

Beachwalk Guide (8/26/23)



Entities:

1. Home Owners Associations (HOA's)
2. The Beachwalk Club, Inc
3. The Beachwalk Lagoon Association, Inc.
4. The Twin Creeks North Community Development District (CDD)
5. Saint Johns County
6. The Twin Creeks Recreation Lake Facility Property Owners Association
7. Twin Creeks Development Associates, LLC (John Kinsey)
8. Beachside High School
9. Beachwalk Retail Center LLC
10. Plaza at Beachwalk
11. Assisted Care Living Facility
12. Rendina
13. Elysian Apartments
14. Sentosa Beachwalk II LLC (Apartments)
15. Legend Point Logistics Crossing
16. Encore (Art Falcone's company)
17. PEBB (Prime Developer of the Retail space)
18. Tree Amigos
19. Yellowstone Landscaping

1. **HOA's** – Each of the 6 sub-divisions has their own HOA's:
 - **Atlantica Isles** – developer controlled
 - HOA: **Vesta Property Services**
 - Rosie Garvey, LCAM: rgarvey@vestapropertyservices.com
 - 200 Business Park Circle, Suite 101, St Augustine, FL 32095
 - 904-747-0181 Ext: 231
 - Yellowstone is the landscape vendor
 - **Dorado**
 - Lisa Hathaway, President: doradohoapresident@gmail.com
 - Jon Cargill, Treasurer: doradohoatreasurer@gmail.com
 - Gary Dumas, VP: Doradohoavicepresident@gmail.com
 - Dorado HOA Secretary: DoradoHOASecretary@gmail.com
 - Dorado HOA Assistant: SecretayDoradoHOAAssistantSecretary@gmail.com
 - HOA: **Vesta Property Services**
 - Rosie Garvey, LCAM: rgarvey@vestapropertyservices.com
 - 200 Business Park Circle, Suite 101, St Augustine, FL 32095
 - 904-747-0181 Ext: 231
 - **Grand Isles** – Shared Group email: grandislesatbeachwalk@gmail.com
 - Stephanie Spencer, President: s.spencer213@outlook.com
 - Josh Gerdes, Vice-president: josh@gerdesfamily.com
 - Yvette Urquhart, Secretary & Treasurer: ycurq@aol.com
 - Paul Glaser, Director: pglaswer@fionnmacs.com
 - HOA: **Total Professional Association Management**
 - Customerservice@tpam.biz
 - (904) 295-3921
 - **Seaside Estates**
 - Cory France, President: Seasidehoapresident@gmail.com
 - Bill Smierciak, Vice President: Seasidehoavp@gmail.com
 - Patty Miller, Treasurer: Seasidehoatres@gmail.com
 - Brian Echeverry, Director: Seasidehoadirector@gmail.com
 - Shane Bradley, Secretary: Seasidehoasecretary@gmail.com
 - HOA: **Vesta Property Services**
 - Rosie Garvey, LCAM: rgarvey@vestapropertyservices.com
 - 200 Business Park Circle, Suite 101, St Augustine, FL 32095
 - 904-747-0181 Ext: 231
 - **The Cove** – developer controlled
 - HOA: **Vesta Property Services**
 - Rosie Garvey, LCAM: rgarvey@vestapropertyservices.com
 - 200 Business Park Circle, Suite 101, St Augustine, FL 32095
 - 904-747-0181 Ext: 231
 - **The Reef**
 - Jules Bohanon President: President@ReefHOA.com

- Chris Ripkey, VP & Treasurer: TheReefVP@gmail.com
- HOA: **Total Professional Association Management**
Customerservice@tpam.biz
(904) 295-3921

2. **The Beachwalk Club, Inc** - Operates and owns the Club property including the clubhouse and associated club amenities. The Club area extends from the concrete liner of the lagoon outward to the walls along the residential property and up to Beachwalk Blvd and includes the Clubhouse, tennis courts, dog park, putting green and parking lots. Area shown in red .



