KINDNESS · ACTION · INNOVATION

Brightwater

Community Development District

November 24, 2026

Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 253 079 903 626 225	**Passcode** Nv9gq2EY
Call-In Number 1 312-667-7136	**Conference ID** 990 577 400#
Join URL https://teams.microsoft.com/meet/253079903626225?p=YMQ5IhPPFDowAhxH2e	

K — KINDNESS

A — ACTION

I — INNOVATION

Say hi to happy living

2502 N Rocky Point Dr., Suite 1000 · Tampa, FL 33607

hikai.com

Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Vice Chairwoman
Courtney Mattern - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:
Audette Bruce - District Manager
Tyson Waag - District Engineer
Brian Quillen - Operations Director
John Vericker - District Counsel

Brightwater Community Development District

Regular Meeting Meeting Agenda

Tuesday, November 24, 2026 at 2:00 P.M.
Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, November 24, 2026, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Call to Order/Roll Call
2. Swearing in of Newly Elected Supervisors
    A. Oath of Office **Exhibit 1**
3. Audience Comments – (limited to 3 minutes per individual for agenda items)
4. Business Items
    A. Consideration for Adoption – **Resolution 2027-04** Canvassing and Certifying the Results of the Landowner's Election **Exhibit 2**
    B. Consideration for Adoption – **Resolution 2027-05,** Designating Officers **Exhibit 3**
5. Consent Agenda
    A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on October 27, 2026 **Exhibit 4**
    B. Consideration for Acceptance – The Unaudited October 2026 Financials ***Under Separate Cover***
6. Staff Reports
    A. District Counsel
    B. District Engineer
    C. Field Operations
        - Safety Culture Report – November 2026 **Exhibit 5**

- Solitude – November 2026 **Exhibit 6**
- Consideration of Gate Proposals
  - Butterfly MX - $76,581.41 **Exhibit 7**
  - Envera **Exhibit 8**
    a. Envera Sytems Overview
    b. Quotation - $49,651.73 Equipment & One-Time Services, $1,008.72 Monthly Services

D. District Manager

- Discussion on Gates

7. Supervisors Requests
8. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
9. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.
Sincerely,

Audette Bruce

District Manager

EXHIBIT 1

AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 2

AGENDA

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

WHEREAS, the Brightwater Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 24, 2026, and the Board desires to canvass and certify the results of the landowners election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
		1	2030
		2	2030
		5	2028

Passed and Adopted on November 24, 2026.

Attest:

Brightwater Community Development District

_____
Name: _____
☐Secretary/☐Assistant Secretary

_____
Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 3

AGENDA

RESOLUTION 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Brightwater Community Development District (the "**District**"), is a local unit of special-purpose government created and existing pursuant to *Chapter 190, Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per *Section 190.006(6), Florida Statutes.*

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
Audette Bruce	Secretary
Ken Joines	Treasurer
Sonia Valentin	Assistant Treasurer
Lauren Parsons	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on November 24, 2026.

Attest:

Brightwater Community Development District

_____
Name: _____
☐Secretary/☐Assistant Secretary

_____
Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 4

AGENDA

MINUTES OF MEETING

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Brightwater Community Development District was held on Tuesday, October 27, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 2:00 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Courtney Mattern	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce	District Manager, Kai
Tyson Waag *(via Teams)*	District Engineer, Stantec
Whitney Sousa *(via Teams)*	District Counsel, Straley Robin Vericker

The following is a summary of the discussions and actions taken at the October 27, 2026 Brightwater CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments– *(limited to 3 minutes per individual on agenda items)*

There were seven audience members present in person, and five audience members attended online, and no comments were made.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2027-01, District Objectives and Goals for FY 2027**

Ms. Bruce briefed the Board regarding this resolution.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **Resolution 2027-01, District Objectives and Goals for FY 2027,** for the Brightwater Community Development District.

B. Exhibit 2: Consideration for Adoption – **Resolution 2027-02, Final Terms of the 2026 Bonds (AA3)**

- Exhibit A – Report of the District Engineer dated May 26, 2026
- Exhibit B – Third Supplemental Special Assessment Methodology Report dated September 16, 2026

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adopted Resolution 2027-02, Final Terms of the 2026 Bonds (AA3),** for the Brightwater Community Development District.

C. Exhibit 3: Consideration for Adoption – **Resolution 2027-03, Spending Resolution**

Ms. Bruce explained that the resolution grants the District Manager spending authority of up to $5,000.00 to approve and sign off on necessary proposals.

On a MOTION by Mr. Draper, SECONDED by Ms. Cruchfield, WITH ALL IN FAVOR, the Board **adopted Resolution 2027-03, Spending Resolution,** for the Brightwater Community Development District.

D. Exhibit 4: Consideration for Approval – Sunrise Landscape and Irrigation Maintenance Services Agreement

- Exhibit A – Scope of Services
- Exhibit B – Maintenance Map
- Affidavit for Anti-Human Trafficking

Ms. Bruce explained that this resolution combines several agreements and addendums into a single agreement. The net increase was offset under the Landscape Replenishment line item.

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **approved Sunrise Landscape and Irrigation Maintenance Services Agreement,** for the Brightwater Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on September 22, 2026

B. Exhibit 6: Consideration for Acceptance – The Unaudited September 2026 Financials

C. Exhibit 7: Ratification of IFPS Corporation Premium Financial Agreement - $20,251.00

D. Exhibit 8: Ratification of Annual Arbitrage Calculations from November 19, 2024 to November 19, 2025 - $475.00

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **items A through D under the Consent Agenda**, for the Brightwater Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

- Exhibit 9: Consideration for Acceptance – Builder Rights Agreement between D.R Horton Inc., and Brightwater Community Development District

Mr. Draper stated that he would like the agreement to include an approval process for the signage and its locations. He also suggested adding language clarifying that, upon termination of the agreement, the Builder would be responsible for removing all signage from District property.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Builder Rights Agreement between D.R Horton Inc., and Brightwater Community Development District, subject to final revisions to be negotiated by the Chairman with the Builder,** for the Brightwater Community Development District.

B. District Engineer

There being no other report, the next item followed.

C. Field Operations

- Exhibit 10: Safety Culture Report – October 14, 2026
- Exhibit 11: Solitude – October 2 & 9, 2026
- Consideration of Gate Proposals
  - Exhibit 12: Envera
    a. Envera Sytems Overview
    b. Implementation Timeline and Overview
    c. Arrive Callbox Information
    d. Quotation - $47,495.19 Equipment & One-Time Services, $1,068.16 Monthly Services

    The Board decided to table this proposal.

D. District Manager

- Exhibit 13: Presentation of Annual Arbitrage Report for the period August 6, 2025 to August 6, 2026

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business- *(limited to 3 minutes per individual for non-agenda items)*

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Draper made a motion to adjourn the meeting.

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adjourned the meeting,** for the Brightwater Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**

Title: □ **Secretary** □ **Assistant Secretary** **Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 5

AGENDA

Brightwater CDD - duplicate

Nov 14, 2026 / Luis Martinez

Complete

Score	6 / 6 (100%)	Flagged items	0	Actions	0

Site conducted	Brightwater CDD (Shores Side)
Conducted on	14 Nov 2026 07:43 EST
Prepared by	Luis Martinez
Location	18132 Lagoon Reach Ln, North Fort Myers, FL 33917, USA

Monuments

1 / 1 (100%)

South (Main) Entrance

Good

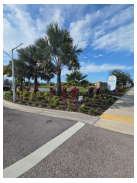
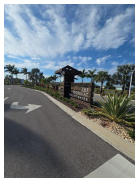
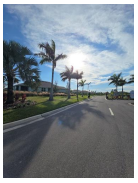
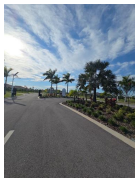

Photo 1


Photo 2


Photo 3


Photo 4


Photo 5


Photo 6

Lakes

3 / 3 (100%)

Lake #10 - West of Secondary Entrance

Good

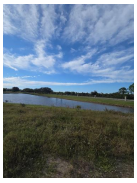

Photo 7


Photo 8


Photo 9

Lake #12 - Across from Secondary Entrance

Good

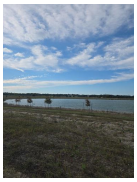
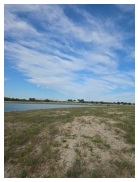

Photo 10


Photo 11


Photo 12


Photo 13

Lake #6 - Small lake north of mail center

N/A

Lake #5 - at Main Entrance — Good

The pond appears to be in overall good condition, with clear surface water and minimal visible algae. Some dry vegetation and debris are present along the shoreline, with areas of thinning grass around the pond banks.

