

*Tison's Landing*  
*Community Development District*  
*Special Meeting Agenda*

Wednesday  
December 11, 2019  
10:30 a.m.

Yellow Bluff Amenity Center  
16529 Tison's Bluff Road  
Jacksonville, Florida 32218  
[www.tisonslandingcdd.com](http://www.tisonslandingcdd.com)

- I. Roll Call
- II. Public Comment
- III. Consideration of Proposals for a Storage Building
- IV. Supervisor Requests / Audience Comments
- V. Next Scheduled Meeting – January 9, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- VI. Adjournment

**LD Buildings**

850390 Hwy 17  
 Yulee, FL 32097  
 Office : 904-225-9775  
 Fax : 904-225-0334  
 Phone # 904-225-9775 office@ldBuildings.com  
 Fax # 904-225-0334

**Estimate**

Date	Estimate #
11/14/2019	141

Name / Address
Vesta Property Services Johnathon Perry 16529 Tisons Bluff Rd Jacksonville, FL 32218

Project

Description	Qty	Rate	Total
Yul. Lark Barn with Loft, Repo as is, includes delivery, set and tie down tax exempt		4,060.00	4,060.00
Customer to provide sales tax exemption		0.00	0.00
Sales Tax		7.00%	0.00
		<b>Total</b>	<b>\$4,060.00</b>







Mobile Modular Portable Storage  
 1100 Highway 559  
 Auburndale, FL 33823  
 Phone: 863-508-6852  
 Fax: 863-582-9354  
 www.mobilemodularcontainers.com

## Container Sale Quotation and Agreement

Quotation Number: 284697  
 Customer PO/Ref:  
 Date of Quote: 11/14/2019

### Sign up for the Easy Sale Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Tison's Landing CDD Jacksonville, FL  Johnathan Perry jperry@vestapropertyservices.com Phone: (904) 307-8313	Tison's Landing CDD Purchase 20' Storage One Tripper Jacksonville, FL  Johnathan Perry jperry@vestapropertyservices.com Phone: (904) 307-8313	<b>Questions?</b> Contact: Stover, Karel Karel.Stover@mobilemodularcontainers.com Direct Phone: 863-508-6881

Product Information	Qty	Purchase Price	Extended Purchase Price	Taxable
<b>8x20 Storage</b>	1	\$4,285.69	\$4,285.69	Y
Delivery Haulage	1	\$400.00	\$400.00	Y
<b>Total Estimated Charges</b>				
		Subtotal	\$4,685.69	
		Taxes	\$328.00	
		<b>Total Charges (including tax)</b>	<b>\$5,013.69</b>	

Special Terms and Important Contractual Information
<ul style="list-style-type: none"> <li>• Quote is valid for 30 days.</li> <li>• Customer's site must be dry, compacted, level and accessible by normal truck delivery.</li> <li>• In the event the driver arrives at Customer's site as agreed, but is unable to deliver the container for any reason, customer will be charged a "dry run" fee equal to the delivery charge.</li> <li>• If the driver encounters any kind of delay which results in more than 30 minutes total delivery time, Customer will be charged at a rate of \$75 per hour in thirty minute increments.</li> <li>• Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request.</li> <li>• This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.</li> <li>• Payment in advance is required.</li> <li>• <b>Sales Tax will be calculated based on the tax rate at the time of invoicing.</b></li> <li>• Lessee gives permission to receive non-marketing automated text messages regarding the account. Permission is not a condition of the transaction and can be withdrawn at any time.</li> </ul>

# Container Sale Quotation and Agreement

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## Mobile Modular Portable Storage Easy Sale. Sign Me Up!

**Getting your container on its way has never been easier... and faster.** With Mobile Modular Portable Storage Easy Sale you can convert your Sale Quotation directly into a Sale Agreement by signing below. Once we receive your signed Easy Sale option, we'll finalize your container details and get your project on its way.

### Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Portable Storage, a California corporation, herein known as seller (the "Seller"), credit approval of Customer, herein known as buyer (the "Buyer"). Seller does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Seller to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Seller's Sale Agreement. Such sale, and customer's agreement thereto, is subject to Seller's standard terms and conditions located in the Contact section of the Seller's web site at ([www.mobilemodular.com/contact-us](http://www.mobilemodular.com/contact-us)) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Seller. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Buyer shall be effective against Seller, whether made hereon, contained in any printed form of Sale or elsewhere, unless accepted in writing by Seller. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Seller's Sale Agreement shall carry no force or effect except as an instrument of billing.

**Seller:**  
Mobile Modular Portable Storage

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Buyer:**  
Tison's Landing CDD

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

40' DD

Double Door



## Dimensions

Exterior dimensions: 20' 0" L x 8' 0" W x 8' 6" H

Interior dimensions: 19' 4" L x 7' 8" W x 7' 10" H

## 20' Storage Container

With 160 square feet of storage space, our 8'x20' portable storage container provides secure and reliable storage for the smaller site jobs.