Beachwalk Club, Inc.
100 Beachwalk Club
Saint Johns, FL 32259

Chase Chenoweth, General Manager & COO: chase.chenoweth@clubbeachwalk.com (904) 506-4908
Sam Sarkese, Food & Beverage Manager: sam.sarkese@clubbeachwalk.com
Nathan King, Aquatics Director: Nathan.king@Clubbeachwalk.com
Greg Christovich, Consultant: (through 9/30/2023) greg@clubbeachwalk.com

Neal Shact (President): neal.shact@clubbeachwalk.com
Peter Jensen (Vice President): pete.jensen@clubbeachwalk.com
Paul Glaser (Treasurer): paul.glaser@clubbeachwalk.com
Lisa Hathaway (Secretary): lisa.hathaway@clubbeachwalk.com
Jenna Anderson (Vice-Secretary): jenna.anderson@Clubbeachwalk.com

Legal Counsel:

Eric Appleton: eappleton@appletonreiss.com
Appleton Reis
215 N. Howard Ave., Suite 200
Tampa, FL 33606
(813) 542-8888

Amenities Advisory Committee (AAC) Chairman Pete Jensen

Mark Desmond: mdesmond60@gmail.com

Matthew Feldt: mfeldt1985@gmail.com

Jeff Klein: kmr111@aol.com

Leslie Beasley: lhbeasley@bellsouth.net

Lea Judah: 4judahs@gmail.com

Wes Benwick wbenwick@gmail.com

Jason Navarro jason@bambiz.net

Finance Committee (FC) Chairman Paul Glaser

Dave Mullins: davidmullins@mcdjax.com

Alexandria Browning: alex.browning4216@gmail.com

Laurie Brochu: laurie.brochu@ultratechbrands.com

Bylaws Rules and Grievance Committee (BRG) Chairwoman Lisa Hathaway

Scott Allen

Jimmie Collins

Lynn Kuper

- 3. The Beachwalk Lagoon Association, Inc.** - Not for profit, Owns and constructed Lagoon, granted licenses to Club and members to utilize lagoon. The Lagoon property is basically defined by the concrete liner.

- Present owners, TCDA Twin Creeks Development Associates, LLC - Registered Agent: John Kinsey



- 4. The Twin Creeks North Community Development District (CDD)** – Special taxing district for infrastructure. This is a local, special-purpose government entity set up as an alternative method

of planning, acquiring, operating and maintaining community-wide improvements in planned communities. Primary responsibilities are the areas along Beachwalk Blvd, 210 and some of the retention ponds within Beachwalk. Developer controlled with two seats now held by residents. Ultimately all 5 seats will be filled with elected residents.

Board of Supervisors:

John Kinsey, President john.kinsey@twincreeksnorthcdd.net

Neal Shact: neal.shact@twincreeksnorthcdd.net

Bryan Kinsey, VP: bryan.kinsey@twincreeksnorthcdd.net

Jared Bouskila: jared.bouskila@twincreeksnorthcdd.net

Chris McKinney: christopher.mckinney@twincreeksnorthcdd.net

Management company: **Wrathell, Hunt and Associates, LLC**

District Manager Daniel Rom

(877) 276-0889

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

info@twincreeksnorthcdd.net

Below is from the Engineers Report:



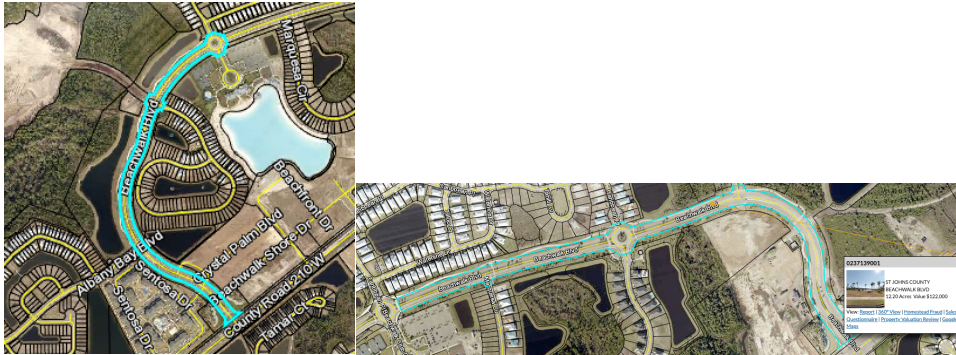
POA is the Property Owners Association

Excerpt from the Engineers report regarding entities responsibilities (Waterfall Way assumed to now be known as Beachwalk Blvd.)