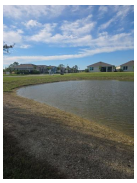

Photo 14


Photo 15

Lake #4 - Villa Side - Far West Lake — N/A

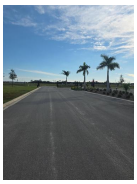
Lake #3 - Villa Side - Large lake north of power lines — N/A

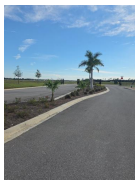
Lake #2 - Villa Side - Smaller lake south of power lines — N/A

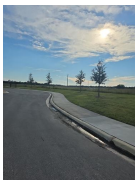
Gates — 1 / 1 (100%)

Main Entrance (South) — N/A

North Entrance — Good


Photo 16


Photo 17


Photo 18

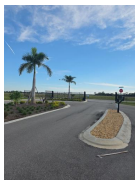

Photo 19


Photo 20


Photo 21

Far South (Resident gate) — N/A

Amenities

Mailcenter - SF Side — N/A

Pump Station (in front of clubhouse) — N/A

Clubhouse — N/A

Pool — N/A

Pickleball Courts — N/A

Landscape — 1 / 1 (100%)

Landscape 1 — 1 / 1 (100%)

Landscape — Good


Photo 22

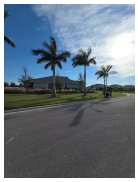

Photo 23


Photo 24

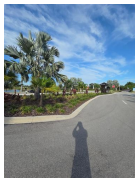

Photo 25


Photo 26


Photo 27

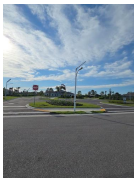
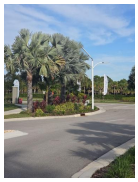

Photo 28


Photo 29


Photo 30


Photo 31

Landscape Location	Front Entrance

Sign Off



14 Nov 2026 07:43 EST

Approval	
Date and time of approval	14 Nov 2026 07:43 EST
Approver's signature	
	14 Nov 2026 07:43 EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

EXHIBIT 6

AGENDA

Work Order	01066907	Account	Brightwater CDD
Actual Start	11/6/2026 8:30 AM	Contact	Audette Bruce
		Address	1 Cascade Price Circle Ft Myers, FL 33917 United States

Appointment Information

Specialist Comments to Customer	On November 6, lakes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 were treated for unwanted invasive vegetation, such as weeds, grasses, alligatorweed, and torpedograss.	Name	JONATHAN VELASCO
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Lake #7	Inspected	
Lake #3	Inspected	
Lake #1	Treated	
Lake #8	Inspected	
Lake #11	Inspected	
Lake #9	Inspected	
Lake #4	Inspected	
Lake #10	Inspected	
Lake #2	Inspected	
Lake #5	Inspected	
Lake #6	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Lake #9	ALGAE CONTROL	
Lake #9	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Lake #9	SHORELINE WEED CONTROL	
Lake #11	ALGAE CONTROL	
Lake #11	LAKE WEED CONTROL	
Lake #11	SHORELINE WEED CONTROL	
Lake #3	ALGAE CONTROL	
Lake #3	LAKE WEED CONTROL	
Lake #3	SHORELINE WEED CONTROL	
Lake #7	ALGAE CONTROL	
Lake #7	LAKE WEED CONTROL	
Lake #7	SHORELINE WEED CONTROL	
Lake #8	ALGAE CONTROL	
Lake #8	LAKE WEED CONTROL	
Lake #8	SHORELINE WEED CONTROL	
Lake #1	ALGAE CONTROL	
Lake #1	LAKE WEED CONTROL	
Lake #1	SHORELINE WEED CONTROL	
Lake #2	ALGAE CONTROL	
Lake #2	LAKE WEED CONTROL	
Lake #2	SHORELINE WEED CONTROL	
Lake #10	ALGAE CONTROL	
Lake #10	LAKE WEED CONTROL	
Lake #10	SHORELINE WEED CONTROL	
Lake #6	ALGAE CONTROL	
Lake #6	LAKE WEED CONTROL	
Lake #6	SHORELINE WEED CONTROL	
Lake #5	ALGAE CONTROL	
Lake #5	LAKE WEED CONTROL	
Lake #5	SHORELINE WEED CONTROL	

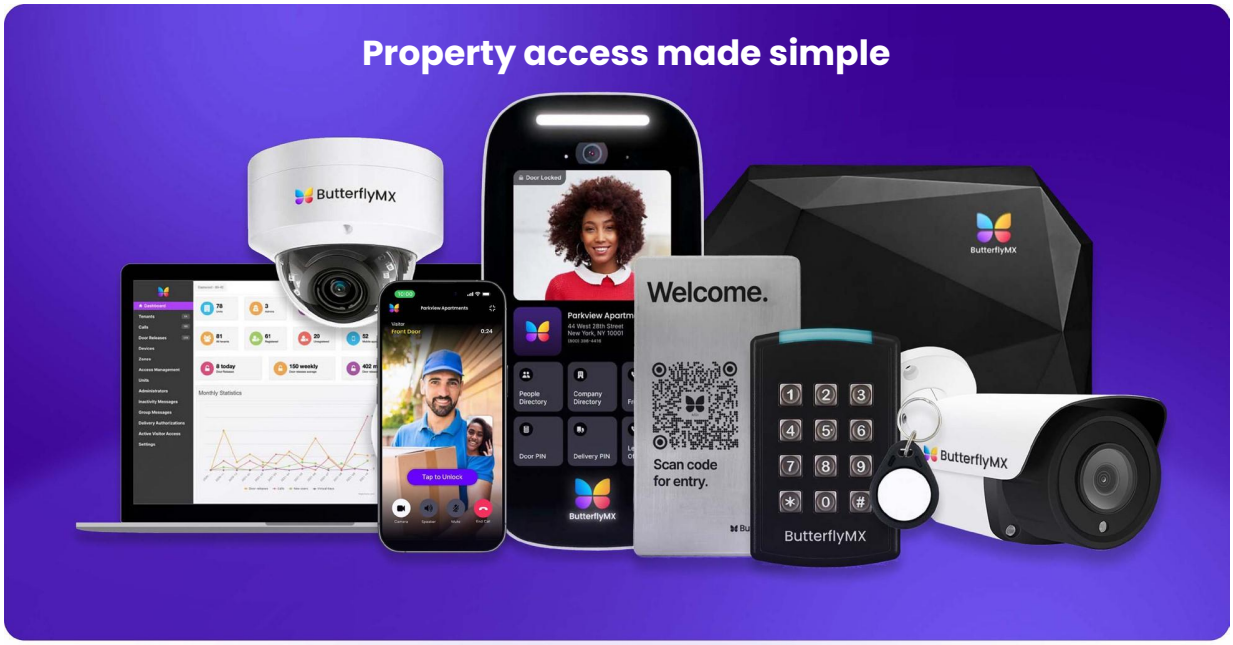
Asset Name	Product Work Type Name	Specialist Comments
Lake #4	ALGAE CONTROL	
Lake #4	LAKE WEED CONTROL	
Lake #4	SHORELINE WEED CONTROL	

Service Photos

EXHIBIT 7

AGENDA


ButterflyMX
Property access made simple
Welcome.
10:00
Company Office Building...
Visitor
Front Door
0:24
Tap to Unlock
Camera
Speaker
Mute
End Call



20,000+
Properties

1,500,000+
Apartments

40,000+
Five-star ratings

The benefits you'll love:

- **Increase NOI** through purpose-built cloud access control
- **Reduce onsite effort and centralize operations** with cloud-based remote management
- **Eliminate manual updates** through direct PMS integrations
- **Streamline operations** with automated system integrations
- **Scale efficiently across properties** with online dashboards
- **Strengthen centralized oversight** with property- and portfolio-wide visibility
- **Stay current without costly upgrades** through automatic updates
- **Protect your long-term investment** with commercial-grade hardware
- **Elevate resident and tenant satisfaction** with mobile-first access
- **Improve security and visibility** with live video calling
- **Automate guest access** with Visitor Passes
- **Prevent missed deliveries** with secure Delivery PINs
- **Secure floor-level access** with integrated elevator controls
- **Extend secure unit-level control** with smart lock integrations
- **Ensure accountability** with time-stamped audit trails
- **Maintain reliable performance** with dedicated seven-day support

Company Address	44 West 28th Street, 4th Floor, New York, NY 10001	Created Date	Oct 27, 2026
Opportunity Name	The Shores at Brightwater	Quote Number	gYwxsiFKtGmG7b2H
Prepared By	Jason Yacavone	Name	Audette Bruce
Email	jason.yacavone@butterflymx.com	Phone	813.474.7086
		Email	audette@hikai.com
Software Billing Account		Hardware Billing Account	
Software Billing Address	, ,	Hardware Billing Address	, ,
Software Billing Frequency	Annually	Shipping Company	
		Shipping Address	, ,

Product	MSRP	Sales Price	Quantity	Term (Yrs)	Total Price	Discount %	Item Description
Keypad Software Subscription	$240	$175	3	1	$525	27.08%	
PMS Integration - Daily Data Sync	$6	$3	88	1	$264	111%	
Vehicle Reader Software Subscription	$1,200	$900	2	1	$1,800	25%	
Software Subscription (Multi-Family)	$42	$33	88	1	$2,904	21.43%	
LPR Access (30 Day Storage)	$1,159	$900	4	1	$3,600	24.85%	
Camera Subscription (30 Day Storage)	$179	$149	6	1	$894	17.93%	

Annual Subscription	$9,987
One-Time Hardware Total	$0
Total Price	$9,987
Calculated Monthly Software Rate Per Unit	**$9.46**

If Purchased, Annual Subscription Pricing Includes:

1. ButterflyMX platform maintenance, uptime, and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database
3. ButterflyMX platform updates including new features
4. Support and compatibility with iOS and Android devices
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware
8. Provider shall provide the support Services set forth in the terms during the Subscription Term. This does not include maintenance of the Hardware Products.

