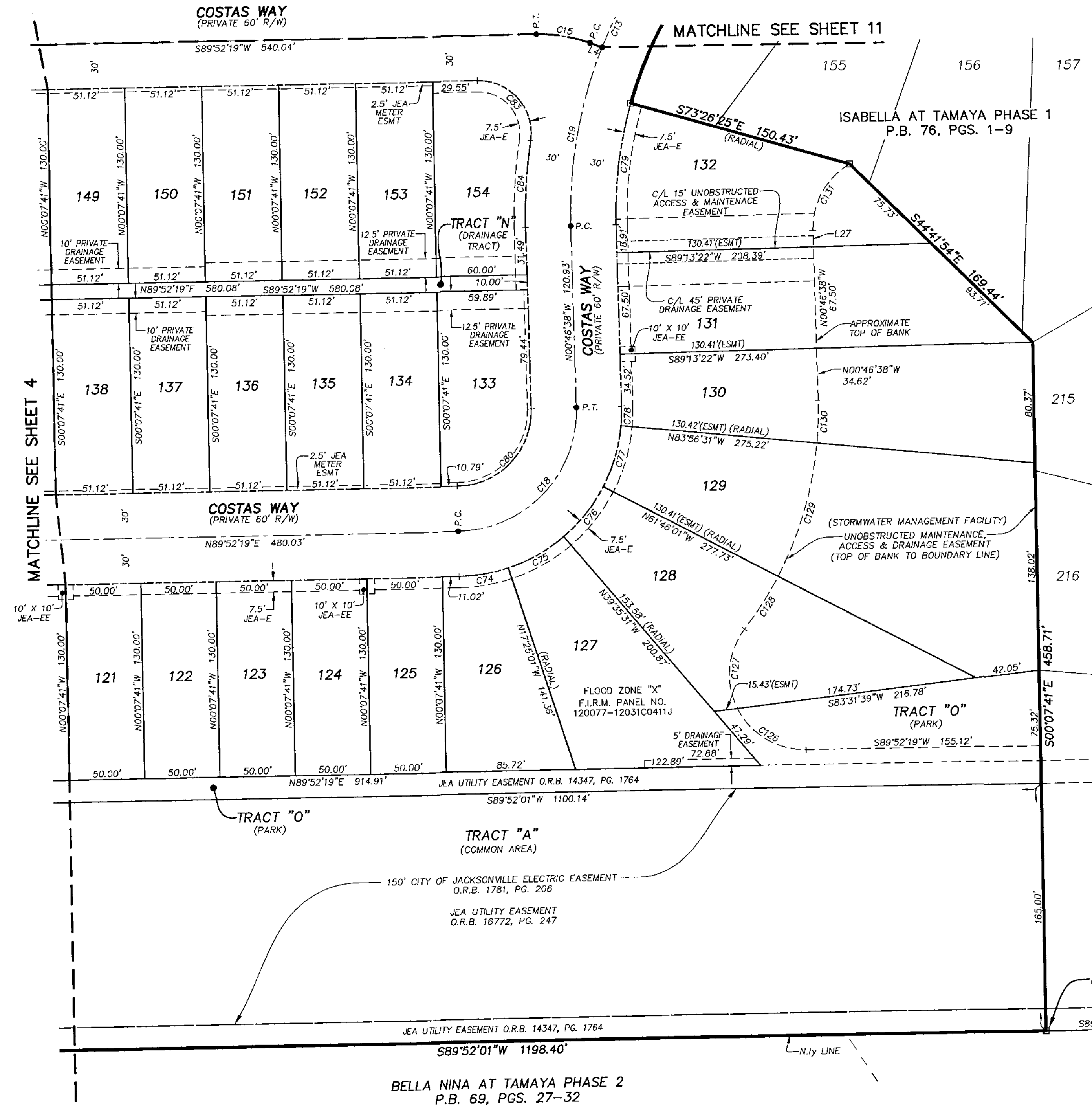
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

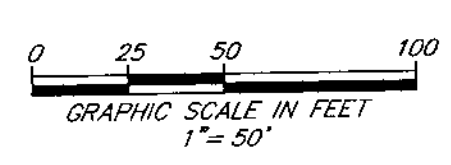


LINE	BEARING	LENGTH
L4	N69°15'56"W	8.46'
L27	N00°46'38"W	10.98'

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C13	300.00'	52°31'59"	275.06'	S25°29'22"W 265.53'
C15	100.00'	20°51'45"	36.41'	N79°41'49"E 36.21'
C18	80.00'	90°38'57"	126.57'	N44°32'50"E 113.78'
C19	300.00'	23°13'51"	121.64'	S10°50'17"W 120.80'
C74	110.00'	17°17'20"	33.19'	N81°13'39"E 33.07'
C75	110.00'	22°10'30"	42.57'	N81°29'44"E 42.31'
C76	110.00'	22°10'30"	42.57'	N39°19'14"E 42.31'
C77	110.00'	22°10'30"	42.57'	N17°08'44"E 42.31'
C78	110.00'	6°50'07"	13.12'	N02°38'26"E 13.12'
C79	270.00'	17°20'13"	81.70'	S07°53'28"W 81.39'
C80	50.00'	90°38'57"	79.11'	N44°32'50"E 71.11'
C83	35.00'	99°25'28"	60.74'	N40°24'57"W 53.40'
C84	330.00'	10°04'26"	58.02'	S04°15'35"W 57.95'
C126	50.00'	64°10'15"	56.00'	S58°02'34"E 53.12'
C127	50.00'	64°10'15"	56.00'	S06°07'41"W 53.12'
C128	240.00'	9°57'17"	41.70'	N33°14'10"E 41.65'
C129	240.00'	22°12'49"	93.05'	N17°09'07"E 92.47'
C130	240.00'	6°49'21"	28.58'	N02°38'02"E 28.56'
C131	50.00'	60°38'56"	52.88'	S29°31'20"W 50.45'

- LEGEND**
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FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



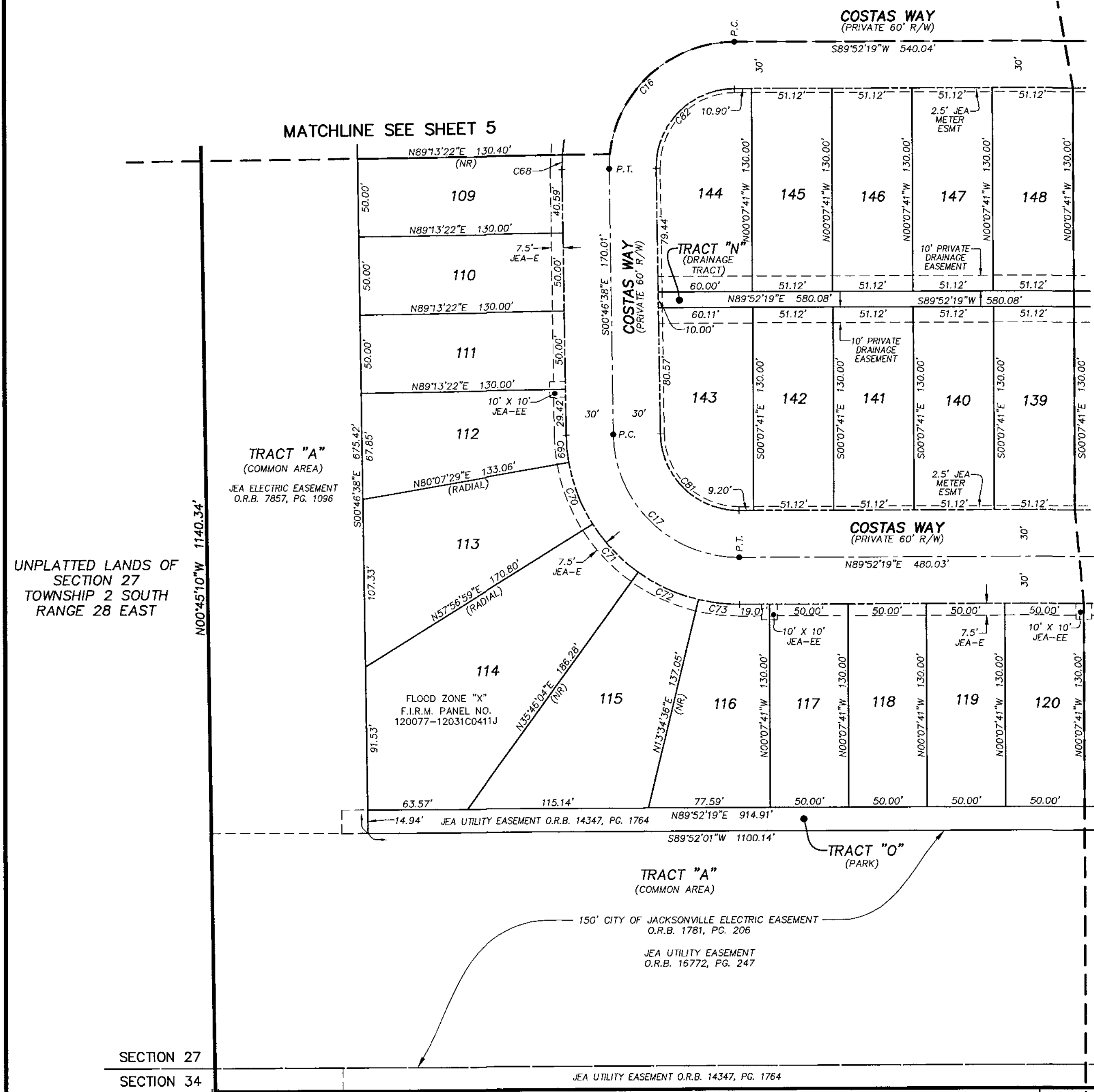
PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ISABELLA AT TAMAYA PHASE 2

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OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 150

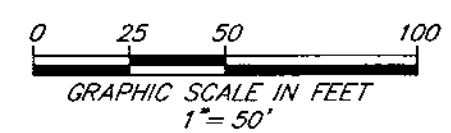
SHEET 4 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	80.00'	90°38'57"	126.57'	S44°32'50"W	113.78'
C17	80.00'	89°21'03"	124.76'	S45°27'10"E	112.49'
C68	110.00'	4°54'19"	9.42'	S01°40'32"W	9.41'
C69	110.00'	9°05'53"	17.47'	S05°19'35"E	17.45'
C70	110.00'	22°10'30"	42.57'	S20°57'46"E	42.31'
C71	110.00'	22°10'25"	42.57'	S43°08'14"E	42.31'
C72	110.00'	22°10'19"	42.57'	S85°18'36"E	42.30'
C73	110.00'	13°43'55"	26.36'	S83°15'44"E	26.30'
C81	50.00'	89°21'03"	77.97'	S45°27'10"E	70.31'
C82	50.00'	90°38'57"	79.11'	S44°32'50"W	71.11'

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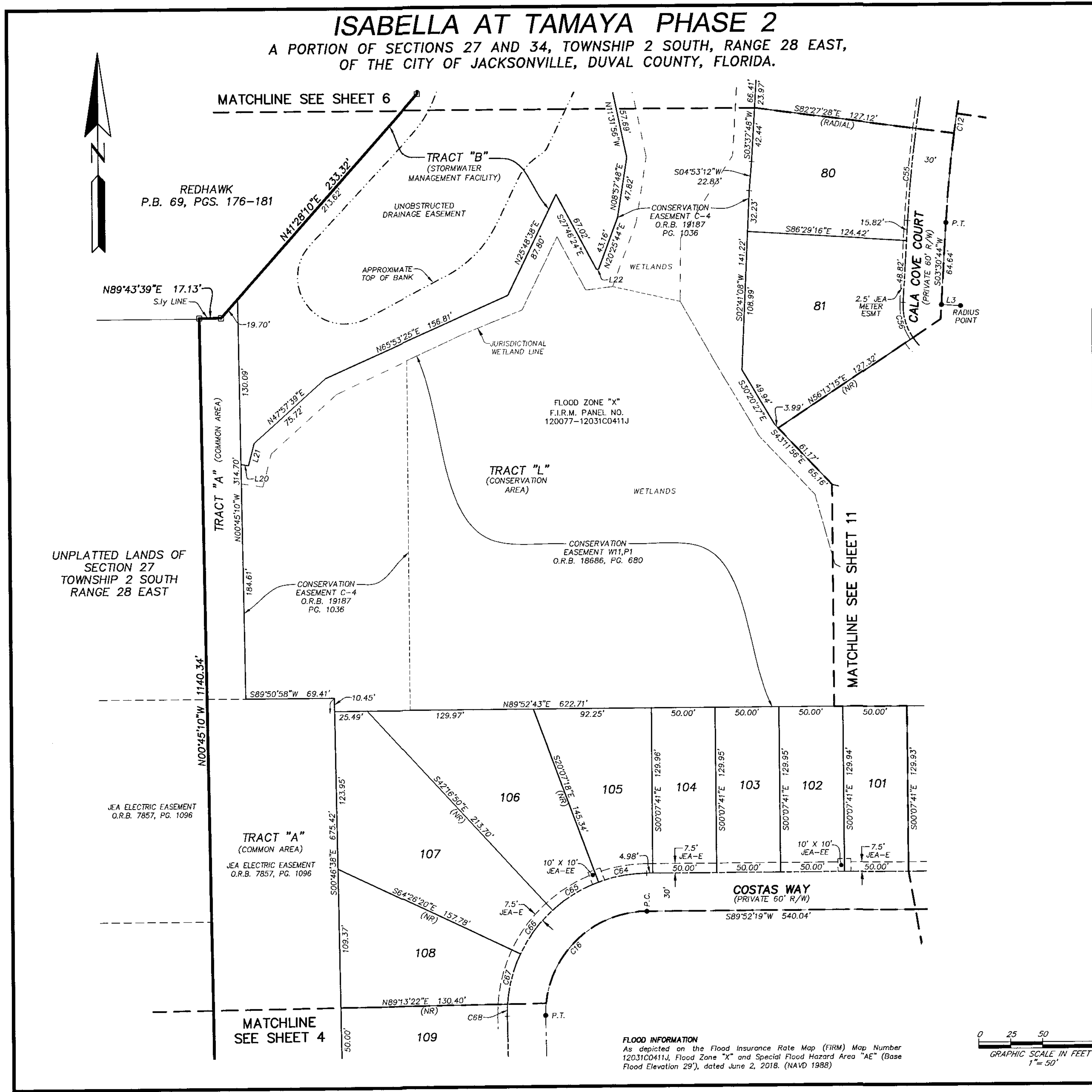