3.2.3 Ownership and Maintenance

Improvement	Ownership	Maintenance
Lakes and Stormwater Facilities	CDD	CDD
On-site & Off-site Utilities (Electric, Water, Sanitary & Re-Use)	JEA	JEA
Waterfall Way roadway	County	County
Waterfall Way landscaping, lighting, signage and other improvements	CDD	CDD
On-site roads within residential parcels	HOA's	HOA's
On-site Road connecting to Parcels 1, 2 and 3	CDD	CDD
Entry Features	CDD	CDD

5. St Johns County – responsible for Beachwalk Blvd (road)



6. The Twin Creeks Recreation Lake Facility Property Owners Association – 48+ acre lake and adjacent property

Members:

- TCDA
- Homeowners with Beachwalk and Creekside at Twin Creeks
- Officers and Directors, President John Kinsey, Director Robert Furlong, Director Harry Thomas Rodgers III

7. Twin Creeks Development Associates, LLC (TCDA) - Registered Agent: John Kinsey.

100 East Linton Blvd
Delray Beach FL, 33483.
JTK@TCDevelopment.net

Beachside High School – Principal Greg Bergamasco

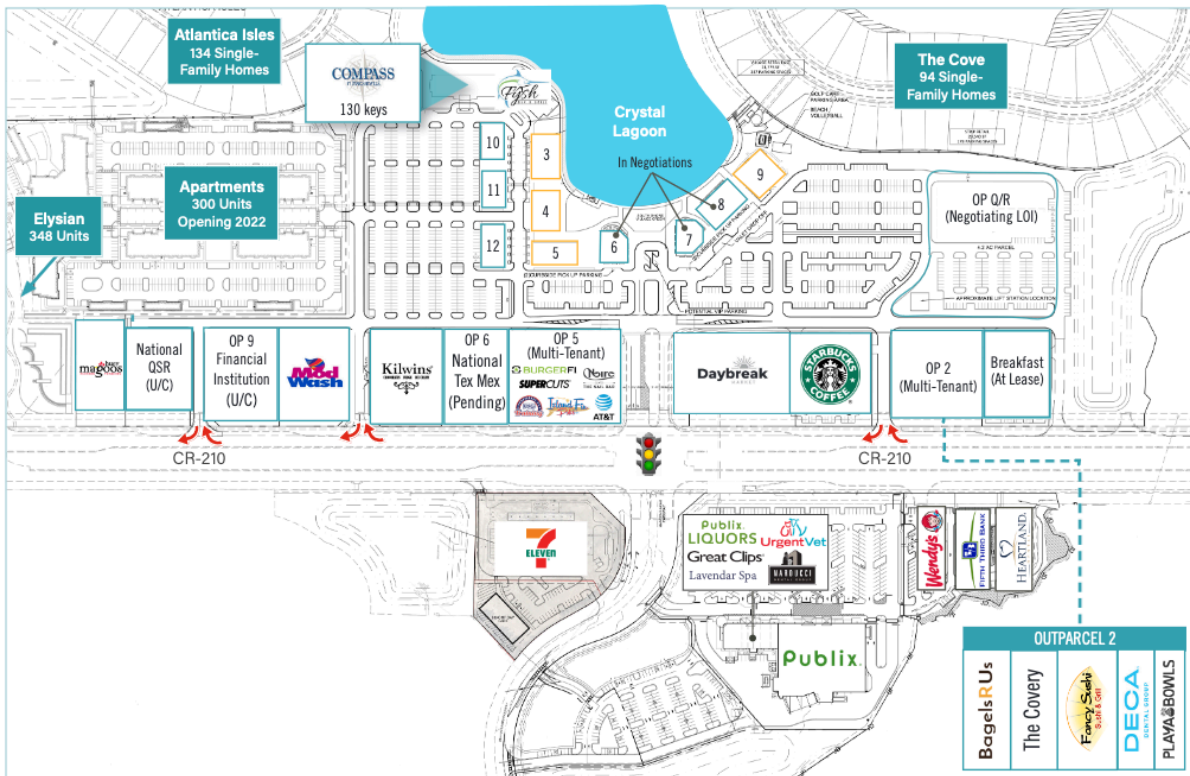
200 Great Barracuda Way
Saint Johns, FL 32259
(904) 547-4400
Greg.Bergamasco@stjohns.k12.fl.us
<https://www-bhs.stjohns.k12.fl.us>