Installation Services: ButterflyMX does not supply on-site or installation services. Customer should contract separately with third party for installation services.

Standard Terms and Conditions: This Order Form is governed by the terms located at: https://butterflymx.com/property-management-software/ (the "Terms"). By executing this Order Form, Customer acknowledges it has read and understands these

Terms, and agrees to be bound by these Terms.Capitalized terms used but not defined in this Order Form have the meanings given to them in the Terms.

This Order Form is entered into pursuant to the Terms above.

Signatures

Accepted & Agreed "Subscriber"		Accepted & Agreed ButterflyMX Inc. "Provider"	
Signature:		Signature:	
Name:		Name:	
Title:		Title:	
Date:		Date:	









KEY SECURITY

Proposal #6656

Date: 10/27/2026

The Shores at Brightwater
The Shores at Brightwater

Lagoon Reach Lane
North Fort Myers, 33917

Prepared by:

Carl Pukin
Carl@key2security.com
Key Security Services
4121 Green Blvd.
Naples, FL 34116
(239) 687-8494
www.key2security.com
Lic #EG13000682

The KEY to your Security and Peace of Mind

About Us

Thank you for considering Key Security Services for your community's security needs. With over 35 years of experience right here in Southwest Florida, we bring unmatched local insight and proven solutions that protect what matters most while helping associations minimize risk, control costs, and avoid future headaches.

Key Security Services began as a family-owned locksmith business and has since grown into a trusted regional provider of electronic access control, vehicle gates, surveillance systems, and pedestrian door automation—all while staying true to our roots in craftsmanship, responsiveness, and integrity.

We are a fully licensed, bonded, and insured contractor with workers' compensation coverage for every employee. But what truly sets us apart is our commitment to delivering lasting peace of mind. From carefully selected, durable products to a team that shows up when you need us most, we focus on keeping your property secure, your systems running, and your management team supported—day or night.



At Key Security Services, your peace of mind is our business and we take it seriously.

Proposal Summary

Thank you for allowing us to evaluate your property and prepare a solution tailored to your community. This proposal also includes our **Peace of Mind All-In Plan**, a more comprehensive approach designed to reduce unexpected expenses, streamline service, and provide dependable security without the constant uncertainty of piecemeal repairs and scattered vendor costs.

For many associations, the challenge is not just choosing the right equipment—it is managing the ongoing costs, maintenance, and responsibility that come with it. Our Peace of Mind All-In Plan is intended to bring clarity where there is often unpredictability, giving boards and managers a more stable, proactive path forward. The result is stronger security, better service continuity, and true **Peace of Mind** for your residents, staff, and leadership.

Option Name	Amount
NORTH GATE:	$28,746.21
MIDDLE GATE:	$25,880.49
SOUTH GATE, EXIT ONLY:	$9,084.51
Optional shared windshield-tag programmer:	$2,883.20
Total for All Options:	$66,594.41

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NORTH GATE

Pedestrian Gate Access

Key Security Services will supply and install:

- **One MAG-3000-9005 magnetic gate lock with handles**, including mounting, alignment, wiring, and testing.
- **One ButterflyMX mullion reader** for pedestrian access.
- **One 24VDC, 2-amp power supply**.
- **One Alarm Controls TS-14 302 weather-resistant timed exit button** with **one 30583 weatherproof mounting box**.

KSS will connect the pedestrian-gate equipment to the ButterflyMX controller, configure access permissions and release timing, and test credential entry, magnetic-lock operation, and timed exit release.

Work Assumed to Be Completed by the Prior Gate Contractor

This proposal assumes the prior gate contractor will install and complete the following before KSS performs final system integration and commissioning:

- **In-ground vehicle safety loops at the entry and exit gates**, including compatible detector modules, lead-in wiring, pavement cutting and sealing, and connections to the operators.
- **Safety photo eyes**, including mounting, wiring, alignment, and testing.
- **EVAC emergency-access receiver** and its connection to the existing gate system.
- **Gate-operator backup batteries**.
- **Pedestrian-gate spring hinge/closing hardware**, adjusted for reliable closing.

These items must be operational before final commissioning. Completion or correction of the prior contractor's work is excluded unless separately quoted and authorized.

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Item	Quantity
12-inch ButterflyMX panel:	1.00
Two-door controller	1.00
Long-range RFID reader	1.00
Mullion pedestrian reader	1.00
Conduit 3/4" per ft	175.00
LPR Camera	2.00
Bullet Overview cameras	2.00
AI camera gateway	1.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
120V Surge Protection	4.00
POE / Network Surge Protector	1.00
Data / Low Voltage Surge Protection	5.00
Direct Bury Cable CAT6 per/ft	150.00
Magnetic Gate Lock with Handles	1.00
Plug in power supply 24VDC 2amp	1.00
4" Aluminum Post (per foot)	5.00
4" Post Cap	1.00
80lb Bag of Concrete	1.00
6' Aluminum Post with concrete	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	75.00
Misc. Access Control Material	4.00
Alarm Controls 30583 weatherproof box for exit button AC-30583	1.00
STI BPA1816 enclosure mounting backplate SF-BPA1816	1.00
Alarm Controls TS-14 302 weather-resistant exit button — replace standard TS-14 AC-TS14302	1.00
TRENDnet TI-PG102 compact industrial PoE+ switch — optional replacement for DS1018GMP TQ-TIPG102	1.00
TRENDnet TI-S24052 power supply — required with the optional switch above TQ-TIS24052	1.00
Standard Labor	58.80 hrs
Programming Labor	1.00 hrs
Sales Tax	$1,118.50
Option Total:	**$28,746.21**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

MIDDLE GATE

Scope of Work — Brightwater Middle GateButterflyMX Access Control and Camera Upgrade
Key Security Services will supply, install, program, and test the quoted ButterflyMX access-control and camera equipment at the Middle Gate, including telephone entry, RFID vehicle access, pedestrian access, license-plate cameras, and overview cameras.
Existing Conditions and Prior Contractor Responsibilities
The Middle Gate is currently propped open, and operation of the existing gate operators and associated equipment has not been verified. This proposal is based on reusing the existing gate operators, foundations, and telephone-entry stanchion, subject to verification of condition, compatibility, and mounting suitability.
Safety photo-eye protection and in-ground vehicle loops are missing from the existing installation. This proposal assumes the prior gate contractor remains obligated under its original scope to supply and install these missing items and will complete that work.
The prior contractor's work shall include the vehicle loops, compatible detector modules, lead-in wiring, pavement cutting and sealing, operator connections, and installation, alignment, and testing of the safety photo eyes.
Where incomplete under the original gate installation, the EVAC emergency-access receiver, gate-operator backup batteries, and pedestrian-gate spring hinge/closing hardware are also assumed to be completed by the prior contractor.
Completion of the prior contractor's outstanding work is excluded from KSS's price. The existing gate systems and required safety equipment must be complete and operational before final integration and commissioning. Repairs or replacement of existing equipment are excluded unless separately quoted and authorized.
Telephone Entry and Vehicle Access

- Install **one 12-inch ButterflyMX telephone-entry panel** on the existing stanchion, subject to verification of mounting suitability.
- Install **one ButterflyMX two-door controller**.
- Install **one long-range RFID vehicle reader**.
- Connect the new access-control equipment to the existing gate operator interface for authorized vehicle entry.
- Configure the telephone-entry and RFID access functions and test operation once the existing gate system is ready for integration.

Pedestrian Gate Access
KSS will supply and install the pedestrian-gate maglock and reader.

- Install **one MAG-3000-9005 magnetic gate lock with handles**, including mounting, alignment, wiring, and testing.
- Install **one ButterflyMX mullion reader** for pedestrian access.
- Connect the pedestrian access equipment to the ButterflyMX controller.
- Configure access permissions and lock-release timing.
- Test credential entry, magnetic-lock operation, and the pedestrian exit-release arrangement.

The lock power source and exit-release hardware must be verified before installation. Additional power or exit-release components not included in the itemized proposal will be quoted separately.
Cameras and AI Gateway

- Install **two LPR cameras** to monitor vehicle traffic at the entrance and exit.
- Install **four bullet overview cameras** for general views of the Middle Gate area.
- Install **one ButterflyMX AI camera gateway**.

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- Connect and configure the camera equipment, adjust camera positions and viewing angles, and verify live images and license-plate capture areas.
- Activate and test the quoted ButterflyMX camera functions.

Network, Power, and Equipment Protection

- Install **one DS1018GMP 16-port PoE+ network switch**.
- Install **one EP181611-O5 weatherproof equipment enclosure**.
- Install **one equipment battery-backup unit** for the connected access-control and network equipment.
- Install **five 120V surge protectors**, **seven network/PoE surge protectors**, and **one low-voltage surge protector**, with appropriate grounding and bonding.

Equipment placement, enclosure layout, and electrical connections will be verified before installation. The equipment battery-backup unit is separate from the gate-operator batteries assigned to the prior contractor.

Conduit and Wiring

Provide and install the following quoted allowances:

- Up to **175 feet of control-wire bundle**.
- Up to **150 feet of ¾-inch conduit**.
- Up to **175 feet of direct-burial CAT6 cable**.

Route, secure, terminate, label, and test the installed wiring for the quoted equipment.