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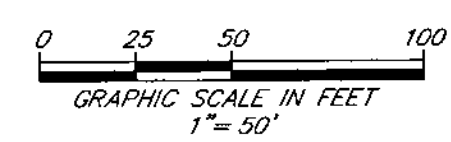


LINE	BEARING	LENGTH
L3	S86°29'16"E	15.00'
L20	S81°26'59"E	6.10'
L21	N14°26'32"E	17.97'
L22	N83°22'39"E	1.83'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C16	80.00'	90°38'57"	126.57'	S44°32'50"W	113.78'
C55	1035.00'	4°01'47"	72.80'	S05°31'38"W	72.78'
C56	45.00'	37°13'34"	29.24'	S15°06'03"E	28.73'
C64	110.00'	19°58'18"	38.34'	S79°53'10"W	38.15'
C65	110.00'	22°10'41"	42.58'	S58°48'41"W	42.31'
C66	110.00'	22°10'41"	42.58'	S36°39'00"W	42.31'
C67	110.00'	21°24'59"	41.12'	S14°50'10"W	40.88'
C68	110.00'	4°54'19"	9.42'	S01°40'32"W	9.41'

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 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER

FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 1203100411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NA10 1988)



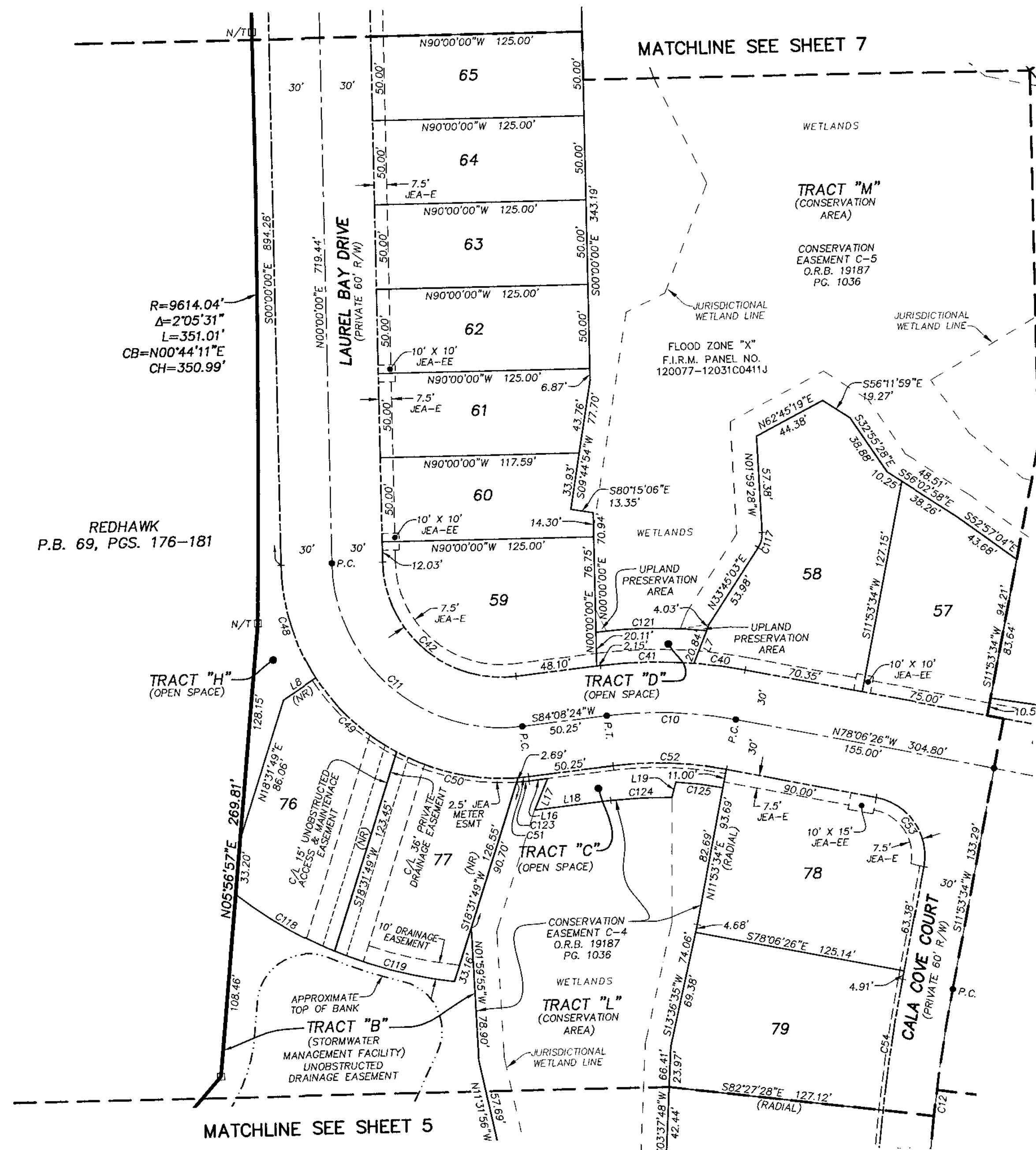
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



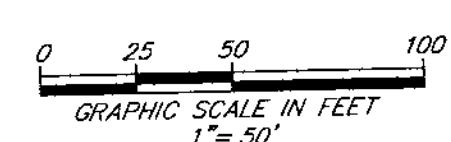
LINE	BEARING	LENGTH
L7	N22°28'32"E	24.87'
L8	N57°30'36"E	22.94'
L16	N84°08'24"E	11.08'
L17	S23°38'04"W	20.11'
L18	N84°08'24"E	45.21'
L19	N15°29'27"E	9.19'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	247.00'	17°45'10"	76.53'	N86°59'01"W	76.23'
C11	100.00'	95°51'36"	167.31'	S47°35'48"E	148.47'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C40	277.00'	61°7'59"	30.46'	N81°15'25"W	30.44'
C41	277.00'	11°27'11"	55.37'	S89°52'00"W	55.28'
C42	70.00'	95°51'36"	117.12'	S47°35'48"E	103.93'
C48	130.00'	31°22'08"	71.17'	S15°41'04"E	70.29'
C49	130.00'	28°56'13"	65.66'	S45°50'15"E	64.96'
C50	130.00'	32°45'05"	74.31'	S76°40'54"E	73.30'
C51	130.00'	2°48'09"	6.38'	N85°32'29"E	6.36'
C52	217.00'	17°45'10"	67.24'	N86°59'01"W	66.97'
C53	35.00'	90°00'00"	54.98'	N33°06'26"W	49.50'
C54	1035.00'	4°21'02"	78.59'	S09°43'03"W	78.57'
C117	15.00'	35°44'32"	9.36'	N15°52'47"E	9.21'
C118	255.00'	15°13'06"	67.73'	S98°24'44"E	67.53'
C119	255.00'	16°28'43"	73.34'	S74°15'39"E	73.09'
C121	297.00'	12°38'21"	65.52'	N89°33'33"W	65.38'
C123	132.50'	37°3'47"	7.47'	N85°45'17"E	7.47'
C124	443.05'	4°41'17"	36.25'	S88°21'06"W	36.24'
C125	296.00'	7°47'44"	28.03'	N82°00'18"W	28.01'

R=9614.04'
Δ=2°05'31"
L=351.01'
CB=N00°44'11"E
CH=350.99'

REDHAWK
P.B. 69, PGS. 176-181

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - B.F.E. BASE FLOOD ELEVATION
 - - - MATCHLINE
 - ⑤ SHEET REFERENCE NUMBER
 - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER



FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)

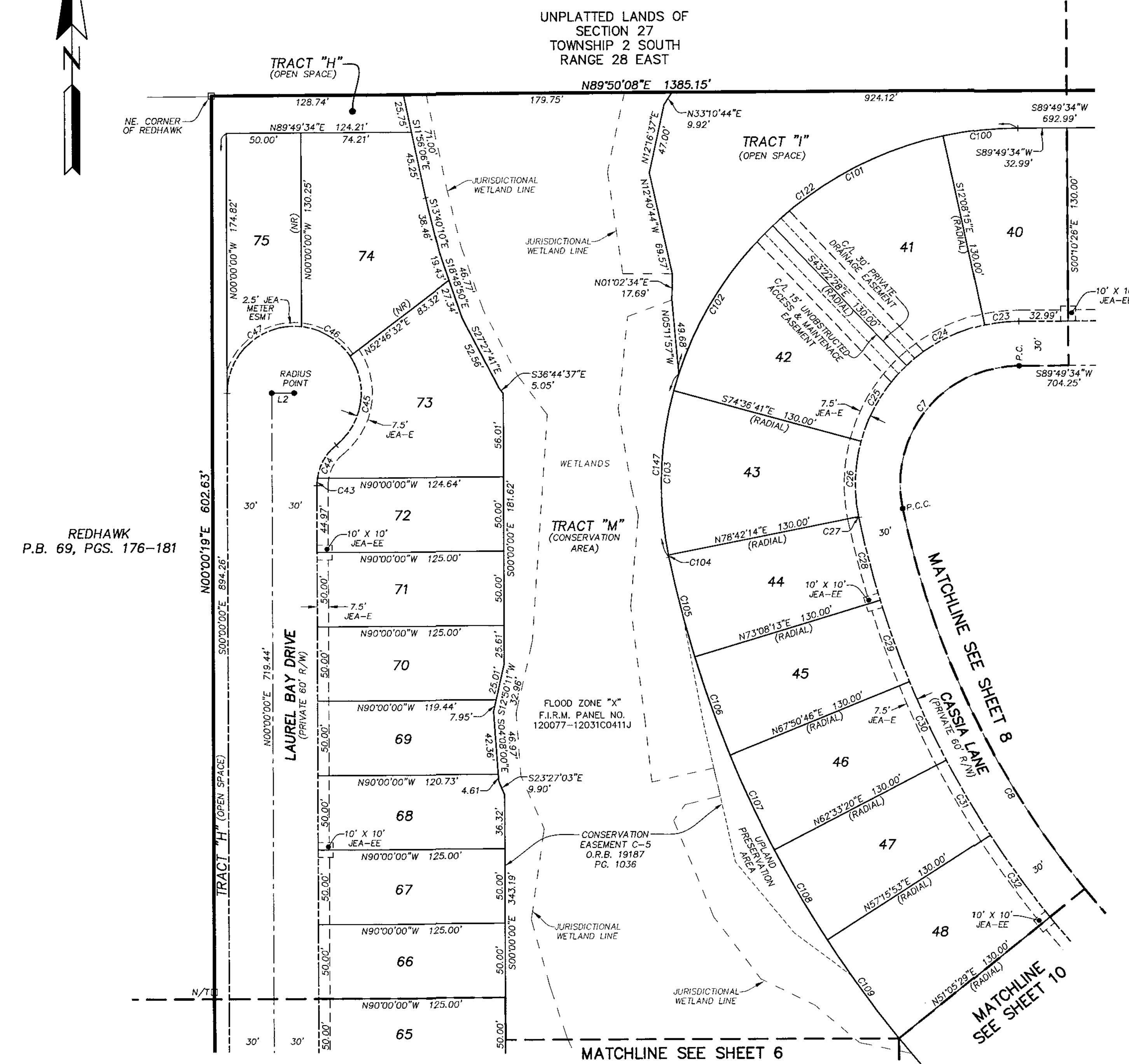
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