Master Plan



8. Beachwalk Retail Center LLC, is PEBB Enterprises and partner Falcone Group.

SITE PLAN



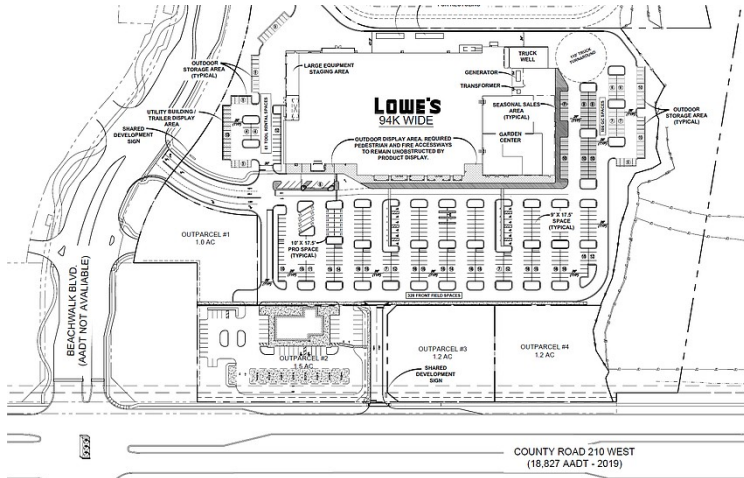
<https://franklinst.com/properties/for-lease/?propertyId=1003778-lease> (Current as of 8/26/2023, note, source material no longer puts a date on it)