Internet and Electrical Requirements

The owner or general contractor must provide an active, reliable wired internet connection with an Ethernet handoff at the Middle Gate equipment location. Internet service must be operational before ButterflyMX activation, configuration, and final testing.

Suitable electrical power must also be available at the equipment location. Internet service installation, modem/router equipment, recurring service charges, and infrastructure needed to bring internet service to the gate are excluded unless separately itemized.

Programming, Testing, and Handover

Program the installed devices, verify network connectivity, configure access permissions and schedules, and test telephone entry, RFID access, pedestrian access, and camera operation.

Final commissioning is contingent upon the prior contractor completing its outstanding obligations and the existing gate equipment, required safety devices, electrical power, and internet connection being operational.

Provide basic operating instruction to the property's designated representative upon completion.

Scope Limits

This scope covers the **Middle Gate only**. Clubhouse and Pool pedestrian-gate work are excluded.

ButterflyMX subscriptions, recurring service charges, recording-retention services, credentials, and bulk credential enrollment are excluded unless separately itemized.

Permit coordination and procurement are by the general contractor. Boring and paver removal/reinstallation are excluded. Additional wiring, mounting structures, electrical work, restoration, repairs to existing equipment, or work beyond the quoted allowances require separate pricing and authorization.

Existing Gate Conditions and Missing Equipment

The Middle Gate is currently propped open, and operation of the existing gate equipment has not been verified. **Safety photo-eye protection and in-ground vehicle loops are missing from the existing installation.**

This proposal assumes the prior gate contractor remains obligated under its original scope to supply, install, connect, and test these missing components, including compatible loop detectors, associated wiring, pavement cutting and sealing, and photo-eye alignment.

Completion of that work is excluded from KSS's price and must occur before final system commissioning. **KSS will supply and install the pedestrian-gate maglock and the quoted ButterflyMX equipment.**

Internet Connection Required

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

The owner or general contractor must provide an active, reliable wired internet connection with an Ethernet handoff at the Middle Gate equipment location. Internet service must be operational before ButterflyMX activation, configuration, and final testing.
Internet service installation, modem/router equipment, recurring service charges, and infrastructure needed to bring internet service to the gate are excluded unless separately itemized.

Item	Quantity
12-inch ButterflyMX panel:	1.00
Two-door controller	1.00
Long-range RFID reader	1.00
Magnetic Gate Lock with Handles	1.00
Mullion pedestrian reader	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	175.00
Conduit 3/4" per ft	150.00
Direct Bury Cable CAT6 per/ft	175.00
AI Camera Gateway	1.00
LPR Camera	2.00
Bullet Overview cameras	4.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
120V Surge Protection	5.00
POE / Network Surge Protector	7.00
Data / Low Voltage Surge Protection	1.00
Network Switch 16 Port PoE+	1.00
Standard Labor	61.00 hrs
Programming Labor	1.00 hrs
Sales Tax	$856.06
Option Total:	**$25,880.49**

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SOUTH GATE, EXIT ONLY

Brightwater South Gate – Pedestrian Access Control and Camera Installation

Install new pedestrian access-control and overview-camera equipment at the South Gate. This location serves an exit-only vehicle gate and pedestrian entrance. Existing vehicle gates, operators and exit-detection equipment will remain where inspection confirms they are serviceable and compatible.

1. Pedestrian access control
   Install one ButterflyMX two-door controller and one mullion credential reader. Install one Locinox MAG-2500 magnetic gate lock with handles, one 24VDC 2-amp power supply for the approved lock circuit and one timed request-to-exit device. Configure authorized pedestrian access and schedules. Verify the lock-power wiring, gate-closing hardware, weather suitability and complete exit-release arrangement before installation.
2. Existing vehicle exit
   Retain and test the existing vehicle gate operators and exit-detection system. Coordinate the new installation with existing equipment while maintaining vehicle exit and safety functions. Replacement operators, detection loops or safety hardware are additional unless separately listed.
3. Camera coverage
   Install two bullet overview cameras covering the South Gate and pedestrian access area. Mount, aim and configure the cameras and test their assigned views. This scope includes no dedicated LPR camera, vehicle telephone-entry panel or long-range RFID reader.

A compatible ButterflyMX Camera Gateway is required for the proposed recording system. It is not included in the supplied equipment list and must be added and priced before the camera portion is finalized. Recording retention and licensing will be established separately.

1. Network and equipment protection
   Install one DS108GP eight-port PoE+ network switch, one weatherproof enclosure, one battery backup and the listed patch cable and connection materials. Install five AC surge protectors, one PoE/network surge protector and one low-voltage surge protector at designated connections. Verify final device loads, surge-device placement, equipment clearances, heat management and grounding.
2. Wiring and conduit
   Install up to 20 feet of control-wire bundle, 20 feet of direct-burial CAT6 cable and 20 feet of ¾-inch conduit. Confirm actual device locations and individual cable runs, then terminate, label and test the new wiring. Additional quantities or required conductor changes will be priced separately.
3. Programming, testing and handover
   Configure agreed access settings. Test pedestrian entry and release, existing vehicle exit operation and camera coverage. Test recording after the required gateway and services are installed and activated. Provide an operational walkthrough for the community’s designated representative.

Customer responsibilities

Customer shall provide suitable 120V AC electrical service and an active broadband internet connection with a usable Ethernet handoff at the South Gate equipment location before installation. Connectivity must meet ButterflyMX’s bandwidth and network requirements.

Conditions and exclusions

Reuse of existing vehicle operators, detection and safety equipment is subject to inspection and successful testing. Structural repairs, new electrical circuits, trenching, boring, pavement repair, surface restoration and landscaping are excluded unless separately listed. Required permits are by the customer’s GC.

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The missing camera gateway and any additional mounting, safety or release components must be incorporated into the final equipment schedule and pricing before acceptance. Recurring software and internet services are excluded from this installation scope

Item	Quantity
Two-door controller	1.00
Mullion pedestrian reader	1.00
Magnetic Gate Lock with Handles	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	20.00
Conduit 3/4" per ft	20.00
Direct Bury Cable CAT6 per/ft	20.00
Bullet Overview cameras	2.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
120V Surge Protection	5.00
POE / Network Surge Protector	4.00
Data / Low Voltage Surge Protection	1.00
Network Switch 8 Port PoE+	1.00
Standard Labor	21.15 hrs
Sales Tax	$307.44
Option Total:	**$9,084.51**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

Optional shared windshield-tag programmer

Brightwater – Resident Access Credentials and Optional Programmer
Supply 1,180 ButterflyMX windshield RFID stickers for authorized vehicle access and 1,180 ButterflyMX encrypted key fobs for use at compatible pedestrian, pool and clubhouse readers. Quantities provide an allowance of two windshield stickers and two key fobs per home based on 590 planned homes; the association shall confirm the final required quantities before ordering.
If selected, supply one shared windshield-tag programmer for use by the association's designated administrator. This programmer is for compatible windshield credentials; a separate fob/keycard programmer is not included. Credentials will be delivered to the association for resident allocation. The association shall provide and maintain accurate resident, household, vehicle and access-permission records. Each credential must be enrolled and assigned before use.
This section covers equipment and credential supply only. Resident-data preparation, bulk enrollment, programming, vehicle-sticker installation, individual distribution and administrator training are excluded unless expressly included elsewhere in the proposal. Additional credentials or services will be quoted separately.
Pricing before tax and shipping:

- Windshield RFID stickers: 1,180 × $1
- Encrypted key fobs: 1,180 × $1
- Optional shared windshield-tag programmer: 1 × $360 = $360

Item	Quantity
Optional shared windshield-tag programmer	1.00
ButterflyMX windshield RFID stickers	1,180.00
ButterflyMX encrypted key fobs	1,180.00
Standard Labor	0.00 hrs
Sales Tax	$163.20
Option Total:	**$2,883.20**

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Terms and Conditions

Deposit: The deposit shall be equal to the full cost of all required materials or fifty percent (50%) of the total contract amount, whichever is greater. The remaining balance of the contract price shall be due and payable within thirty (30) days following satisfactory completion of the project. For projects with a duration exceeding sixty (60) days from commencement to completion, Key Security Services reserves the right to request one or more additional progress payments to cover labor and associated costs. In many cases Key Security Services will not order material for the project until the deposit check is received.

Access: Client acknowledges that Key Security Services may require access to multiple areas of the property during installation. Certain portions of the property may be restricted and some noise or disruption may occur while work is being performed. Key Security Services shall make every reasonable effort to minimize inconvenience to homeowners, staff, and guests; however, some level of disruption is to be expected. Client agrees to ensure that all items are removed from work areas in advance to provide safe and unobstructed access for Key Security Services' personnel.

Cancellation: Client may cancel this Agreement at any time prior to the commencement of work. In the event of cancellation after execution of the Agreement, Client shall be responsible for a cancellation fee equal to ten percent (10%) of the contract labor amount, together with any restocking fees on materials, up to one hundred percent (100%) of the material cost.

Cosmetics: Key Security Services shall make every reasonable effort to maintain a clean and professional cosmetic appearance during installation. Client acknowledges, however, that certain installations may require the use of wall plates, wire boxes, conduit, or may result in drywall modifications or repairs. Key Security Services is not a painting or finishing contractor, and any painting, patching, or cosmetic finishing shall be the sole responsibility of Client upon completion of the installation.