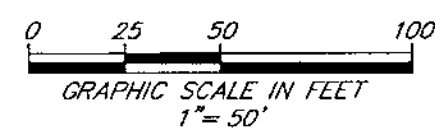


LINE	BEARING	LENGTH
L2	N90°00'00"E	15.00'

CURVE	CURVE TABLE				
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	80.00'	101°28'03"	141.68'	S39°05'32"W	123.87'
CB	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C23	110.00'	11°57'49"	22.97'	S83°50'40"W	22.93'
C24	110.00'	31°14'13"	59.97'	S62°14'39"W	59.23'
C25	110.00'	31°14'13"	59.97'	S31°00'26"W	59.23'
C26	110.00'	28°41'05"	51.23'	S02°02'47"W	50.77'
C27	110.00'	0°20'43"	0.66'	S11°28'08"E	0.66'
C28	630.00'	5°13'18"	57.42'	S14°15'08"E	57.40'
C29	630.00'	5°17'27"	58.17'	S19°30'31"E	58.15'
C30	630.00'	5°17'27"	58.17'	S24°47'57"E	58.15'
C31	630.00'	5°17'27"	58.17'	S30°05'24"E	58.15'
C32	630.00'	6°10'24"	67.88'	S35°49'19"E	67.85'
C43	35.00'	8°16'08"	5.05'	S04°08'03"W	5.05'
C44	35.00'	4°30'58"	2.630'	S29°47'35"W	25.68'
C45	45.00'	8°41'17"	6.851'	N08°58'25"E	60.62'
C46	45.00'	5°01'50"	39.47'	N58°29'44"W	38.21'
C47	45.00'	9°22'46"	75.70'	S48°11'23"W	67.08'
C100	240.00'	11°57'49"	50.11'	S83°50'40"W	50.02'
C101	240.00'	31°14'13"	130.85'	S62°14'39"W	129.23'
C102	240.00'	31°14'13"	130.85'	S31°00'26"W	129.23'
C103	240.00'	26°41'05"	111.78'	S02°02'47"W	110.77'
C104	240.00'	0°20'43"	1.45'	S11°28'08"E	1.45'
C105	760.00'	5°13'18"	69.26'	S14°15'08"E	69.24'
C106	760.00'	5°17'27"	70.18'	S19°30'31"E	70.15'
C107	760.00'	5°17'27"	70.18'	S24°47'57"E	70.15'
C108	760.00'	5°17'27"	70.18'	S30°05'24"E	70.15'
C109	760.00'	6°10'24"	81.89'	S35°49'19"E	81.85'
C122	240.00'	71°33'48"	299.78'	S54°02'40"W	280.66'
C147	240.00'	29°54'15"	125.26'	S03°18'38"W	123.85'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - ◆ PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - l ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
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 - ⊙ DENOTES VEGETATED/NATURAL UPLAND BUFFER

FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12033C04111L, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)

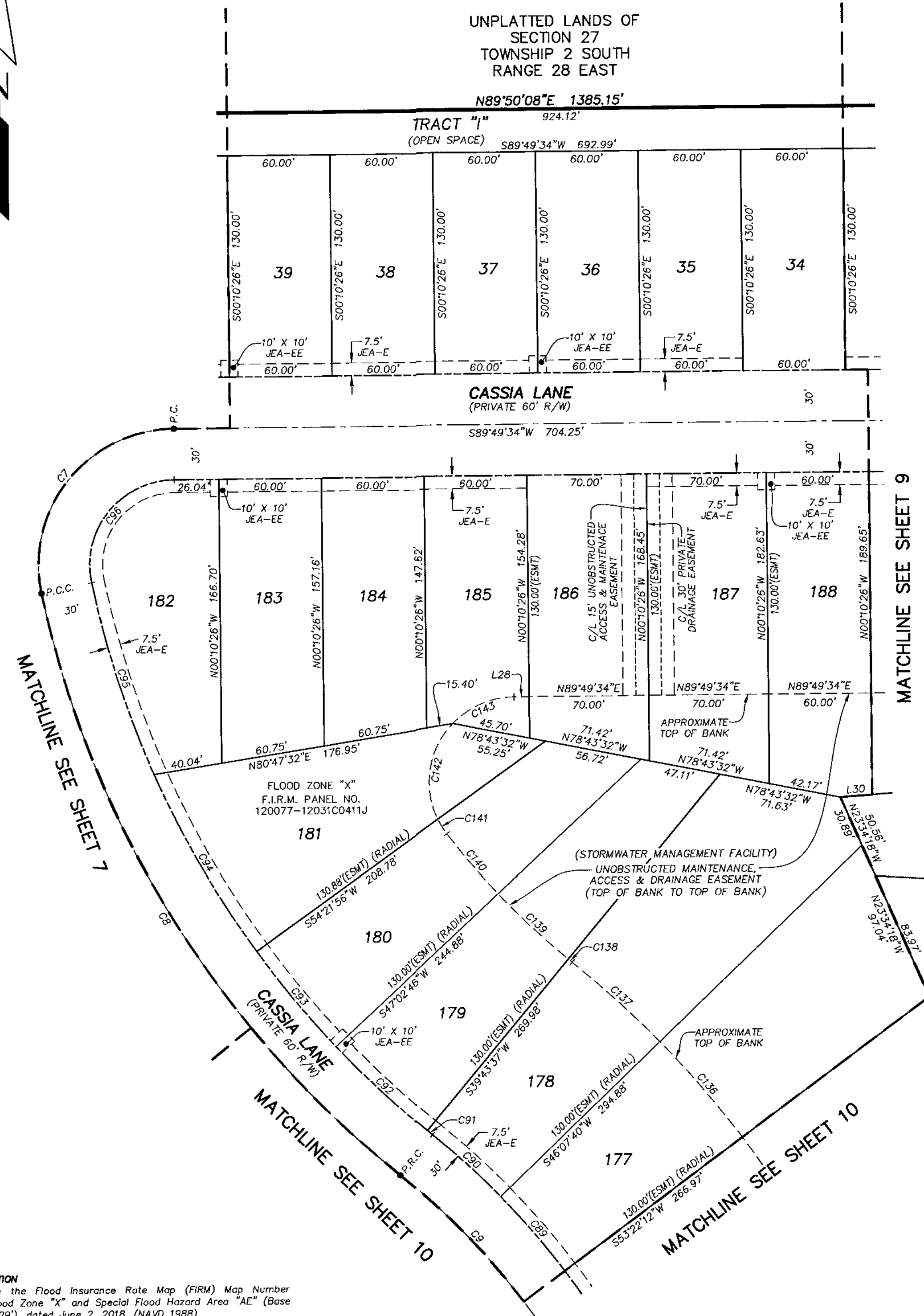


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

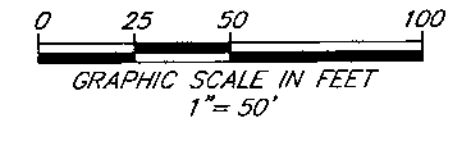


LINE TABLE		
LINE	BEARING	LENGTH
L28	N89°49'34"E	8.88'
L30	S85°40'52"W	18.72'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	80.00'	101°28'03"	141.68'	S39°05'32"W	123.87'
C8	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C9	425.00'	46°11'46"	342.67'	S27°33'54"E	333.46'
C89	455.00'	7°14'32"	57.51'	N40°15'04"W	57.47'
C90	455.00'	6°47'26"	53.93'	N47°16'03"W	53.89'
C91	570.00'	0°23'23"	3.88'	S50°28'05"E	3.88'
C92	570.00'	7°19'10"	72.82'	S46°36'48"E	72.77'
C93	570.00'	7°19'10"	72.82'	S39°17'39"E	72.77'
C94	570.00'	12°03'38"	119.98'	S29°36'15"E	119.76'
C95	570.00'	11°55'56"	118.71'	S17°36'27"E	118.49'
C96	50.00'	101°28'03"	88.55'	S39°05'32"W	77.42'
C136	585.00'	7°14'32"	73.94'	N40°15'04"W	73.89'
C137	585.00'	6°47'26"	69.33'	N47°16'03"W	69.29'
C138	440.00'	0°23'23"	2.99'	S50°28'05"E	2.99'
C139	440.00'	7°19'10"	56.21'	S46°36'48"E	56.17'
C140	440.00'	6°01'23"	46.25'	S39°56'32"E	46.23'
C141	50.00'	11°27'30"	10.00'	S31°12'05"E	9.98'
C142	50.00'	69°23'41"	60.56'	S09°13'30"W	56.92'
C143	50.00'	45°54'13"	40.06'	S66°52'27"W	39.00'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - R RADIUS
 - △ CENTRAL ANGLE
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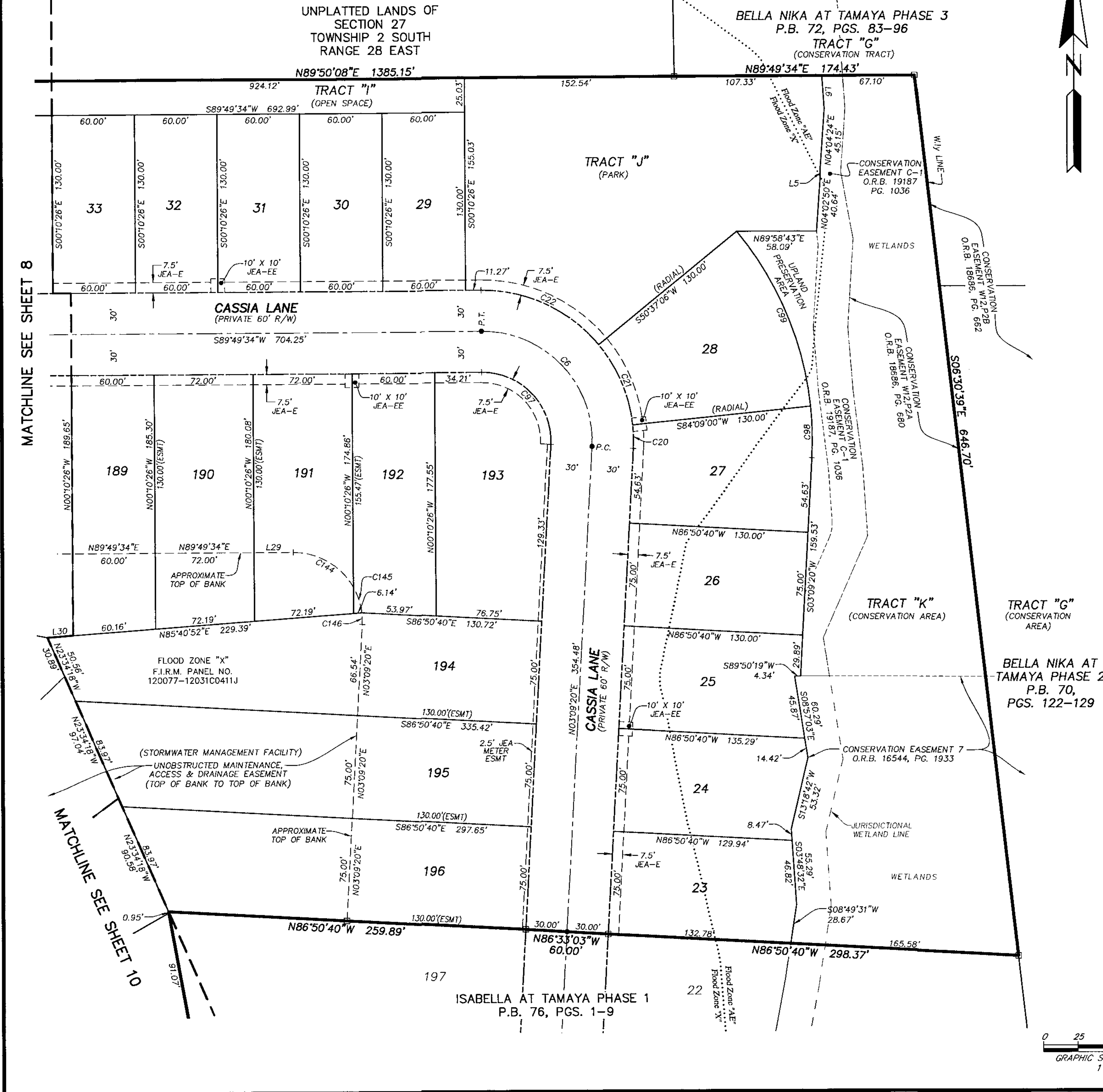
FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L5	N03°03'42"W	3.73'
L6	N03°57'34"W	24.21'
L29	N89°49'34"E	28.43'
L30	S85°40'52"W	18.72'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	80.00'	93°19'46"	130.31'	N43°30'33"W	116.38'
C20	110.00'	9°00'20"	17.29'	N01°20'50"W	17.27'
C21	110.00'	33°31'54"	64.38'	N22°36'57"W	63.46'
C22	110.00'	50°47'32"	97.51'	N64°46'40"W	94.35'
C97	50.00'	93°19'46"	81.45'	N43°30'33"W	72.74'
C98	240.00'	9°00'20"	37.72'	N01°20'50"W	37.68'
C99	240.00'	33°31'54"	140.46'	N22°36'57"W	138.46'
C144	50.00'	60°37'05"	52.90'	N59°51'54"W	50.47'
C145	50.00'	22°58'29"	20.05'	N18°04'07"W	19.92'
C146	50.00'	9°44'13"	8.50'	N01°42'46"W	8.49'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
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 - L.B. LICENSED BUSINESS
 - R RADIUS
| ∠ | CENTRAL ANGLE |
| — | ARC LENGTH |
| CH | CHORD BEARING |
| CD | CHORD DISTANCE |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.R.C. | POINT OF REVERSE CURVATURE |
| (NR) | NON-RADIAL |
| N/T | NON-TANGENT |
| C1 | TABULATED CURVE DATA |
| L1 | TABULATED LINE DATA |
| R/W | RIGHT OF WAY |
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| P.B. | PLAT BOOK |
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| JEA-E | JEA ELECTRIC EASEMENT |
| JEA-EE | JEA EQUIPMENT EASEMENT |
| ESMT | EASEMENT |
| B.F.E. | BASE FLOOD ELEVATION |
| --- | MATCHLINE |
| ⑧ | SHEET REFERENCE NUMBER |
| ▨ | DENOTES VEGETATED/NATURAL UPLAND BUFFER |