### 8'x20' Storage Container Features:

QUOTE

EMAIL

CALL







11/14/2019

Johnathan Perry

Field Operations Manager

Vesta

16529 Tisons Bluff Rd

Jacksonville, Florida 32218

Re: 10 x 20 Lofted Barn

Good Afternoon,

The cost associated w/ the 10 x 20 Lofted Barn is as follows

5,100.00

7% tax 357.00

Total 5,457.00

A deposit of 250.00 is required when order is placed. The balance will be due upon delivery of building.

Delivery is included which entails leveling your building w/ Cook provided treated shims to a maximum of 12". Excluding permitting & tie downs.

Turn around is approx. 25-20 business days from date of order.

If you need any additional information, pls visit our website @ [www.cookportablewarehouses.com](http://www.cookportablewarehouses.com) for building specifications & delivery process.

We appreciate the opportunity.

Attached is a dare to compare check list.

Thanks,



Kimberly A DeBerry

13619 N Main St

Jacksonville, Florida 32218

# DARE TO COMPARE CHECKLIST

- **Lowest Price Guarantee** If you find any same size building offering all the features in this brochure at a lower price now, or even up to 6 months following your purchase, we will be happy to reduce our price by 50%. We guarantee that you are getting the best value.
- **Written Lifetime Warranty** All Cook buildings come with a lifetime warranty against termite damage and decay on all exposed wood components.
- **Five Year Bumper-to-Bumper Warranty** covers defects in workmanship or materials of any kind during the first 5 years of ownership (normal wear and tear and acts of God excluded).
- **Vented Ridge** Venting the roof at its peak along the ridge provides superior ventilation. This technique helps prevent damage to shingles and your stored property that may be caused by excessive heat and condensation.
- **Roof Decking** 7/16" OSB is used for roof decking because it is manufactured with heat resistant glues that prevent delamination and warping.
- **Drip Edge** An aluminum drip edge prevents water damage to roof decking from siphoning of water along the edge of the shingles.
- **Gusseted Trusses** 2x4 trusses are placed 24" on center and gusseted to add strength to the roof system to prevent sagging from the weight of snow and ice.
- **Adjustable Tension Rods** Two adjustable tension rods are installed on every door to prevent the doors from warping as the building ages and is exposed to the elements.
- **Heavy Duty 6" Door Hinges** Every door is installed with 3 heavy duty 6" hinges to provide maximum strength and durability.
- **Shallow Groove LP Smart Side** enhances the aesthetic value of the buildings without sacrificing the strength and integrity of the 19/32" SmartSide siding material. The use of shallow grooves significantly reduces the possibility of delamination, separation, and warping.
- **Double Studs** The 2x4 wall studs are placed 24" on center with double studs where the sheets of siding meet. This technique provides a larger nailing surface, avoiding the lap joints, which prevents gaps and splitting at the joints.
- **Fasteners** Ring shank coated nails are used throughout sidewall construction to provide maximum holding strength against swelling and contracting caused by changes in the weather and humidity.
- **Pressure Treated Lumber** The use of pressure treated lumber for the entire floor system including skids, floor joists, and decking enable Cook to extend a lifetime warranty against decay and termite damage on all pressure treated lumber.
- **Notched Floor Skids** The 4x6" pressure treated floor skids are notched so the floor joists can be recessed into the skid providing strength and durability. This allows for movement of the building without causing damage to the floor system.
- **Pulling Blocks** are installed and holes are drilled at each end of the centermost skids to help prevent damage if and when the building ever needs to be moved.
- **Aluminum Threshold** To provide additional protection against daily wear & tear, we add a durable aluminum plate to the threshold of each building.
- **Hurricane Straps** provide superior protection from damage due to high winds.



1-800-772-STUF

WWW.COOKPORTABLEWAREHOUSES.COM

Div. 02 3-2019



# LOFTED BARN

*The Lofted Barn is the perfect shed for anyone who needs vertical space to store larger items. Our number one selling building provides plenty of overhead storage room and along with the Lofted Garage provides the most cubic space of our building styles.*

Available Sizes: 8x12 • 10x10 • 10x12 • 10x14 • 10x16 • 10x20 • 12x12 • 12x14 • 12x16 • 12x20 • 12x24 • 12x28 • 12x32

## Standard Dimensions / Specifications

- The peak of a 12' wide building is approximately 11' 6".
- The overhead storage is approximately 3' 6" at the peak.
- The interior sidewall height is 6' 3".
- 8' wide buildings have a 48" single door with a 46" opening.
- 10' wide buildings have 68" double doors with a 66" opening.
- 12' wide buildings have 82" double doors with a 80" opening.
- 12' wide buildings are measured eave to eave.