Credit Card: Client acknowledges that all credit card payments in excess of five hundred dollars ($500.00) shall be subject to a five percent (5%) surcharge to offset processing fees. Payments made by check, money order, or cash are accepted without surcharge.

Fixed Price: This proposal is offered as a fixed-price contract. Key Security Services shall furnish all labor and materials necessary to complete the project for the total contract amount agreed upon, regardless of the actual labor or material costs incurred. Any modifications to the scope of work, including but not limited to client-requested changes or unforeseen conditions requiring additional labor or materials, shall be documented by a written change order and billed separately from the fixed contract amount.

Future Rates: The rates set forth in this proposal apply solely to the scope of work described herein and shall not be construed as a guarantee of pricing for future projects or services. Key Security Services reserves the right to adjust pricing for any goods or services not included within the scope of this proposal at its sole discretion.

Warranty: Unless otherwise stated in writing, Key Security Services warrants all materials in accordance with the applicable manufacturer's warranty and warrants all labor for a period of six (6) months from the date of installation. Extended warranty is available at an additional cost. This warranty excludes damage or failure resulting from vandalism, misuse, unauthorized modifications, or acts of God. Warranty service is contingent upon Client's account being paid in full.

Approval: This proposal, in whole or in part, shall be deemed approved and binding upon any written or verbal authorization from Client, including but not limited to emails, text messages, or verbal confirmations. Such approval authorizes Key Security Services to proceed with the next stages of the project, including issuance of deposit invoices, ordering of materials, and scheduling of work. Key Security Services prefers that an authorized representative of Client sign below and initial next to all approved options for clarity of record.

Initial	Option Name:	Amount
	NORTH GATE:	$28,746.21
	MIDDLE GATE:	$25,880.49
	SOUTH GATE, EXIT ONLY:	$9,084.51
	Optional shared windshield-tag programmer:	$2,883.20

Authorized Client Signature

Carl Pukin

10/05/2026

Carl Pukin
Carl@key2security.com
(239) 687-8494

KEY SECURITY

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EXHIBIT 8

AGENDA

Company Overview

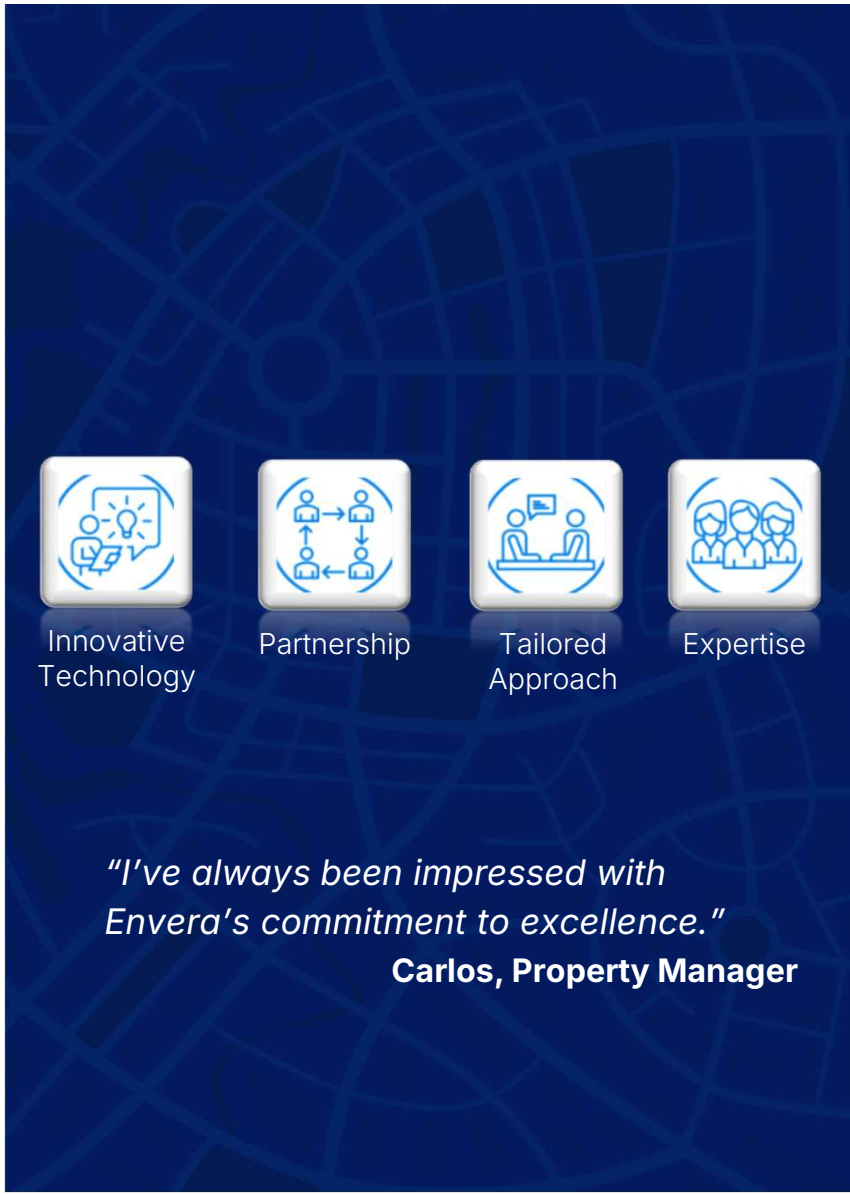


About Envera

Secure your association and strengthen community value with cost-efficient, technology-based solutions designed for the unique needs of neighborhoods, residential developers, and property managers. Residents can *access their lives* with Envera as a community's full-service provider and systems that provide security and access control without being obtrusive to life.

Central Monitoring Operations in Sarasota, Florida

- Corporate Office in Sarasota, Florida
- Founders of Virtual Gate Guard in 2007
- Over 250 employees
- Servicing over 900 communities in Florida & Texas
- Processing over 2 Million guests per month



ENVERA

Relationships & Clients

Who We Serve

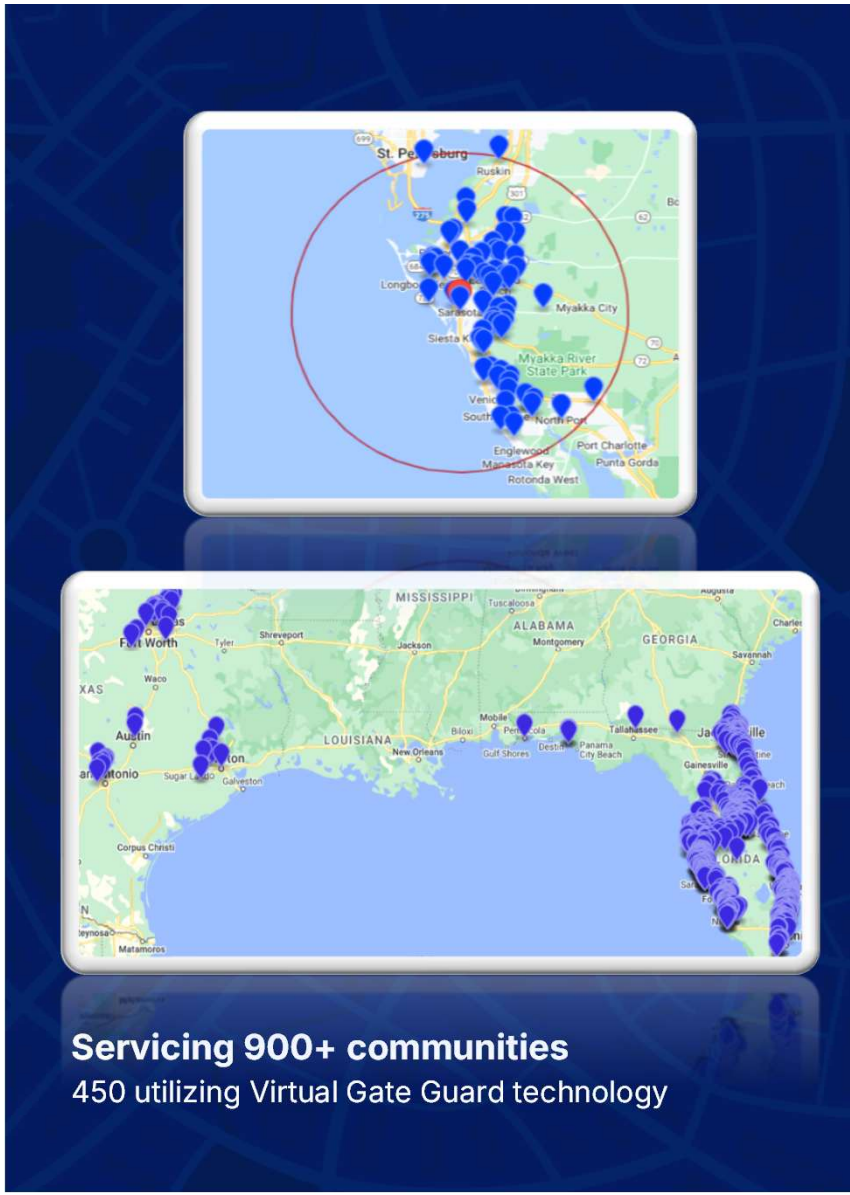
- HOA's
- CDD's
- Developers
- Condos
- Managers