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 10

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

From: Mike Veazey

Sent: Tuesday, November 15, 2022 8:16 AM

To: 'Mac McGaffney' <hmac@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

Cc: Wesley S. Haber (wesley.haber@kutakrock.com) <wesley.haber@kutakrock.com>; 'Scott Wild' <WildS@etminc.com>

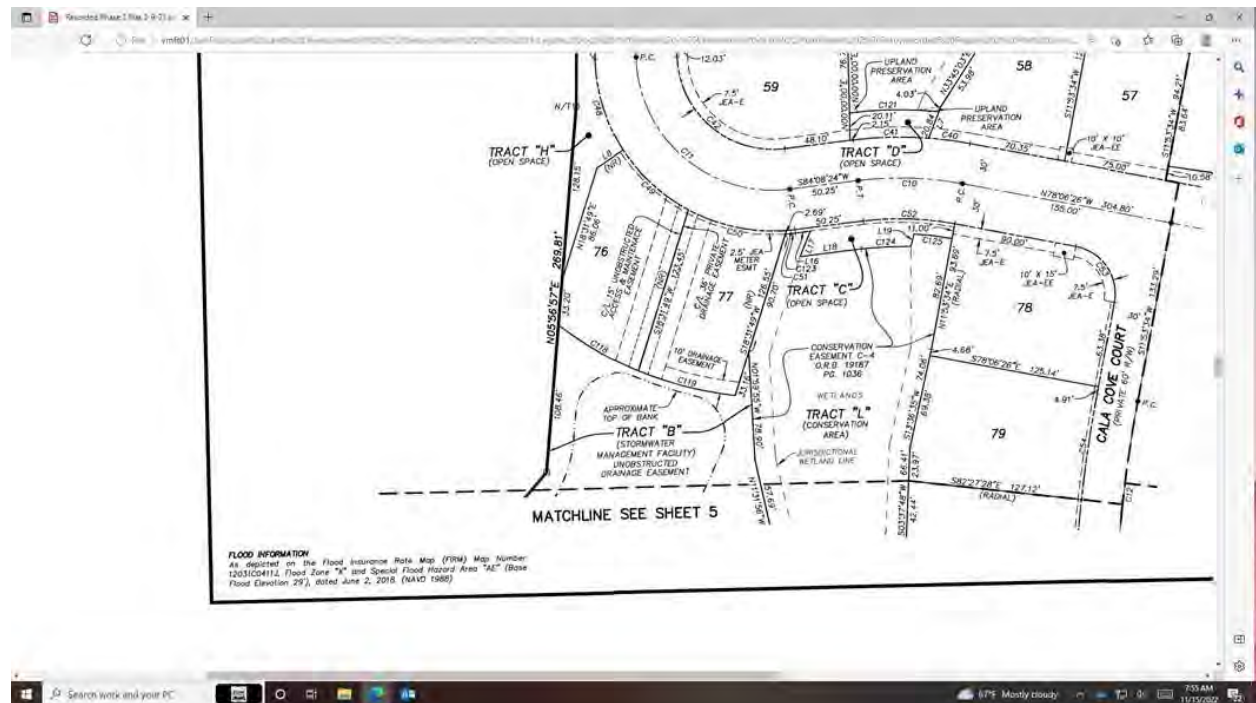
Subject: Tamaya Isabella Lot 77 Easement

Mac, Ron, In Tamaya Isabella(Parcel B) we have a sold home at Lot 77 and the house is a tight fit on the Lot. Lot 77 has a wall on the left side which takes some of the side setback so the house is close to the top of the wall. There is a 36' Drainage Easement between Lots 76 & 77 for the storm pipe from the Laurel Bay DR into the pond behind the lots. To have the house fit better and give the owner more of a side setback on the wall side we would like to respectfully request from the CDD a release of 3' of the Drainage Easement. Attached is a sketch and legal of the requested release, and a form of release we have used before for Wes's review. Below is a screen shot of the Plat(also attached the Plat) showing the Lots and the existing 36' drainage easement. This 3' will not impact the 15' Access and Maintenance easement for access to the pond.

We would like to present this as soon as possible either to the CDD Board or the Chair(Ratification by the Board at the next meeting?) to request the release of the easement.

Please let me know if you need any other information or have questions regarding this.

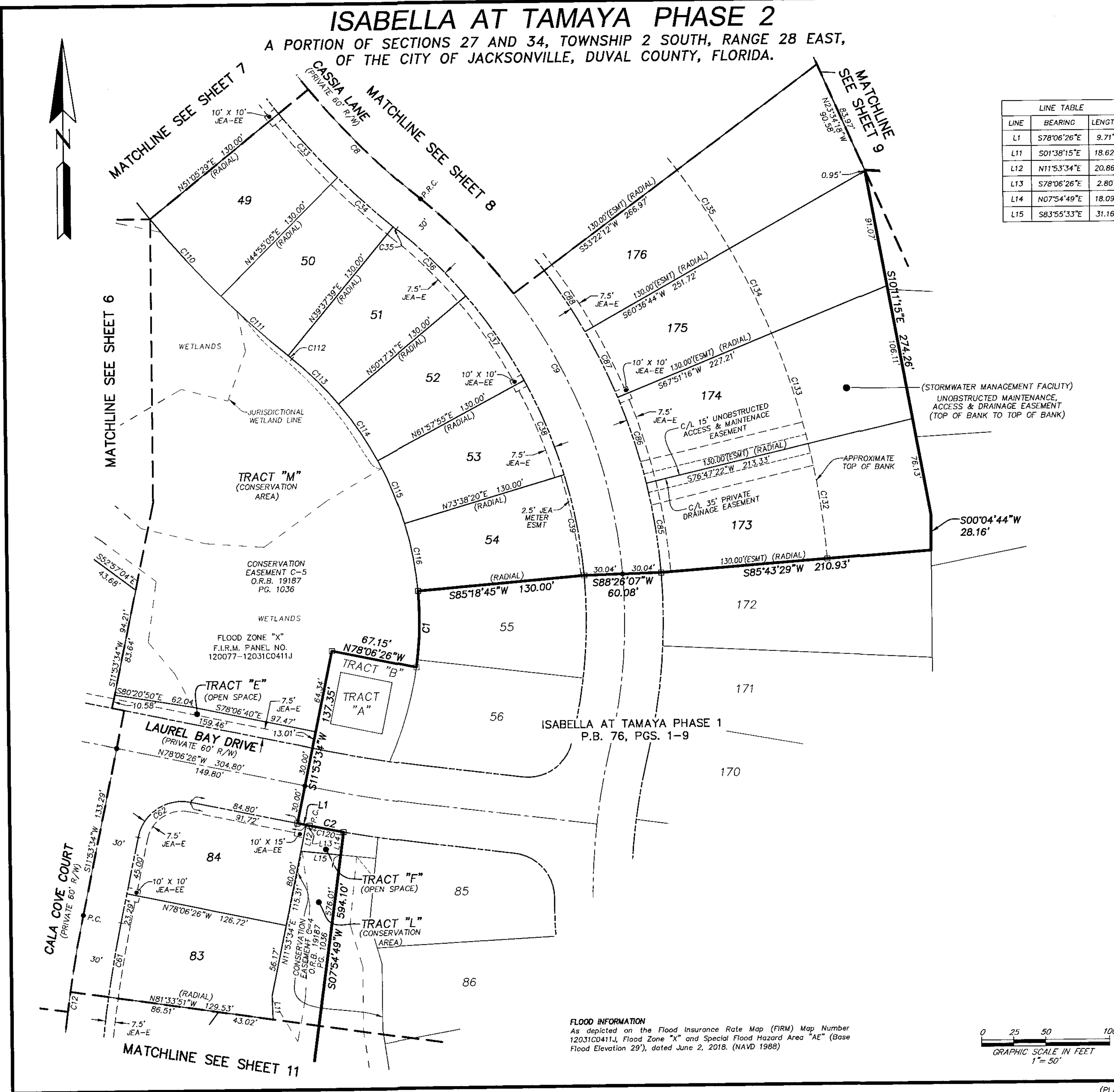
Thanks for the consideration.



ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 10 OF 11 SHEETS
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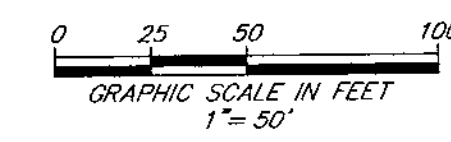


LINE	BEARING	LENGTH
L1	S78°06'26"E	9.71'
L11	S01°38'15"E	18.62'
L12	N11°53'34"E	20.86'
L13	S78°06'26"E	2.80'
L14	N07°54'49"E	18.09'
L15	S83°55'33"E	31.16'

CURVE	RADIUS	CENTRAL ANGLE		CHORD BEARING	CHORD DISTANCE
		ANGLE	LENGTH		
C1	265.00'	12°55'56"	59.81'	S01°46'43"W	59.69'
C2	1038.00'	1°29'16"	26.95'	S78°51'04"E	26.95'
C8	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C9	425.00'	46°11'46"	342.67'	S27°33'54"E	333.46'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C33	630.00'	6°10'24"	67.88'	S41°59'43"E	67.88'
C34	630.00'	5°17'27"	58.17'	S47°43'38"E	58.15'
C35	630.00'	0°17'25"	3.19'	S50°31'04"E	3.19'
C36	395.00'	10°57'17"	75.52'	N45°11'08"W	75.41'
C37	395.00'	11°40'25"	80.48'	N33°52'17"W	80.34'
C38	395.00'	11°40'25"	80.48'	N22°11'52"W	80.34'
C39	395.00'	11°40'25"	80.48'	N10°31'27"W	80.34'
C61	975.00'	3°27'25"	58.83'	S10°09'52"W	58.82'
C62	35.00'	90°00'00"	54.98'	S56°53'34"W	49.50'
C85	455.00'	8°56'06"	70.96'	N08°44'35"W	70.88'
C86	455.00'	8°56'06"	70.96'	N17°40'41"W	70.88'
C87	455.00'	7°14'32"	57.51'	N25°46'00"W	57.47'
C88	455.00'	7°14'32"	57.51'	N33°00'32"W	57.47'
C110	760.00'	6°10'24"	81.89'	S41°59'43"E	81.85'
C111	760.00'	5°17'27"	70.18'	S47°43'38"E	70.15'
C112	760.00'	0°17'25"	3.85'	S50°31'04"E	3.85'
C113	265.00'	10°57'17"	50.67'	N45°11'08"W	50.59'
C114	265.00'	11°40'25"	53.99'	N33°52'17"W	53.90'
C115	265.00'	11°40'25"	53.99'	N22°11'52"W	53.90'
C116	265.00'	11°40'25"	53.99'	N10°31'27"W	53.90'
C120	1038.00'	1°29'16"	26.95'	S78°51'04"E	26.95'
C132	585.00'	8°56'06"	91.23'	N08°44'35"W	91.14'
C133	585.00'	8°56'06"	91.23'	N17°40'41"W	91.14'
C134	585.00'	7°14'32"	73.94'	N25°46'00"W	73.89'
C135	585.00'	7°14'32"	73.94'	N33°00'32"W	73.89'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - PRM PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - Δ ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - B.F.E. BASE FLOOD ELEVATION
 - MATCHLINE
 - ③ DENOTES VEGETATED/NATURAL UPLAND BUFFER

FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031004114, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2016. (NAVD 1988)



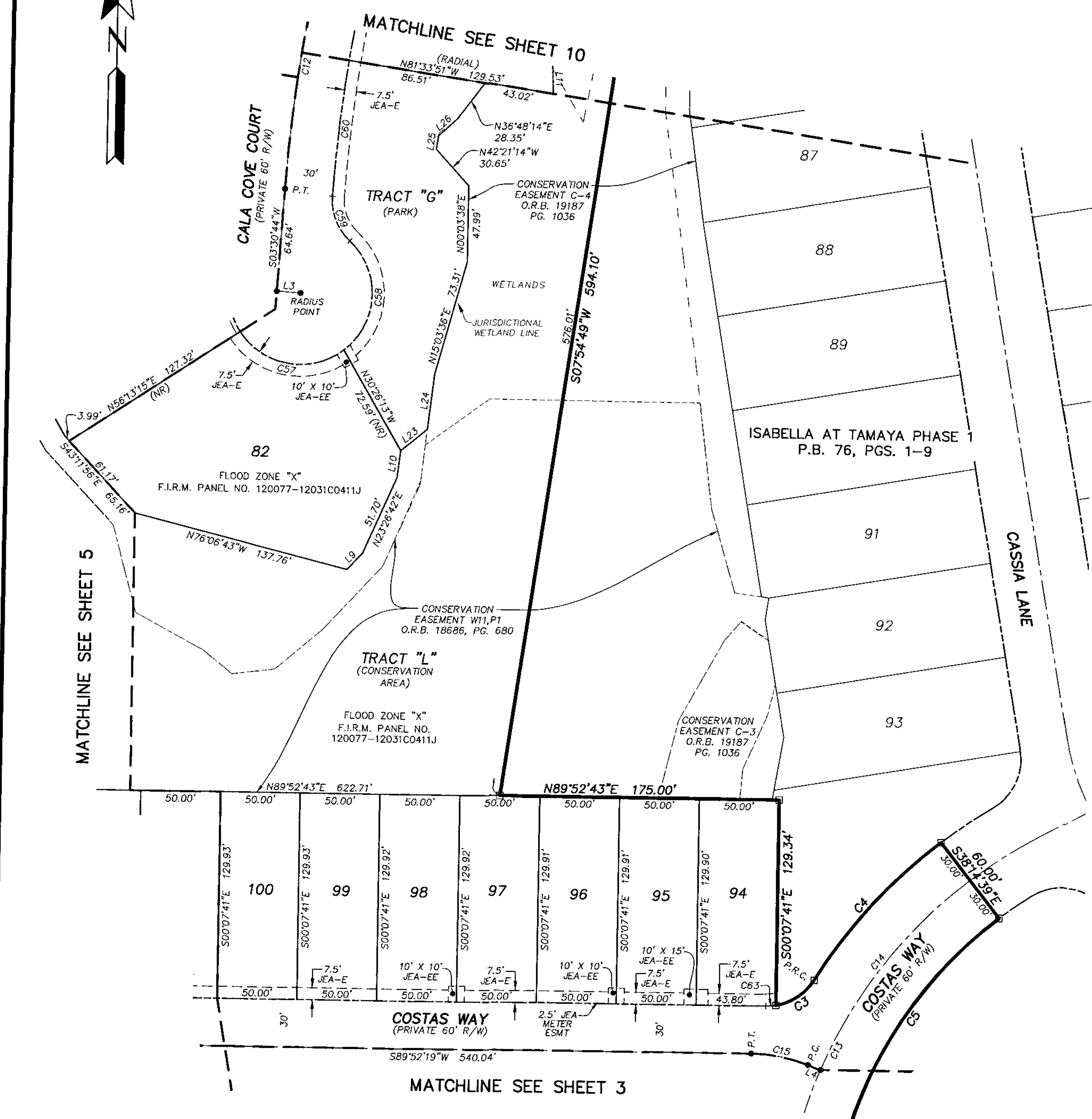
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ISABELLA AT TAMAYA PHASE 2

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 157

SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

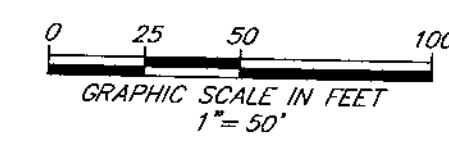


LINE	BEARING	LENGTH
L3	S86°29'16"E	15.00'
L4	N89°15'56"W	8.46'
L9	N42°22'04"E	14.42'
L10	N06°18'27"E	17.44'
L11	S01°38'15"E	18.62'
L23	S50°23'00"W	21.56'
L24	N06°18'27"E	35.20'
L25	N07°26'51"E	8.54'
L26	N46°59'27"E	15.95'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	35.00'	48°27'57"	29.61'	N55°25'33"E	28.73'
C4	330.00'	20°33'27"	118.40'	N41°28'38"E	117.77'
C5	270.00'	35°11'46"	165.86'	S34°09'28"W	163.26'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C13	300.00'	52°31'59"	275.06'	S25°29'22"W	265.53'
C14	300.00'	29°18'08"	153.43'	S37°06'17"W	151.76'
C15	100.00'	20°51'45"	36.41'	N79°41'49"W	36.21'
C57	45.00'	94°23'22"	74.13'	S80°54'31"E	66.03'
C58	45.00'	99°42'00"	78.30'	N02°02'48"E	68.79'
C59	35.00'	51°10'54"	31.27'	S22°12'45"E	30.24'
C60	975.00'	5°03'27"	86.06'	S05°54'26"W	86.03'
C63	35.00'	10°12'27"	6.24'	N84°46'05"E	6.23'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
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| B.F.E. | BASE FLOOD ELEVATION |
| --- | MATCHLINE |
| ③ | SHEET REFERENCE NUMBER |
| ▨ | DENOTES VEGETATED/NATURAL UPLAND BUFFER |

FLOOD INFORMATION
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

EXHIBIT 17

**BEACH COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 35
2022/2023 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Beach Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE\$2,500.00

Basis of Estimated Fee (12 Months)

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE – 2022***

<u>POSITION</u>	<u>HOURLY RATE</u>
CEO/CSO	\$375.00
President	\$330.00
Executive Vice President	\$320.00
Vice President	\$257.00
Senior Engineer / Senior Project Manager	\$205.00
Project Manager	\$190.00
Director.....	\$175.00
Engineer	\$165.00
Assistant Project Manager	\$155.00
Senior Planner / Planning Manager	\$190.00
Planner	\$155.00
CEI Project Manager	\$175.00
CEI Senior Inspector	\$155.00
CEI Inspector	\$125.00
Senior Landscape Architect	\$175.00
Landscape Architect	\$160.00
Senior Technician	\$155.00
GIS Developer / Senior Analyst	\$170.00
GIS Analyst	\$140.00
Senior Engineering Designer / Senior Landscape Designer	\$160.00
Engineering Intern	\$140.00
Engineering / Landscape Designer	\$140.00
CADD / GIS Technician	\$125.00
Administrative Support	\$ 90.00

* ETM's standard hourly billing rates are re-evaluated annually prior to the beginning of the calendar year and are subject to an increase not to exceed five percent (5%) per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

Approval

Submitted by: _____
England, Thims & Miller, Inc.

Date: _____, 2022

Approved by: _____
Beach Community Development District

Date: _____, 2022

EXHIBIT 18

Oxi Fresh Carpet Cleaning
7000 Rosabella Cir
Jacksonville, FL 32258 US
(904) 385-3590
srotolo@oxifreshnefl.com



Estimate

ADDRESS

Ron Zastrocky
Tamara Hall
12788 Meritage Blvd
Jacksonville, Florida 32246

ESTIMATE # 1065
DATE 11/18/2022

ACTIVITY	DESCRIPTION	AMOUNT
Tile and Grout	Tamara Hall Fitness/Pool Approximately 690sf Two pool and gym Restrooms	448.50
Carpet Cleaning	Gym area and office Approximately 2494sf	748.20
Service Charge	**All jobs require a \$25.00 service charge	25.00

Thank you for the opportunity to serve, looking forward to working with you

TOTAL

\$1,221.70

Accepted By

Accepted Date

Oxi Fresh Carpet Cleaning
 7000 Rosabella Cir
 Jacksonville, FL 32258 US
 (904) 385-3590
 srotolo@oxifreshnefl.com



Estimate

ADDRESS
 Ron Zastrocky
 Tamara Hall
 12788 Meritage Blvd
 Jacksonville, Florida 32246

ESTIMATE # 1066
DATE 11/18/2022

ACTIVITY	DESCRIPTION	AMOUNT
Tile and Grout	Tamara Hall Club House Approximately 1201sf Restrooms. 422sf Lobby 619sf Kitchen 160sf	780.65
Sales	Extra large area rugs, including some stain removal treatment	270.00
	** Please note: Some stains may be permanent therefore Oxi Fresh can not guarantee 100% stain removal	
Service Charge	**All jobs require a \$25.00 service charge	25.00
Carpet Cleaning	Boardroom 193sf	57.90

Thank you for the opportunity to serve TOTAL **\$1,133.55**

Accepted By Accepted Date

EXHIBIT 19

EXHIBIT A

Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

BEACH COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____ at a duly noticed public meeting, the Board of Supervisors of the Beach Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- E.** *Overnight.* Between the hours of 10:00 p.m. and 4:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, and identified as “Amenity Center,” are hereby established as “Tow-Away Zones” during Overnight hours for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein. Those areas within the District’s boundaries depicted in **Exhibit A** and identified as “JEA Right-Of-Way” are hereby established as “Tow-Away Zones” at all times, 24 hours a day seven days a week, for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

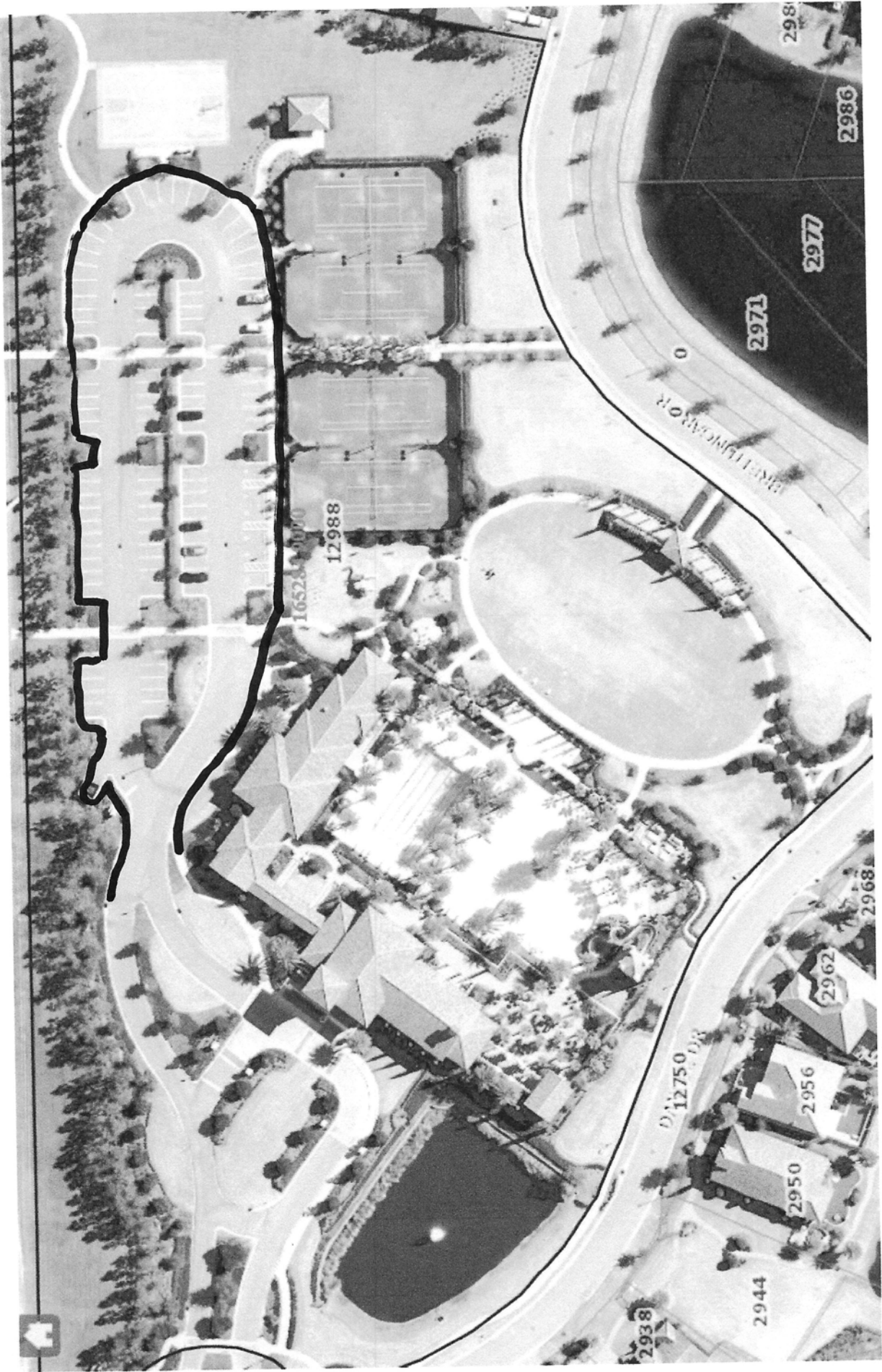
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: _____