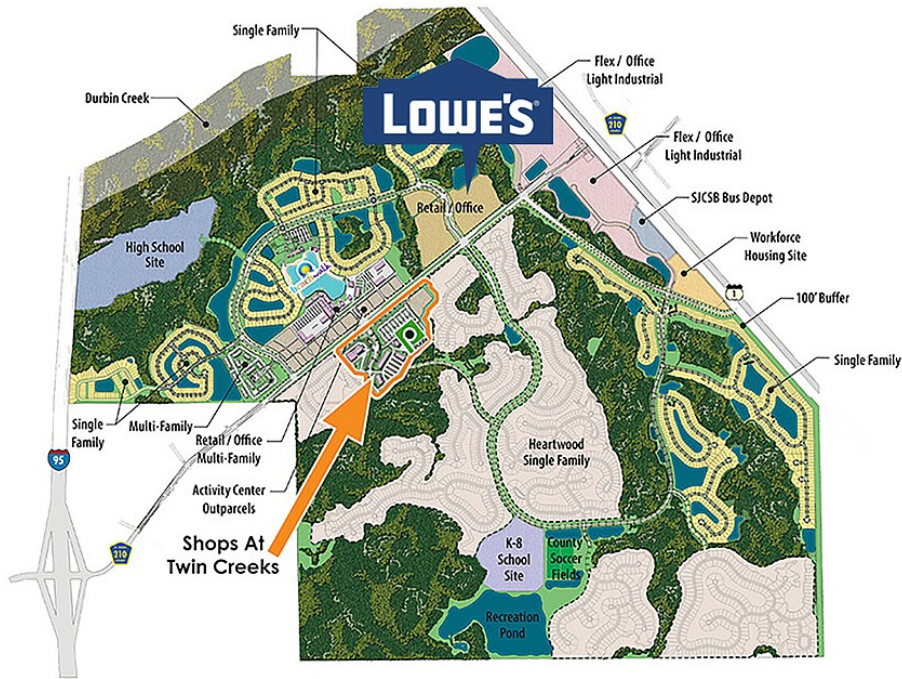
SITE PLAN LEGEND

UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	Compass Hotel by Margaritaville	45,600 SF	10	Future Development	5,520 SF
2	Fysh Bar & Grill	8,500 SF	11	Future Development	5,520 SF
3	Available	8,050 SF	12	Future Development	6,480 SF
4	Available	7,155 SF	OP 1	Breakfast (At Lease)	1.14 AC
5	Available	10,000 SF	OP 2a	Bagels R Us	2,000 SF
6	Asian Fusion (At Lease)	5,500 SF	OP 2b	The Covery	1,500 SF
7	Mexican Restaurant (In Negotiations)	5,450 SF	OP 2c	Fancy Sushi	2,200 SF
8	Restaurant (In Negotiations)	7,490 SF	OP 2d	Deca Dental	2,000 SF
9	Available	8,830 SF	OP 2e	Playa Bowls	1,220 SF
			OP 3	Starbucks	1.23 AC
			OP 4	Daybreak Market	1.88 AC
			OP 5a	AT&T	1,900 SF
			OP 5b	Island Fin Poke	1,100 SF
			OP 5c	F45	2,400 SF
			OP 5d	Supercuts	1,760 SF
			OP 5e	Noire Nail	1,760 SF
			OP 5f	BurgerFi	2,300 SF
			OP 6	National Tex Mex (Pending)	1.12 AC
			OP 7	Kilwins	1.18 AC
			OP 8	ModWash	1.15 AC
			OP 9	Financial Institution (U/C)	1.18 AC
			OP 10	National QSR (U/C)	1.07 AC
			OP 11	Huey Magoo's	0.96 AC
			OP Q/R	Negotiating LOI	29,540 SF

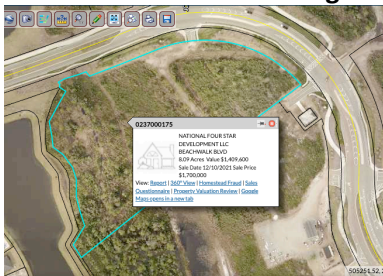


- The Margaritaville hotel will have 130 rooms. According to the project developers, PEBB enterprises and Falcone group, the construction of the hotel is expected to begin in the first quarter of 2023 with an estimated completion by 2024.
9. **Plaza at Beachwalk** Lowes and Wawa site on North side:





10. Assisted Care Living Facility



National Four-Star Development
 10001 Tamiami Trail N Suite 205
 Naples, FL 34108-0000

Timothy O. Eldredge
Scott Runyon
Steve Gardner
Clay O. Winfield

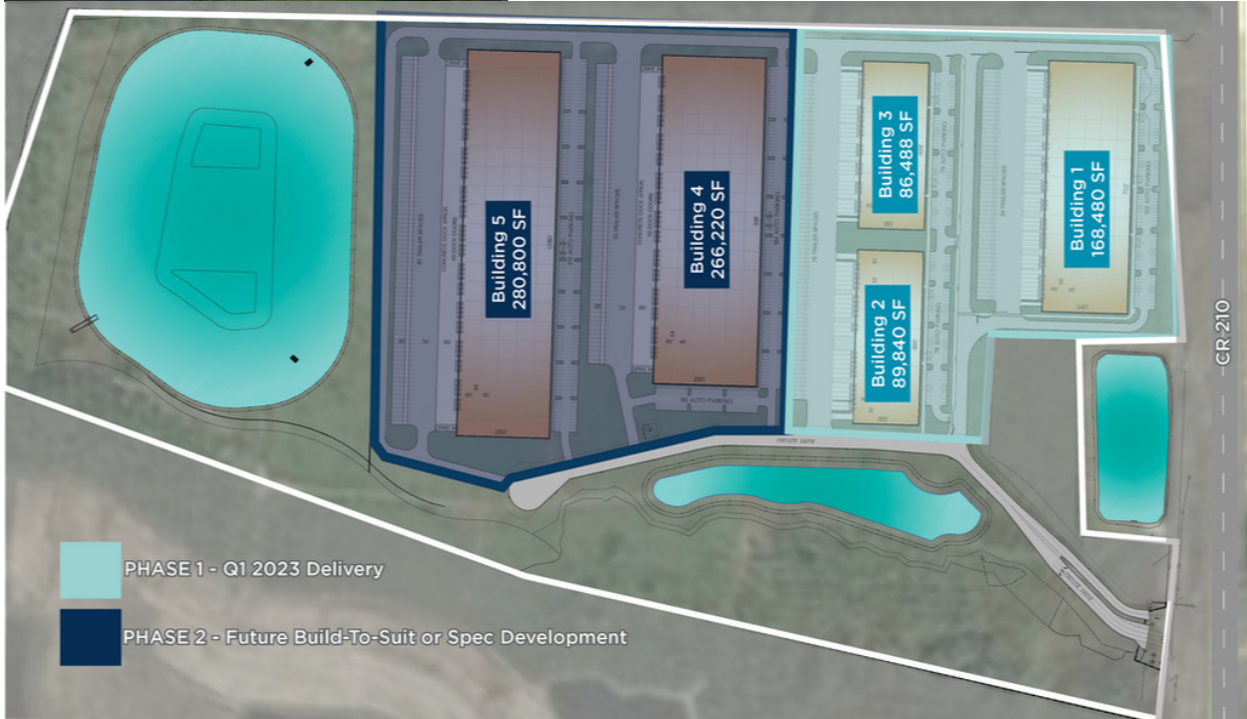
11. Rendina: Status Unknown Plans 60,000 SF Medical Office Building as Part of Beachwalk Master Planned Community in Jacksonville Florida