Partner with 25+ developers

- Pulte Homes, Kolter Homes, Lennar Homes, Taylor Morrison, Neal Communities, Mattamy Homes, Meritage Homes, Toll Brothers

Partner with 30+ property management firms

- RealManage, Castle Group, Associa, FirstService Residential, Access Management, Leland Management



ENVERA

The Envera Advantage

Comprehensive Security
Envera offers a wide range of access management and security technology, tailored to meet the unique needs of your organization

Reliable and Secure
Each system and software is employed with industry-leading security protocols and redundancies, ensuring continuous protection of your facilities and assets

Personalized Approach
Envera's team of security experts will work closely with you to understand your specific requirements and design a customized system that addresses your unique challenges

Ongoing Support and Training
With teams dedicated to each step of the journey, we'll ensure you and your organization are comfortable and informed about the technology and have access to ongoing support after system activation



ENVERA

Community Solutions Overview

ENVERA

Envera Systems Community Solutions

Virtual Gate Guard



Implement effective and efficient access management technology at a gated entrance to verify visitors and vendors

Video Surveillance



Leverage cutting-edge video surveillance systems to enhance situational awareness and actively monitor facilities when closed

Access Control



The first layer of protecting any premises, restricting unauthorized entry, and easily monitoring all with access

Envera Arrive



The all-in-one effective and efficient access management technology at a gated entrances to verify visitors and vendors

Virtual Gate Guard & Arrive

- Efficient visitor verification for gated properties
- Includes access to the MyEnvera website and app for simple visitor management
- Expedites entry for authorized visitors
- Technology enhancements include ID, license plate, and QR code automation
- Record of each permitted and denied person
- Strategically placed cameras capture and archive drivers, vehicles and activity
- Increased security, efficiency, and convenience for property managers and residents



"Best thing we've done for our community."
Irene, Clermont, FL Community

ENVERA

QR Code Technology

- Permitted veraCode (QR code) can be presented at the kiosk
- Residents simply send codes through MyEnvera as they would like or need to
- Easy, expedited entry for visitors with a permitted code
- Transaction footage and audio can be retrieved for the community
- Supplements an onsite guard’s interaction (for hybrid communities)



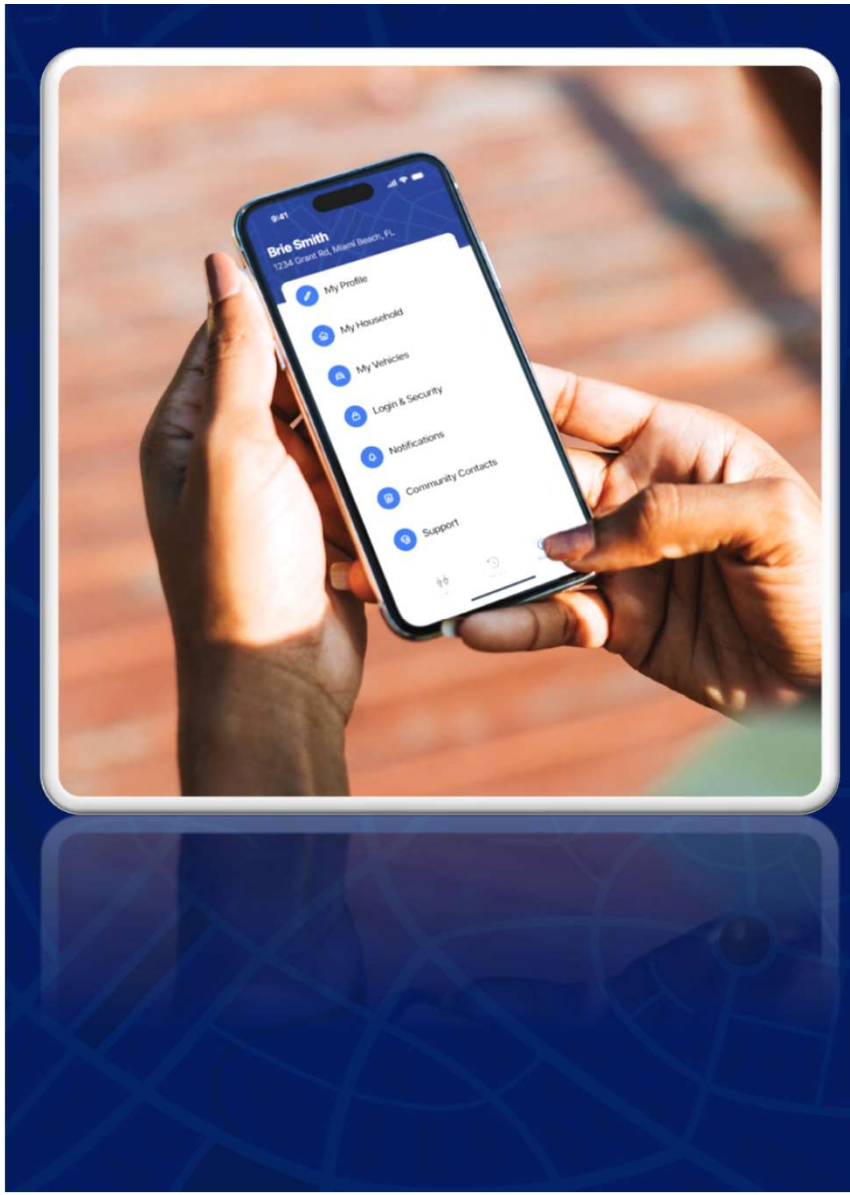
ENVERA

MyEnvera App

Our mobile app is included with the Virtual Gate Guard and Guard Module Solutions where you can assist residents and their visitors with smooth and simple verification at the entrance

Residents can:

- Update visitor list
- Expedite entry by adding permanent visitors
- Updated household & profile information
- Receive email/text notifications when a visitor arrives
- Property managers, developers, and community staff can:
- Update the community list of approved visitors and vendors
- Access reports and data about the community



ENVERA

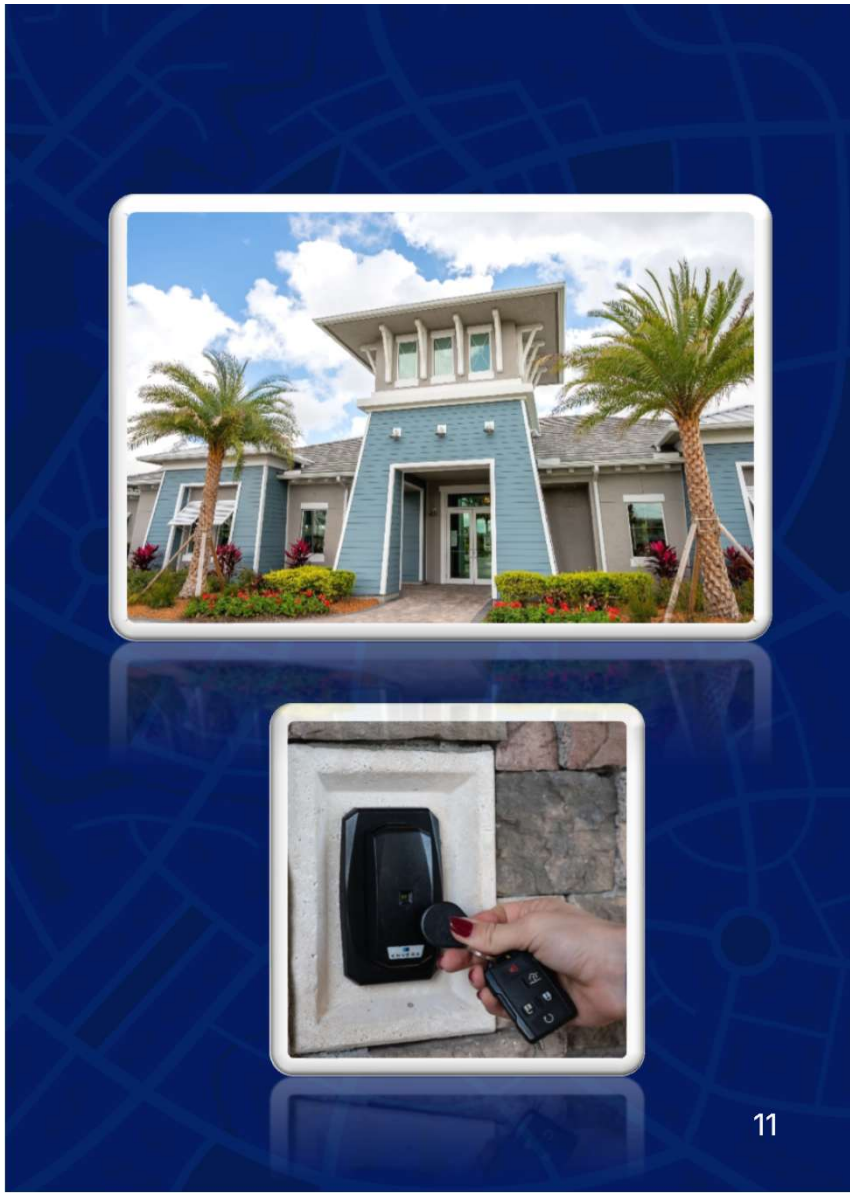
Video Surveillance

- Envera's Video Surveillance solutions go beyond traditional camera systems. With both active and passive options, our systems are designed to detect threats, deter intruders, and provide searchable, reviewable footage—all while being monitored by trained security professionals.
- Unlike standalone camera systems, Envera's video surveillance integrates with a centralized monitoring center and secure archive system—so your community doesn't just record events, it responds to them. Get the peace of mind of knowing every angle is covered.
- With our optional Active Video Surveillance, trained security personnel monitor live feeds during set hours. They can intervene in real-time using two-way audio to deter unwanted behavior and alert authorities when needed.
- All video is time-stamped, archived, and accessible for review. Whether monitored live or passively recorded, your footage is protected and always ready when needed.
- Envera signage and active surveillance act as powerful deterrents. Knowing cameras are being watched in real time helps discourage trespassing, vandalism, and theft before they happen.
- Video pulls are included as part of the Envera solution. Let our Video Pull team assist your community in viewing video for specific incidents



