

Beach CDD

www.beachcdd.com

PUBLIC ENTITY

COMMUNITY DEVELOPMENT DISTRICT Beach CDD

Created under Chapter 190, Florida Statutes
Governed by a Board of Supervisors

Responsibilities include the financing & maintenance of the community infrastructure:

All Common Areas, Landscape & Hardscape
The Amenity Center
The Gates and Guard House
The Storm Water Ponds
The Conservation Areas
Roadways

How are assessments paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the Finances Tab for the most current budget and related information: www.beachcdd.com

Who to contact?

For financial and administrative issues:

PFM Group Consulting, LLC (Formerly Fishkind & Associates)
Vivian Carvalho, District Manager
Phone (407) 723-5900, Fax (407) 723-5901
Email: carvalhov@pfm.com

For the CDD maintenance issues:

Leland Management, Inc.
Jesse Skinner: Field Manager
Phone: (904) 483-3092
Email: jskinner@lelandmanagement.com

Amenity Lifestyles

Phone: (904) 329-2277
tamayalifestyles@lelandmanagement.com

Tamaya Guard House

(904) 361-3912

PRIVATE ENTITY

HOMEOWNER'S ASSOCIATION Tamaya Residential Property Owners Association

Not-for-profit Corporation created under Chapters 617 and 720, Florida Statutes and Governed by a Board of Directors

Responsibilities include the implementation of the association's governing documents; specifically, individual lot related issues.

- * Deed Restriction Enforcement
- * Architectural Control

How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

Who to contact?

Residential Association

Leland Management, Inc.
Jesse Skinner, Association Manager
Phone (904) 483-3092
Email: jskinner@lelandmanagement.com

Beach CDD

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Frequently Asked Questions

❖ **Where can I get the agendas for Board of Supervisors' meetings?**

- Please visit the District's website at <http://beachcdd.com/documents/>, under "Meeting Documents", subfolder "Agendas." Agendas are posted 7 days prior to each meeting date.

❖ **Who maintains the common areas?**

- The common areas are maintained by the CDD.

❖ **Who should I ask for approval of my home improvement?**

- The Architectural Review Committee of the POA. The CDD has no authority over private property.

❖ **To which entity should I report a water or sewage or roadway or streetlights related problems?**

- Water and sewer facilities and attendant services are the sole and exclusive responsibility of the JEA. Please contact JEA Residential Customer Call Center at (904) 665-6000 or (800) 683-5542
- Roads are maintained by the Beach CDD.

❖ **Does the CDD provide mosquito control?**

- The CDD does not provide mosquito control, the City of Jacksonville Mosquito Control Division provides these services.

❖ **What is the different between the Operation & Maintenance Assessment (O&M) versus the Debt Service Assessment (Bonds)?**

- The O&M Assessment fluctuates from year to year depending on all areas in which the District must maintain. This O&M Assessment is part of the property tax bill also known as non-ad valorem assessment. The Debt Service Assessment is the Bond repayment. This Assessment is a fixed amount for 30 years. This Debt Service Assessment is part of the property tax bill also known as non-ad valorem assessment. Homeowners could pay off the Debt Service Assessment upon request. If you are interested in the payoff amount associated with your property you may contact PFM at 407-723-5900 and request the payoff amount.

Please also visit the District's website:
www.beachcdd.com