12. The Elysian (Apartments) 346 apartments. Built by the Falcone Group as Sentosa and sold.
65 Sentosa Dr, Saint Johns, FL 32259
Adrian Knight, Assistant Community Manager
Akinght@alaps.com
O: 904.907.7225

13. Sentosa Beachwalk II LLC (Apartments), an entity controlled by Falcone Group recently completed.
Ashley Cardone, Property Manager
Sentosa Beachwalk
35 Crystal Palm Blvd, Saint Johns, FL 32259
O: 904.506.4205
M: 904.417.7203

14. Legend Point Logistics Crossing, built by Scannell Properties LLC
<https://www.legendpointlc.com/>



Industrial Park on a 111-acre site in a five-building, 878,000-square-foot industrial park.

Five buildings

- Building 1 - 168,480 SF to be completed in 2023
- Building 2 - 89,840 SF to be completed in 2023
- Building 3 - 86,488 SF to be completed in 2023
- Building 4 - 266,220 SF to be completed in 2025
- Building 5 - 280,800 SF to be completed in 2025

15. Falcone Group and Encore (Art Falcone) is a vertically integrated firm with land acquisition, entitlement, development, construction sales and marketing capabilities in-house. Encore operates two opportunistic funds and one private REIT with nearly \$2 billion AUM. Encore is developing over 20,000 rental apartments, homes for sale, and residential lots with sell out revenue of approximately \$4 billion. Encore assets under management are approximately \$2 billion with committed equity of \$800 million. Encore has made investments in Miami, Orlando, Jacksonville, Tampa, Los Angeles, San Diego, Sacramento, San Francisco, Portland, Jersey City, and Phoenix.

Prior to Encore Capital Management. Art formed the home building and land development company Transeastern Properties, Inc. which he sold in 2005 for a total consideration of \$1.6 billion in one of the largest private transactions in the history of home building and land sales. Outside of the office, Art is committed to the South Florida community. He is a major donor for SOS Children's Villages Florida in Broward County. where he's known as the go-to guy with a warm heart who has overseen and paid for the renovation of 13 homes for foster children. He a true gift to our organization and the entire South Ronda community: said SOS Executive Director Jillian Smith."

- 16. PEBB Enterprises** Partner in Beachwalk Retail Center. "Their entrepreneurial spirit traces its roots back to 1973, when the family-owned company was founded in South Florida. A full-service private equity real estate investment company, we have continued to operate as a family-owned business for over four decades and take enormous pride in our team of forward-thinking associates and entrepreneurial minds who continue to push and expand the company's growth on a daily basis.

PEBB's driving force is the acquisition and development of high-quality neighborhood, regional and power shopping centers and suburban office buildings. Our diverse collection of tenants enjoys a mutual success while reflecting a balance of local, regional and national retailers. Our shopping destinations are a testament to the kind of business relationships and synergy PEBB strives to foster.

As any company, we are acutely aware of the competitive nature of our environment and we draw on our more than four decades of unique experience to see a project through from conception to completion to final disposition. Our projects offer more than a foot in the door, providing companies the opportunity to start and grow in strategic locations within and affording tenants a prime position for success from the outset.

PEBB's success has been advanced by tangibles and intangibles alike. An entrepreneurial spirit combined with a proven growth plan have fueled our drive to seek opportunities where our efforts and expertise can improve the fabric of communities and add overall value."

- 17. Tree Amigos** – Landscaping for CDD areas
owners Jim Proctor and Steve Nelson
2105 Harbor Lake Dr.
Fleming Island, FL 32003
904.778.1030
info@treeamigosoutdoor.com

- 18. Yellowstone Landscaping** – lawn services for Atlantica Isles and The Reef
2663 Robert Street
Jacksonville, FL 32207
904.268.2626
Contact: Joe Soenksen
jsoenksen@yellowstonelandscape.com