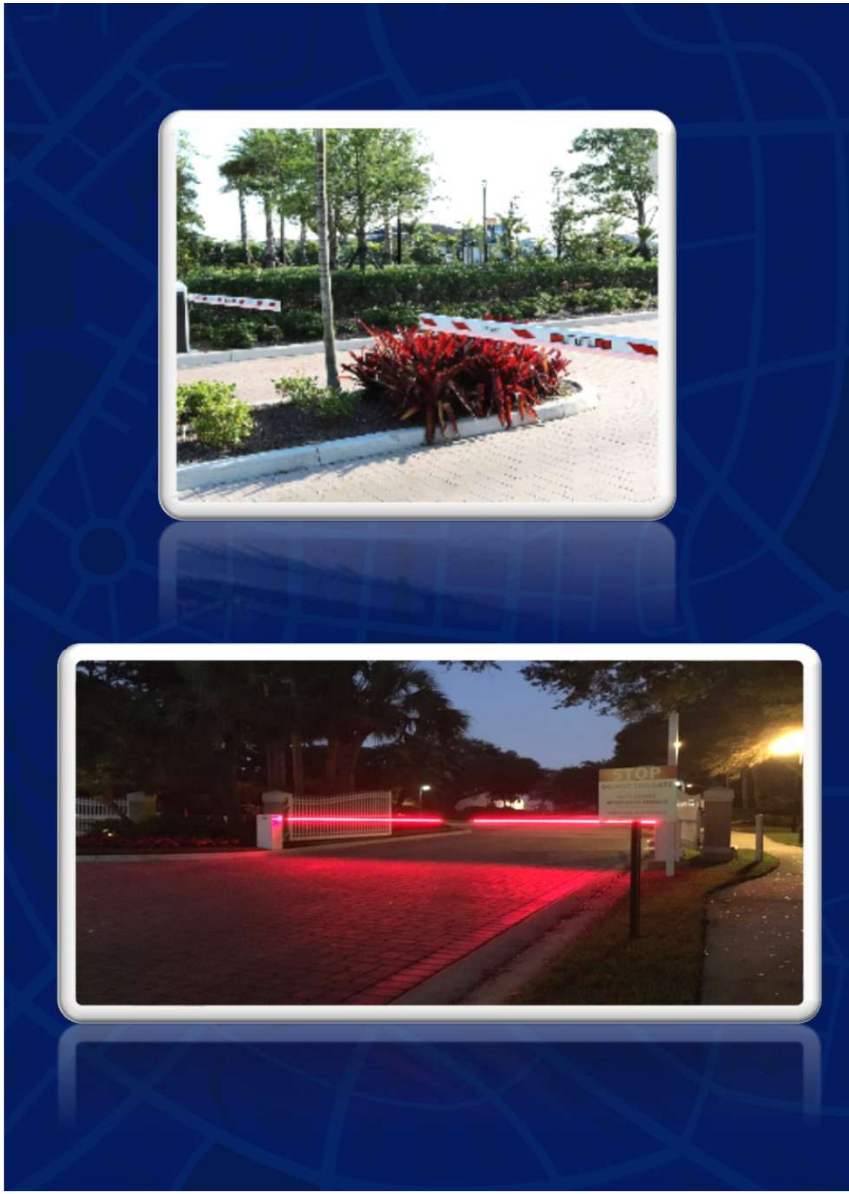
Access Control

- Envera’s Access Control solutions offer communities and property managers smarter, centralized entry point management—no matter how many doors, gates, or amenities you oversee. It's flexible, scalable, and always secure
- From residential clubhouses to pedestrian gates and pool areas, Envera's Access Control solutions help secure all points of entry. Our system gives authorized users simple access while giving communities real oversight, activity logs, and the ability to make changes instantly
- Manage doors, gates, and amenities from one secure platform. Easily add or revoke access credentials in real time, whether for a single user or the entire community.
- Residents and staff can enter using fobs, access cards, PIN codes, or mobile credentials. The system is flexible to a
- Our web-based management system allows you to view activity logs, edit user permissions, and receive notifications from any device
- Know who entered where—and when. Each access attempt is logged and reportable, helping communities enforce rules and improve safety with full transparency.
- Database Management is included as part of the Envera solution. Let us assist in managing and keeping your database and credentials up to date



High-Speed Barrier Gates

- Magnetic auto control
- Network device
- Built-in gate strike detection
- Faster arm – reduces tailgating
- 12′ arm 1.3s open/close
- High energy efficiency
- Saves money on service & maintenance and life cycle
- 10 million cycle
- No shaking and bouncing
- Less maintenance
- Faster & more efficient with 100% more torque with 25% of the power



ENVERA

System Implementation Information

Meet The Southwest Team

What makes Envera Systems stand out is our laser focus on security and access control solutions for communities and the unique needs of HOA's required for both a successful implementation and long-term partnership. There is not another partner out there that can match the expertise and experience of Envera, specifically our Southwest Team. Below is a listing of the team members that would be involved in the successful installation, implementation, and ongoing support at Del Webb Bayview. Please take note of the number of years the team has with Envera Systems.

- Jeff Hiatt – Sr Security Consultant – 9 years with Envera
- Terry Jackson – Southwest Regional Project Manager – 5 years with Envera
- Luke Blackwood – Southwest Regional Installation Manager – 7 years with Envera
- Kerry Geib – Director of Customer Implementation – 3 years with Envera
- Katherine Setzer – Sr Implementation Specialist – 5 years with Envera
- Lynne Pietrzyk – Implementation Specialist – 3 years with Envera
- Ackeyno Myrie – Master Installation Technician – 6 years with Envera
- David Tirado – Master Installation Technician – 6 years with Envera
- Winston Powell – Installation Technician – 2 years with Envera
- Kevin Mangal – Installation Technician – 2 years with Envera
- Kim Bittar – Sr. Account Manager – 8 years with Envera
- Wendy Wilson – Director Key Accounts/Customer Success – 13 years with Envera
- Nathan Varn – Sr VP – 14 years with Envera
- Crystal Clark – VP of Revenue Operations – 18 years with Envera

Implementation Process & Timeline of Events

Milestone	Estimated Timeframe to Complete
Obtain permits	*45 days, contingent on client signatures and local Municipality Building Department
Install electric	*Two days, to be completed by others
Internet connected	*60 days, contingent on Internet Service Provider
Break ground	90 days, based on current schedule, with executed agreement and 50% deposit received
Installation complete (gate and amenity systems)	30 days after breaking ground
System testing	Three days upon completion of installation and internet connected
Receive inspection approvals	*Five days upon completion of installation
Implementation orientation for community	One to two days – 75 days executed agreement and 50% deposit received
Go Live	Two days – 120 days, based on current schedule, with executed agreement and 50% deposit received

*Each timeframe is an estimate, and the overall timeline can be greatly impacted by third party services and service providers outside of the control of Envera, as well as Envera's current installation schedule. The items with an asterisk are outside of Envera's control.

The Team

Project Manager: Oversees schedule of current installations and coordinates with Implementation Specialists on all projects.

Implementation Specialist: Designated point of contact for each community during the Implementation phase. Assists community with resident onboarding and training, access credential distribution, software education for community staff, and more.