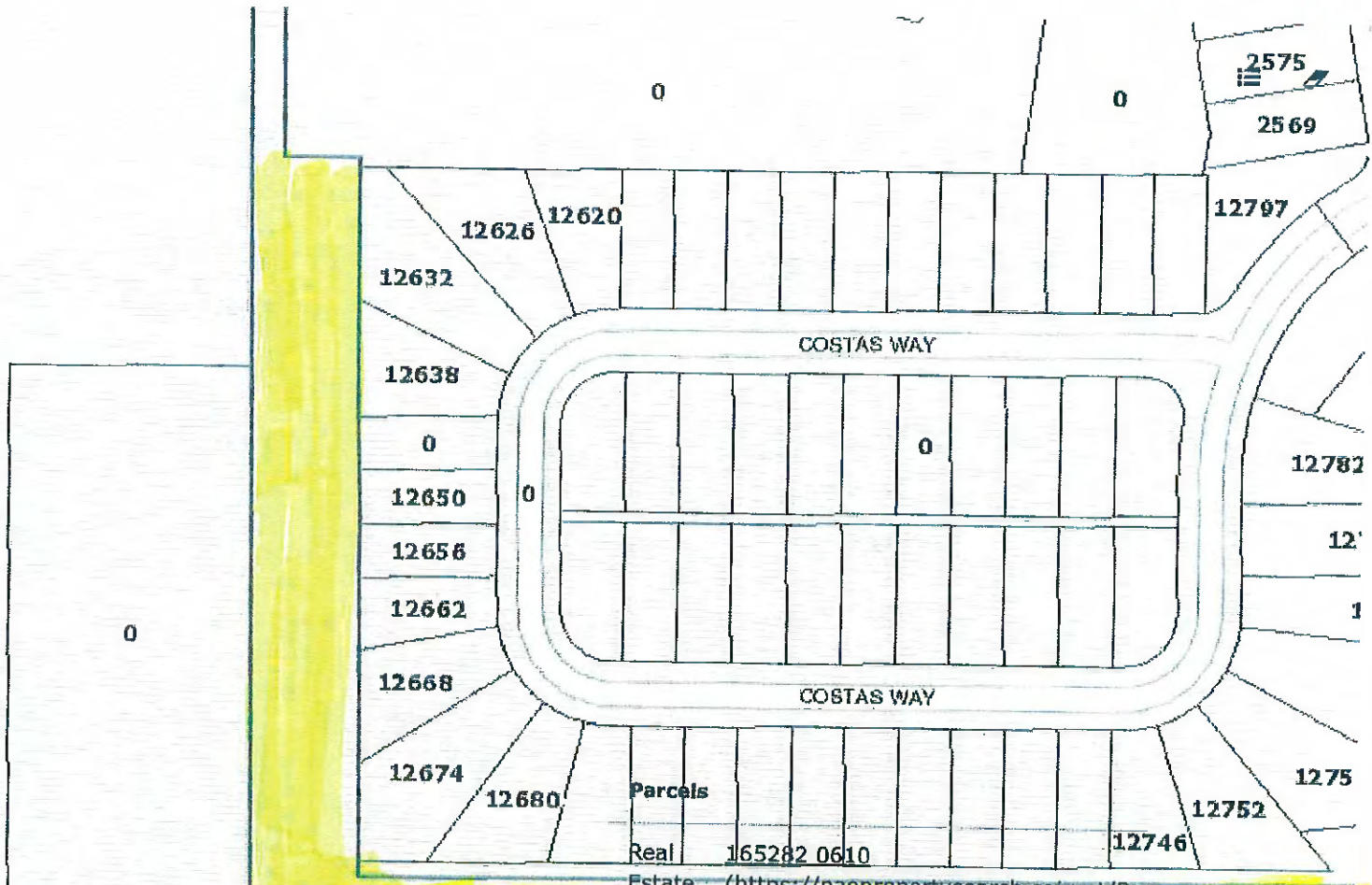
EXHIBIT A
TOW AWAY ZONE



PROPERTIES
DUVAL MAPS



2797



Beach CDD Tearing

Parcels	Real	165282 0610	12746
Estate	https://paopropertysearch.coj.net/Ba#:RE=1652820610		
Owner:	BEACH COMMUNITY DEVELOPMENT DI		
Address:	0 COSTAS WAY		
City:	JACKSONVILLE		
Zip	32246		
Code:			
Acres:	6.3		

ICF

[View more Parcel Details](#)

Tamaya Blvd.
Driveway 13007

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EXHIBIT 20

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND TRAFFIC ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of open space, parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of December, 2022.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

BEACH COMMUNITY DEVELOPMENT DISTRICT
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- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
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EXHIBIT A – Tow Away Zone

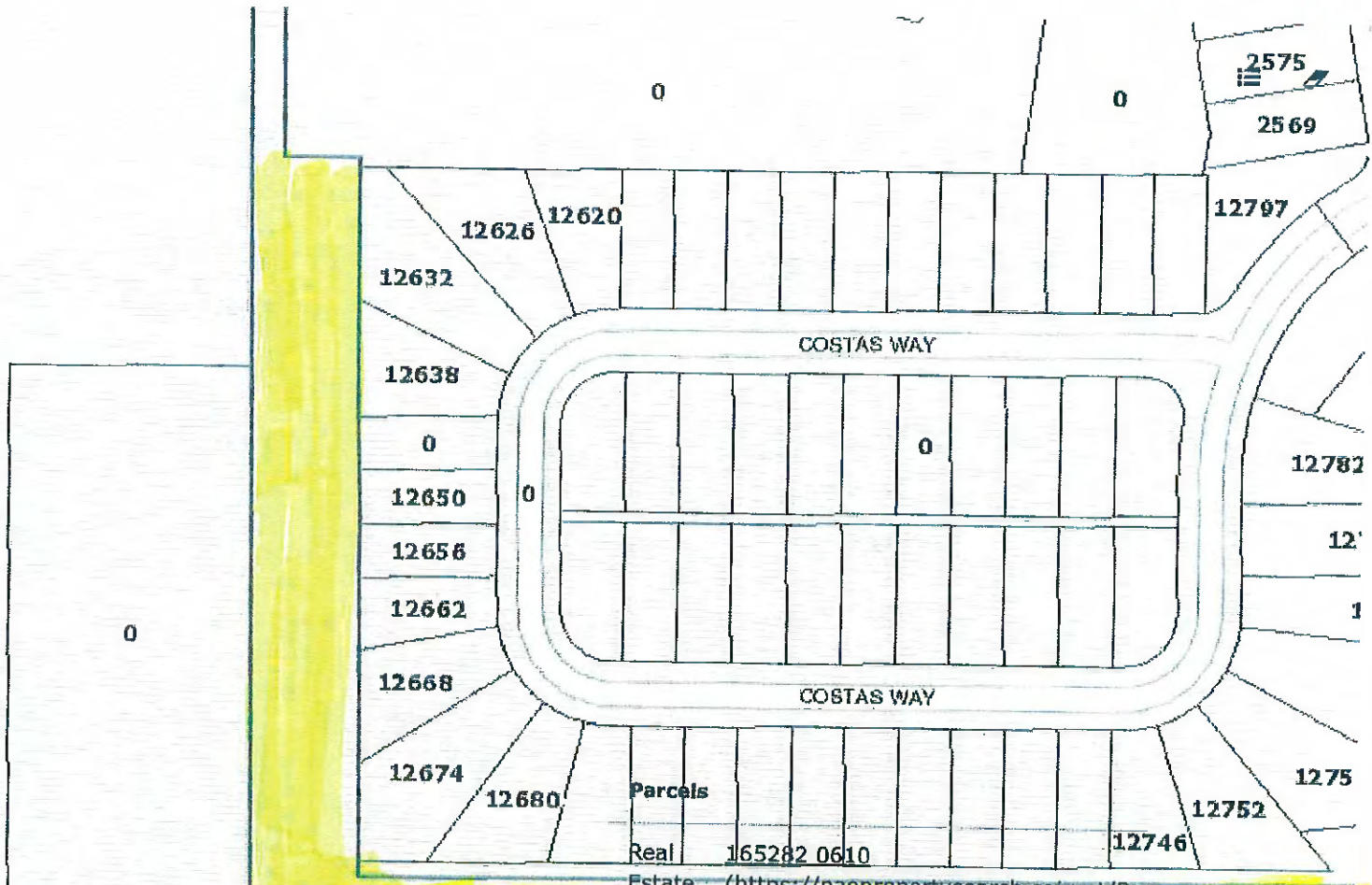
Effective date: _____

EXHIBIT A
TOW AWAY ZONE

PROPERTIES
DUVAL MAPS



2797



Beach CDD Tearing

Parcels	Real	165282 0610	12746
Estate	https://paopropertysearch.coj.net/Ba#:RE=1652820610		
Owner:	BEACH COMMUNITY DEVELOPMENT DI		
Address:	0 COSTAS WAY		
City:	JACKSONVILLE		
Zip	32246		
Code:			
Acres:	6.3		

ICF

[View more Parcel Details](#)

Tamaya Blvd.
Driveway 13007

[Return to Agenda](#)

EXHIBIT 21

BEACH COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITY POLICIES

(March, 2017)
(Updated July 20, 2017)
(Updated June 28, 2021)
(December 6, 2021)
(New Policy Change Date when approved)

District Manager
PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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DEFINITIONS

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

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

“**Basketball Facilities**” – shall mean those basketball courts that are a part of the District’s Amenity Facility.

“**Board of Supervisors**” or “**Board**” – shall mean the Beach Community Development District’s Board of Supervisors.

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

“**District**” – shall mean the Beach Community Development District.

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

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

“**Guest**” – shall mean any individual who is invited and must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter who resides in the household that has invited the guest and possesses a valid guest pass issued by the Facility Manager.

“**House Guest**” – Anyone residing at a Patron’s house for more than 3 days. May register with Amenities Facilities Director and then considered as a Patron. These House Guests shall be considered a Patron with one exception-may not have guest of their own.

Commented [MC1]: New definition

“**Homeowners Association**” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“**Instructor**” and “**Trainer**” – shall mean any person providing instruction/training to non-family members.

Commented [MC2]: New definition

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

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

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

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

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

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

“Swimming Pools and Waterslide” – shall mean the swimming pools and the waterslide.

“Tennis Facilities” – shall mean those tennis courts that are a part of the District’s Amenity Facility.

“Identification” – shall mean a valid government issued identification such as a Driver’s License, State ID Card that has a Photo and Address proving residency status. For children under 18, this could also be a valid school identification card. These ID’s may be electronic such as a picture on phone but must be available.

Commented [MC3]: New Definition

IDENTIFICATION CARDS

1. 2 Access cards will be issued to each household. There is a charge to replace lost or stolen cards.
2. Patrons will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. Patrons may be required to present ID cards or guest passes upon request by staff at the Amenity Facility.

Commented [MC4]: Changed

Commented [MC5]: New waiver will need to be updated to reflect policy changes, and all residents will need to sign new waiver.

NON-RESIDENT ANNUAL USER FEE

The Non- Resident Annual User Fee for any person not owning or renting real property within the District is \$ 3,500, and this fee shall include privileges for up to 2 adults and any minor children under the age of 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

Commented [MC6]: Should we consider raising this?

HOMEOWNERS ASSOCIATION USE OF FACILITIES

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

COMMUNITY CLUB USE OF FACILITIES

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

GUEST POLICIES

1. Residents, Non-Resident Members, and Renters are responsible for all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter. Guests using amenities must be accompanied by Patron at all times.
2. No Residents, Non-Resident Members, or Renters under the age of 16 may invite guests.
3. Guests are not allowed to receive instruction for any Amenities at Tamaya,

Commented [MC7]: Changed

Commented [MC8]: Added

RENTER'S PRIVILEGES

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

Commented [MC9]: Added

GENERAL AMENITY FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.

2. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility.

