TAMAYA

BETWEEN THE CITY AND THE SEA

Frequently Asked Questions

1. What is a CDD?
    a. A Community Development District (CDD) is a special-purpose local government entity established under Chapter 190, Florida Statutes, to plan, finance, construct, operate, and maintain certain community infrastructure and facilities. Depending on the specific CDD and its governing documents, this may include roads, stormwater management systems, landscaping, parks, recreational amenities, and other authorized public infrastructure and services.
    b. CDD assessments are generally imposed on property within the District to fund the District's operations, maintenance, and debt service. These assessments may be collected on the property tax bill through the County's tax collection process, although the CDD is a separate governmental entity from the County and its assessments are distinct from County property taxes.
    c. A CDD is governed by a five-member Board of Supervisors. Supervisors are public officials and are subject to Florida's Government in the Sunshine Law, public-records requirements, applicable ethics laws, and the provisions of Chapter 190, Florida Statutes. The Board operates in accordance with Florida law and the District's adopted rules and procedures.
    d. Board Supervisors must be registered voters and landowners within the District**.** Supervisors are elected in accordance with the provisions of Chapter 190, Florida Statutes, and the applicable election requirements governing the District.
    e. Board meetings are open to the public and must comply with applicable public meeting requirements. The frequency and day of the month on which meetings are held vary by District and are established by the individual CDD.
        i. Who is the current CDD and Amenity management company?
            1. Vesta Property Services. For more than 25 years, Vesta Property Services has redefined Florida property management

through superior amenities programming and lifestyle curation, advising and managing homeowners and condominium associations, and providing affordable and direct financing for communities. Vesta is exceptional in the breadth and scope of its offerings. Our Florida community management firm is headquartered in Jacksonville, FL and provides financing, management and ancillary services to developers of planned unit communities and resident associations in connection with clubhouses, golf courses and other amenity and infrastructure facilities and commercial real estate management.

f. Current Management Support for Tamaya
    i. Oliver Ingram – Amenity Manager, Tamaya
        a. Contact at oingram@vestapropertyservices.com
    ii. Kaylie Fitzhugh – Assistant Amenity Manager/ Lifestyles Director
        a. Contact at kfitzhugh@vestapropertyservices.com
    iii. Ron Zastrocky – Field Operations Manager, Tamaya
        a. Contact at rzastrocky@vestapropertyservices.com
    iv. Tammy Durham – Senior Maintenance Tech, Tamaya
        a. Contact at tdurham@vestapropertyservices.com
    v. Jason Davidson – Regional Director of Operations, District Services Division
        a. Contact at jdavidson@vestapropertyservices.com
    vi. David McInnes – District Manager, Vesta - District Services Division
        a. Contact at dmcinnes@vestapropertyservices.com

2. What is an HOA?
    a. The HOA establishes and maintains codes and restrictions that govern the external appearance of private property within the community. The HOA approves or denies applications for exterior alterations to private property according to the established codes and restrictions.
        i. Leland Management
        ii. Carla Masters – HOA Manager, 904-420-0175
3. What are the current hours of operation? (Can be found at the footer of the website – Change hours)
    a. Clubhouse: Monday: Closed
        Tuesday-Saturday: 10am-6pm
        Sunday: 1pm-5pm

b. Fitness: Open 7 days a week, 4am – 10pm
c. Pools: Weather permitting, dawn to dusk
d. Slide: Saturday – Sunday: 10am-7pm
e. Tennis Courts: Monday-Sunday 7am-10pm
f. Basketball Court: Dawn to Dusk

4. How do I apply for an access card or decals?
    a. You can either come in person to see staff during operating hours, or you are welcome to download the appropriate forms through the website and email them over to Kaylie at kfitzhugh@vestapropertyservices.com.
5. How do I get added to Tamaya's newsletter and e-blast?
    a. Scroll down to the very bottom of any page of the TamayaAmenities.com website and you will see the sign-up form on the right.
6. How do I start a new group or club?
    a. Go to our Clubs and Groups page on the website. Download and fill out the application form and send it over to Kaylie at kfitzhugh@vestapropertyservices.com and she will get back to you as soon as she can to discuss.
7. How do I apply to rent one of the spaces available at Tamaya?
    a. Please go on our rentals page; all the appropriate forms and information are available.
8. How do I apply to be an approved vendor or instructor for Tamaya?
    a. To be considered, you will need to have the following documents for us to bring you to proper compliance with the district:
        i. Certificate of Insurance with the following listed:
            1. Beach CDD; 12788 Meritage BLVD Jacksonville FL 32246
            2. Proper licenses (depending on the industry you are in)
    b. If approved, an agreement with be drawn up.
    c. Waivers will be provided for the vendor to provide for participants if applicable.
    d. If you conduct a class, rosters will need to be submitted to Kaylie by the 15th.
9. What is the difference between a CDD Workshop and a CDD Meeting?
    a. CDD Workshops are held on the first Wednesday of every month at 6:00 PM. These workshops are designed to discuss agenda items in detail and provide residents with an opportunity to participate in the conversation, ask questions, and share feedback before any decisions are made.
    b. CDD Meetings are held on the third Monday of every month at 6:00 PM. This is where official decisions are made and votes are cast on agenda items. Since topics are typically discussed extensively during the workshop, these

meetings generally involve less discussion and focus more on taking formal action.

10. When do we have food trucks?
    a. Tamaya hosts food trucks on the first and third Thursday of every month.
11. Where do I find the amenity policies and meeting agendas?
    a. Both of those things can be found on the official CDD website beachcdd.com.
12. How can I get on the CDD Board?
    a. Candidates for the general election seats must be residents of the District and must have met the general criteria the Supervisor of Election requires to be a candidate on the ballot. That includes, but is not limited to, the filing of a financial disclosure form, declaring a campaign treasury, and paying filing fees. For more information regarding these requirements, please contact the Duval County Supervisor of Elections' Office.

Have a question not answered here? Send an email to either Kaylie or Oliver and we will help however we can!

    b. Kaylie at kfitzhugh@vestapropertyservices.com
    c. Oliver at oingram@vestapropertyservices.com