Commented [MC10]: Created definition for Identification, this term used throughout remaining document

3. Any person under age 13 must be accompanied at all times by Residential Parent or Legal Guardian.

3. All hours of operation, including holiday schedules, of the Amenity Facility will be established by the District and Facility Manager.

- Tamaya Hall: Determined by Facility Manager; Closed on Mondays
- Tennis Court Hours: 7am-9pm WEEK 7am-10pm WEEKENDS
- Fitness Center: 4:00am-10:00pm
- Pools: 30 minutes after sunrise until 30 minutes before sunset. (Swim at your own risk)
- Waterslide: Seasonal hours determined by the Facility Manager.

Commented [MC11]: Make sure towing policy for parking lot allows 4am for Fitness Center

4. Dogs and all other pets (with the exception of service animals are not permitted in the Amenity Facility. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

6. Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.

7. Only District employees, contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.

9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. Additionally, Instructors / Trainers shall have authority to enforce these policies within the Amenity they are approved to Instruct in. 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,

Commented [MC12]: Wes - Is this legal? Should we add this authority?

ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.

10. All lost or stolen Access cards must be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to Tamaya property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported as soon as the loss is discovered / in a timely manner.
11. Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Facility Manager, if any.
12. Disregard for rules or policies may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
13. Pool rules that are posted in the appropriate area must be observed.
14. Residents and Guests of all ages shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
17. Skateboarding is not allowed on the Amenity Facility property at any time.
18. 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.
19. Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved in writing by the Facility Manager.
21. 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.
22. Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.
23. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board.

Commented [MC13]: Changed

The Facility Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.

24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility, and shall ensure that any minor for whom they are responsible also complies with the same.
26. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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

any loss, cost, claim, injury, damage, or liability sustained or incurred by any family member of such Patron.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

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

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

Please note that the facilities at the Amenity Facility are often unsupervised facilities. Persons using the Amenity Facility do so at their own risk. Facility Manager’s staff members are not

present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

A. General Swimming Pool Rules

1. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Facility Manager).
2. Children under fifteen (15) years of age must be accompanied at all times by a Patron who resides in the household, during usage of the pool facility.
3. No pushing, running, throwing any item or other horseplay is allowed in the pool, slide or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. The pools and slide will be closed every Monday for routine maintenance.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.

Commented [MC14]: Changed made

Commented [MC15]: Comment from the Board: Memorial Day, Labor Day, Fourth of July - If a major holiday falls on Monday we expect thr pool and slide open (if in season)

13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool or the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. The District is not responsible for lost or stolen items.
26. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
27. The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

B. Additional Rules for Lap Pool

1. Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.
2. If swimmers are present, you must clear the lane to avoid interference.
3. No one under the age of 18 permitted without approval by the Amenity Manager. (Do we put this up for a community wide vote?)

Commented [MC16]: New

Commented [MC17]: The Task Force requested this, I disagree and feel this would not be accepted if we asked the community to vote on it.

C. Waterslide Rules

1. Any person who uses the waterslide does so solely at his or her own risk.
2. Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. Only one person may ride the waterslide at a time.
6. No shorts with snaps or rivets will be allowed on the slide.
7. Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
8. No jewelry, flotation devices or casts may be worn while using the waterslide.
9. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.

SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

INSTRUCTOR / TRAINER POLICIES

- Instructors / Trainers must be approved by Board of Supervisors. A list of approved Instructors will be kept in the Facility Manager's office.
- Certifications / liability insurance (Matt: Need to state amount of \$\$\$ coverage) are required. Must take orientation to review policies and sign an agreement that they understand the policies. (Matt: No grandfathered instructors, all instructors need to be re-approved, take orientation, and sign agreement)
- Guests / Non-Residents are not permitted to take part in any Instruction, regardless of whether they are paying for the service.
- Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.
- Instructors / Trainers will provide a weekly list of trainees, their addresses, and scheduled times to the Facility Manager.
- Instructors / Trainers are expected to enforce the General and Amenity Policies while using the Amenity.
- Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.

Commented [MC18]: New. This is a fundamental change to Policies in order for allow enforcement of policies by Instructors, or provide for their removal.

FITNESS CENTER POLICIES

All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Beach Community Development District governing the Amenity Facility. Disregard or violation of the District's Policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Amenity Facility Staff are not present to provide personal training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

1. *Eligible Users:* Age sixteen (16) years and older are permitted to use the fitness center during designated operating hours. No one under the age of sixteen (16) is allowed in the fitness center at any time at any given time, a Patron may allow up to one (1) Guests to the fitness center per household (unless a greater number of guests has been approved by the Facility Manager).

Commented [MC19]: New

2. *Food and Beverage:* Food, including chewing gum, is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

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

4. *Hours:* The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.

Commented [MC20]: Changed hours from 5 to 4am.

5. *Group Fitness Room:* No organized activity in the group fitness room without prior approval of Amenity Facility Manager.

Commented [MC21]: New

6. *General Policies*

- Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits but no swimsuits are allowed.
- Each individual is responsible for wiping off fitness equipment after each use using provided disinfectants.
- Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.
- Fitness equipment may not be removed from the Fitness Center. Weights must remain in the designated free weights area. Weights are not to be taken into the Group Fitness Room unless approved by the Facility Manager.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
- Please replace weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
- Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
- Pets (with the exception of "Service Animals") are prohibited from the Fitness Center.

TENNIS FACILITY POLICIES

Please note the Tennis Facility is an unsupervised facility and persons using the facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

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

(1) *Eligible Users.* Children under fourteen (14) years of age must be accompanied at all times by a Patron who resides in the household, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household.

Commented [MC22]: Changed

(2) *Hours.* The Tennis Facility shall be available from 7:00am until 9:00pm during the weekdays and 7:00am until 10:00pm on the weekends.

Commented [MC23]: Changed from 8 to 9pm

(3) *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

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

(5) *Availability:* The tennis courts are available on a “first come, first served” basis for Patrons. Each Patron and the Patron’s guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting. Courts are not available to Instructors / Trainers to reserve or hold. Instructors can only instruct on one court at a time. If you find it necessary to “bump” other players when it is your turn to play:

Commented [MC24]: Added

- a) Never attempt to enter someone else’s court before your turn.
- b) Never enter the court or distract players while others are in the middle of a point or game.
- c) Wait outside the entrance gate and politely inform the players that it is your turn.
- d) Allow players to finish out one more point, and then begin the player changeover for the court.
- e) When others are waiting, only Patrons may “hold” a court, and only for no more than ten minutes and those ten minutes are included in the one hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes). Instructors / Trainers may not “hold” a court.
- g) Each approved instructor / trainer may only give lessons on one court during each of their one hour sessions.

Commented [MC25]: Added

Commented [MC26]: Added

(6) *General Policies:*

- Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Tennis Courts are to be used for Tennis only.
- Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).
- The Tennis Facility is for the play of tennis only. Pets (with the exception of “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
- Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts.
- No chairs other than those provided by the District are permitted on the tennis courts.
- No jumping over nets.
- Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager for repair.
- Brush court after use is required

Commented [MC27]: Added

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager, when present, will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion. Otherwise, play is at your own risk.

BASKETBALL FACILITY POLICIES

All Patrons and guests using the Basketball Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Beach Community Development District governing the Amenity Facility. Disregard or violation of the District’s policies and rules and misuse or destruction of equipment of the Basketball Facilities may result in the suspension or termination of privileges of the Basketball Facilities. Guests may use the Basketball Facilities if accompanied by an adult Patron.

Please note the Basketball Facilities are unsupervised facilities and persons using the facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

- (1) *Eligible Users.* Children under thirteen (13) years of age must be accompanied at all times by a Patron who resides in the household , during use of the Basketball Facility
 Maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.

Commented [MC28]: Changed age

Commented [MC29]: Added

- (2) *Hours.* The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.
- (3) *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.
- (4) *Proper Attire:* Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.
- (5) The basketball courts are available on a “first come, first served” basis. Players are limited to the use of one (1) basketball half-court when others are waiting.
- (6) *General Policies:*
 - The use of profanity of disruptive behavior is prohibited.
 - Persons using the Basketball Facilities must supply their own basketballs. Basketball, if available, may be obtained from the office.
 - The Basketball Facilities is for the play of basketball only. Pets (with the exception of “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the basketball facility.
 - Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.
 - No chairs other than those provided by the District are permitted on the courts.
 - The courts must be left clean after use.

EVENT LAWN POLICIES

Please note the Event Lawn is unattended facility and persons using the facility do so at their own risk.

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

1. *First Come Basis.* The lawn is available for use by Patrons only on a “first come, first served” basis.
2. *Vehicles.* No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. *Chalking.* Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the lawn.
5. *Pets.* Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. *Equipment.* Patrons are responsible for bringing their own equipment.
7. *Golfing.* Golfing is not permitted on the lawn.

8. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

PLAYGROUND POLICIES

Please note the Playground is an unattended facility and persons using the facility do so at their own risk.

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

1. Adult supervision (eighteen years and older) is required for children under the age of fourteen (14) years old. All children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
2. Proper footwear is required. Loose clothing, especially with strings, is prohibited.
3. Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

NO FISHING POLICY

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

GENERAL FACILITY RENTAL POLICY

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event. A wedding and reception may be booked more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year. Persons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans day) as well as the following holidays/weekends:

Commented [MC30]: Task Force is asking if this is required, or can we omit?

Easter Sunday
 Labor Day
 Christmas Day

Memorial Day
 Thanksgiving
 New Year's Eve

4th of July
 Christmas Eve

1. *Rentals*: Certain portions of the Amenity Facility may be rented by the following individuals/groups:

- A. Residents (includes both events held by the Resident and events sponsored by the Resident)
- B. Renters
- C. Non-Resident Members
- D. Homeowners Associations
- ~~E. Community Clubs~~

2. *Available Facilities*: The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. For Community Use, rental fees may be waived; however, a refundable damage security deposit shall be required. For private events, the following rental fees shall apply:

Event Facility Rentals

	<u>Rental Rate</u>	<u>Security Deposit</u>
• Boardroom (Up to 4 Hours, Limit of 12 people):	\$150.00	\$150.00 Additional \$25.00 p/hour
• Pool Cabana (Up to 4 Hours, Limit of 25 people):	\$150.00	\$150 Additional \$25.00 p/hour
• Palm Court & Bar (Up to 4 Hours, Limit of 50 people, includes use of Pool):	\$200.00	\$200.00 Additional \$25 p/hour
• Tamaya Hall (Up to 6 Hours, Limit of 80 people):	\$700.00	\$750.00 Additional \$25.00 p/hour

Commented [MC31]: New rate proposed: \$75

Commented [MC32]: New rate proposed: \$75

Commented [MC33]: New rate proposed: \$100

Commented [MC34]: New rate proposed: \$450. Includes 1 Staff in price. Can Security be substituted for Staff, in the event Security is hired for even?

- Tamaya Hall, Palm Court & Bar (Up to 8 Hours, does not include use of Pool): \$1,500.00 \$750.00

Commented [MC35]: New rate proposed: \$600. Includes 1 Staff in price. Can Security be substituted for Staff, in the event Security is hired?

- Group Fitness Room (Up to 4 Hours, Limit of 25 people): \$200.00 \$350.00

Commented [MC36]: New rate proposed: \$100

- : The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the following policies. The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Patrons shall be responsible for any damage caused by their guests and, if a rental company is being used for the rental period, Patrons are encouraged to use a rental company that provides insurance for the District’s property, including the Large Event Lawn.

Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

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

3. *Reservations:* Staff will take reservations in advance for the Amenity Facility. Reservations are on a "first come, first served" basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to the Amenity Manager Staff. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application. Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy. If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.
4. *Deposit and Payment:* At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to **Beach Community Development District**. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Facility Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
5. *Deposit:* Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:
 - Ensure that all garbage is removed and placed in the dumpster.
 - Remove all displays, favors or remnants of the event.
 - Restore the furniture and other items to their original position.
 - Wipe off counters, table tops and sink area.
 - Replace garbage liner.
 - Clean out and wipe down the refrigerator, and all cabinets and appliances used.
 - Clean any windows and doors in the rented area.
 - Ensure that no damage has occurred to the Amenity Facility.

- Patron and Patron’s guests are required to adhere to all Amenity Facility rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron’s deposit.
- Pets (with the exception of “Service Animals”) are prohibited from any and all rented facilities.

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

Commented [MC37]: Added

6. *Staffing*: During the Amenity Facility’s operating hours in which Amenity Facility Staff is present, private events with twenty-five (25) people or less are not required to pay for additional staff unless otherwise required by the District. For events with more than twenty-five (25) people during operating hours, or for events after operating hours, additional staff will be required at a rate determined by the Facility Manager per event.

Commented [MC38]: Can Security be substituted for Staff when Security is hired?

7. *Alcohol Policies*: Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds. Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.28, *Florida Statutes*. Patrons must hire a certified bartender to dispense alcohol.

Commented [MC39]: Task Force question: Why is insurance required?

Commented [MC40]: Task Force question: Why is a certified bartender required to dispense alcohol?

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

- g. No glass, breakable items or alcohol are permitted in the Pool Area.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities").
2. **Violations.** The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a) Submits false information on any application for use of the Amenities.
 - b) Permits the unauthorized use of an amenity pass.
 - c) Exhibits unsatisfactory behavior, deportment or appearance.
 - d) Fails to pay fees owed to the District in a proper and timely manner.
 - e) Fails to abide by any policies or rules established for the use of the Amenities.
 - f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g) Does not follow instructions of Facility Manager or staff, or provides false answers to Facility Manager or staff upon questioning.
 - h) Damages or destroys District property.
 - i) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. **Reporting of Violations.** For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. **Suspension by the District Manager or District's Facility Manager / Appeal of Suspension.** The District Manager, or the District's facility manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or facility manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a

request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

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

EXHIBIT 22

Managers' Report

Date of report: 12-9-2022

Submitted by: Elizabeth Myers & Ron Zastrocky

DECEMBER EVENTS:

- | | |
|----------------------------------|------------|
| • Christmas Tree Lighting | 12/02/2022 |
| • Breakfast with Santa | 12/04/2022 |
| • National Cotton Candy Day | 12/07/2022 |
| • Movie on the Lawn / Food Truck | 12/15/2022 |
| • National Hot Cocoa Day | 12/13/2022 |

DECEMBER EVENT HIGHLIGHTS:

Breakfast with Santa on 12/4/22 @ Tamaya Hall



Attendance – 100 + people
Cost - \$477.83 plus cost of Santa

DECEMBER EVENT HIGHLIGHTS: Christmas Tree Lighting 12/2/2022 @ Tamaya Hall



Attendance – 100 +
Cost - \$409.66 plus cost of musician

NEW STAFF MEMBER:

Rose Lunsford, Facility Attendant/Lifestyles



Native of Jacksonville, Florida, Rose graduated from UNF BA in Criminal Justice. She is also a Veteran of the US Army. Rose has a mortgage title closing background is looking forward to a bright future with VESTA Property Services and serving the residents of Tamaya.

PROGRAMS:

- Emma Bolyard- Yoga
- Yoga with Anastasiya - Fridays



SOCIAL CLUBS:

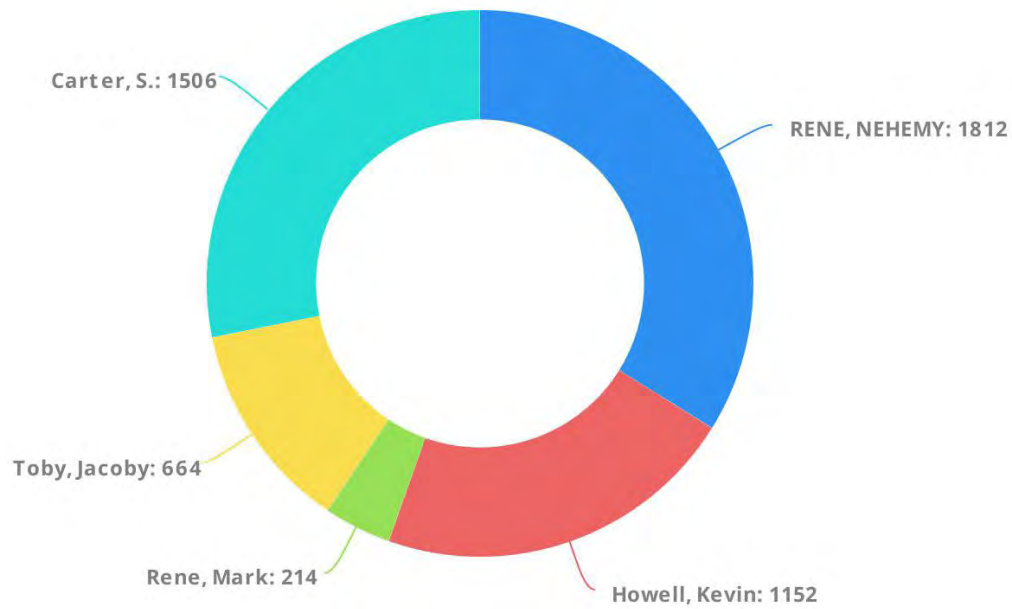
- Current clubs: Lunch bunch, Bunco, BYOB social hour, Meet your Neighbor, Bible Study
- Bridge and Cricut club are taking a break

NEWSLETTER:

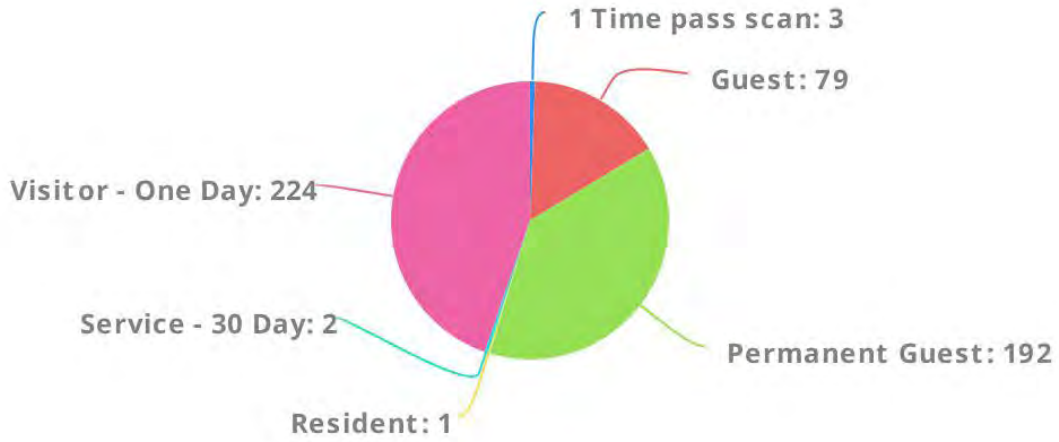
- December Newsletter went out with a 69% open rate.

TEK Control Front Gate access

Visitor passes by Officer



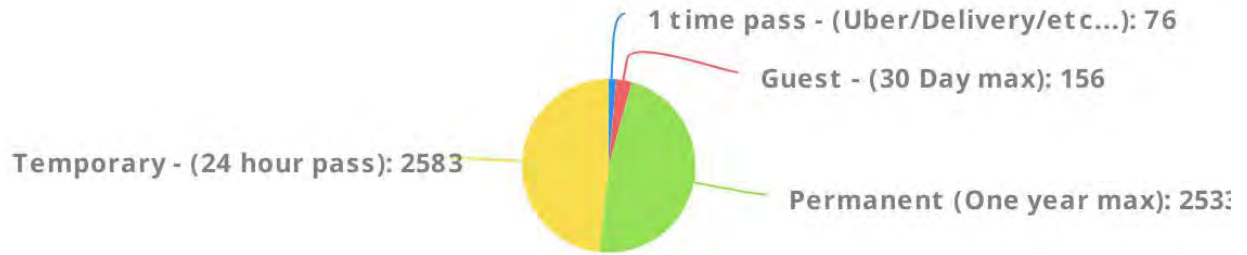
Visitor passes by passes type



Visitor arrival by time – 5,024 guests in 30 day period



Visitor arrival by type



Doorking – Total residents in 24 hour period through

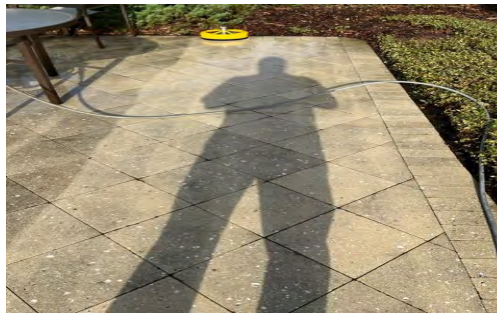
Field Operations Report

Landscape update

- RFP is expected to be advertised by Dec. 31st
- Irrigation timers were all set to reduce watering as grasses are in a dormant stage.

General Maintenance update

- Started to pressure wash pavers around pools



- Pressure washed pillars at pool





- A couple of downed trees cut up



- Sidewalk on Tamaya Blvd repaired



EXHIBIT 23

EXHIBIT 24

Date of Action Item	Action Item	Status
7/18/2022	The outdoor library will be set up with Task Force guidance with the Amenity Manager, at no cost to the District.	12/8: Amenity Manager has found two residents that have expressed interest in this and is to meet with them during the next several weeks.
7/18/2022	The District Manager will speak with Vesta regarding the safety checklist, lifeguard duties, and observations made on the lifeguards by the Task Force.	11/14/2022: Amenity staff will consult Vesta for more lifeguard training and will make changes next season.
7/18/2022	Proposals will be obtained for “No Swimming, No Fishing, Watch for Alligators” and “Do not Climb” signs.	11/11: Lake signs are obtained. Pending direction from Board with respect to number of signs and placement. To be discussed at 12/19 meeting.
9/19/2022 & 11/7/2022	District Engineer to check retention pond sediment build up and preventative maintenance issues.	DM to get direction from Board on 12/19 meeting due to possible cost.
9/19/2022	The District Manager will arrange for an on-site meeting with JSO to discuss speeding issues.	11/14/2022: Vesta staff will call and arrange meeting with JSO to discuss speeding. -DH
9/19/2022	The District Manager will work with staff regarding sign-up method options for amenity events.	11/14/2022: Amenity staff changed a couple things and the last event had plenty of room for extra participants.
11/7/2022	District Counsel and District Engineer to find out ownership of sidewalks on westside of Tamaya Boulevard which is in need of repair.	12/7: Repair complete.

EXHIBIT 25

BEACH CDD MEETING AGENDA MATRIX

December 2022	Regular Meeting: 12/19	<p>Staff Reports</p> <ul style="list-style-type: none"> • District Manager <ul style="list-style-type: none"> ○ Resident(s) Subject to Disciplinary Action ○ Incident Report Tracker ○ Action Item Report ○ Meeting Matrix • District Counsel • District Engineer <p>Consent Agenda Items</p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ▪ 9/19/2022 Regular Meeting ▪ 11/7/2022 Regular Meeting ▪ 12/5/2022 Workshop (tentative) • Unaudited Financials <ul style="list-style-type: none"> ▪ October, 2022 ▪ November, 2022 <p>Discussion</p> <ul style="list-style-type: none"> • Amenity Policy Revisions Update • PayPal Issue <p>Business Items:</p> <ul style="list-style-type: none"> • Appointment of New Supervisor for Seat #2 (Chance Wedderburn/Ivana Gavric/Michael Horrigan) • Audit Committee Recommendation • Proposal to repair and paint fitness center walls • Consideration of Release of Drainage Easement • Consideration of District Engineer Proposal for FY 2023 • Consideration of Proposal for Carpet Cleaning • Consideration of Proposal for Grout Cleaning <p>PH for Towing Policy for Amenity Center Parking Lot</p>	<ul style="list-style-type: none"> • Change hours of No Parking to Match Proposed Opening Time for Fitness Center
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BEACH CDD MEETING AGENDA MATRIX

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January, 2023	Regular Meeting: 1/16	<p>Staff Reports</p> <ul style="list-style-type: none"> • District Manager <ul style="list-style-type: none"> ○ Resident(s) Subject to Disciplinary Action ○ Incident Report Tracker ○ Action Item Report ○ Meeting Matrix • District Counsel • District Engineer <p>Consent Agenda Items</p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ▪ 12/19/2022 Regular Meeting • Unaudited Financials (December 2022) <p>Discussions</p> <ul style="list-style-type: none"> • Amenity Policy Revisions Update <p>Business Items</p>	
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BEACH CDD MEETING AGENDA MATRIX

February, 2023	Regular Meeting: 1/16	<p>Staff Reports</p> <ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">○ Resident(s) Subject to Disciplinary Action○ Incident Report Tracker○ Action Item Report○ Meeting Matrix• District Counsel• District Engineer <p>Consent Agenda Items</p> <ul style="list-style-type: none">• Meeting Minutes<ul style="list-style-type: none">▪ 1/16/2022 Regular Meeting• Unaudited Financials (January 2023) <p>Discussions</p> <p>Business Items</p> <ul style="list-style-type: none">• Resolution Regarding Amenity Policy Revisions and Setting a Public Hearing Date. NOTE: Possible change to towing policy needed based on opening time for fitness center if not already done	
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BEACH CDD MEETING AGENDA MATRIX

<i>Unscheduled Items</i>	<p><i>Staff Reports</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <ul style="list-style-type: none">• Public Hearing Regarding Amenity Policy Revisions <p><i>Discussions</i></p> <ul style="list-style-type: none">• Parking on CDD owned roads	
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