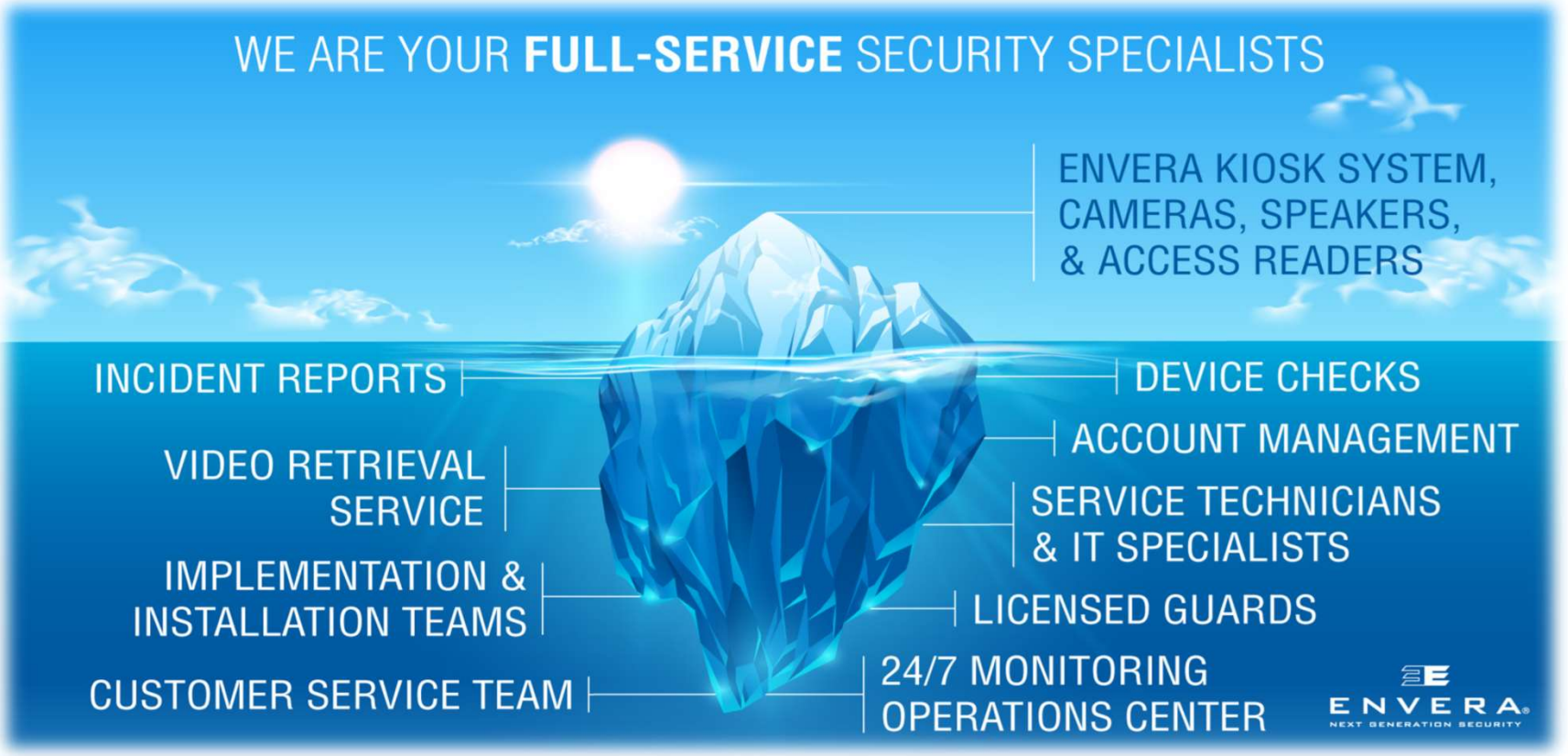
Operations Support Administrator: Assists with permitting, sub-contractor coordination, and resource scheduling.

Internet Service Administrator: Determines the serviceability of the location where the system will be installed to provide options to the community. Assists in providing construction requirements and an estimated timeline for completion.

Envera Departmental Contacts

DEPARTMENT	TEAM HOURS	WHEN TO REACH OUT	CONTACT INFO
SERVICE	**Service Support** 8am – 8pm EST | Seven days a week	• System maintenance, equipment damage • Community+ Support (ABDI)	info.enverasystems.com/service 941-952-3719
	Security Investigations & Assessments 8am – 5pm EST | Monday – Friday	• Request video retrieval	
	Credentials 8am – 5pm EST | Monday – Friday	• Order access credentials stickers, fobs, etc.	
CENTRAL MONITORING OPERATIONS	**Resident Services** 7am – 7pm EST Seven days a week	• Submit registration forms • MyEnvera app assistance	myenvera@enverasystems.com 877-936-8372
	Account Services 8am – 6pm EST Monday – Friday *For property managers, developers, board members, and community contacts*	• Account questions, escalations • Amenity schedule changes • Update post orders or monitoring hours • Community training for designated contacts	accountservices@enverasystems.com 941-786-0695
SALES	**Your Local Consultant** 8am – 5pm EST Monday – Friday	• Renewal and client agreement questions • New installations • System add-ons	sales@enverasystems.com 855-936-8372
ACCOUNTING	**Accounts Receivable** 8am – 5pm EST Monday – Friday	• Billing inquiries	ar@enverasystems.com 941-786-0695
ONBOARDING & SYSTEM INTEGRATION	**Onboarding Specialist or Project Manager** 8am – 5pm EST Monday – Friday	• Questions prior to system turning on *processes, timeline, training, etc* • Installation questions	Contact your assigned Project Manager *or* onboarding@enverasystems.com

The Envera Difference



Links to Additional Information

Virtual Gate Guard



https://enverasystems.com/solutions/virtual-gate-guard/

Video Surveillance



https://enverasystems.com/solutions/video-surveillance/

Access Control



https://enverasystems.com/access-control/

MyEnvera App



https://enverasystems.com/solutions/virtual-gate-guard/myenvera/

Home Page

https://enverasystems.com/

Videos

https://enverasystems.com/resources/videos/

Executive Team

https://enverasystems.com/resources/about/

Knowledge Base

https://enverasystems.com/help/


ENVERA

ENVERA

Quotation

Quote #: Q-20559-5
Date: 10/27/2026
Expires On: 10/31/2026

Envera Systems
4724 Lena Rd
Bradenton, FL 34211
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for
The Shores at Brightwater
Lagoon Reach Lane
North Fort Myers, Florida 33917

SECURITY CONSULTANT	PHONE	EMAIL
Jeff Hiatt	(941) 232-6624	jhiatt@enverasystems.com

Customer to provide 2" conduit paths to Envera specifications exclusively for Envera usage to all device locations.

EQUIPMENT & ONE-TIME SERVICES

Entrance 1 - Arrive Entry System

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
200	Wire	
	Entrance 1 - Arrive Entry System TOTAL:	$4,957.04

Entrance 1 - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
3	Outdoor Bullet Camera - 4MP	
1	License Plate Camera - 5MP	
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
800	Wire	
1	NVR - 8TB	
-1	24 Port Managed Switch	
1	8 Port Managed Switch	
	Entrance 1 - Passive Video Surveillance TOTAL:	$17,556.02

Entrance 1 - Access Control for Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	
1	Sicunet - Restful API	

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
150	Wire	
1	8 Port Managed Switch	
	Entrance 1 - Access Control for Vehicles TOTAL:	$8,111.53

Entrance 2 - Arrive Entry System

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
200	Wire	
	Entrance 2 - Arrive Entry System TOTAL:	$4,957.04

Entrance 2 - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
3	Outdoor Bullet Camera - 4MP	
1	License Plate Camera - 5MP	
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
800	Wire	
1	NVR - 8TB	
-1	24 Port Managed Switch	
1	8 Port Managed Switch	
	Entrance 2 - Passive Video Surveillance TOTAL:	$17,556.02

Entrance 2 - Access Control for Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	
1	Sicunet - Restful API	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
150	Wire	
1	8 Port Managed Switch	
	Entrance 2 - Access Control for Vehicles TOTAL:	$8,111.53

Exit Only Gate - Cloud Camera

QTY	PRODUCT	INSTALL INVESTMENT
1	Digital Watchdog Ai CloudCam ALPR/MMCR	
1	16' Aluminum Post 4x4" Kit	
1	Fortigate Firewall	
25	Wire	
	Exit Only Gate - Cloud Camera TOTAL:	$3,888.10

RFID Reader Windshield Credentials

QTY	PRODUCT	INSTALL INVESTMENT
2	AWID Windshield (Box of 50)	
	RFID Reader Windshield Credentials TOTAL:	$600.00

Add Infrastructure

QTY	PRODUCT	INSTALL INVESTMENT
245	Trenching & Backfilling	
30	Bore	
	Add Infrastructure TOTAL:	$5,193.75

30% Discount

Discount valid with these requirements:

- Deposit equal to 3 Months of Monthly Service Rates
- Automatic ACH setup for payment of Monthly Services

QTY	PRODUCT	INSTALL INVESTMENT
1	Developer Discount	
1	Installation Discount	
	30% Discount TOTAL:	$-21,279.30

One-Time Total: $49,651.73

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Community - Database Management

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	$200.00	$200.00
	Community - Database Management TOTAL:		$200.00

Community - Arrive Entry System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
0	Per Home (Address) Access - Envera Arrive Entry System	$5.00	$0.00
		Community - Arrive Entry System TOTAL:	$0.00

Entrance 1 - Arrive Entry System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$27.07	$27.07
		Entrance 1 - Arrive Entry System TOTAL:	$27.07

Entrance 1 - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
1	Service & Maintenance Plan	$155.97	$155.97
1	Passive License Plate Camera	$50.00	$50.00
1	Network Device Licensing	$50.00	$50.00
		Entrance 1 - Passive Video Surveillance TOTAL:	$330.97

Entrance 1 - Access Control for Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$51.04	$51.04
		Entrance 1 - Access Control for Vehicles TOTAL:	$51.04

Entrance 2 - Arrive Entry System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$27.07	$27.07
		Entrance 2 - Arrive Entry System TOTAL:	$27.07

Entrance 2 - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
1	Service & Maintenance Plan	$155.97	$155.97
1	Passive License Plate Camera	$50.00	$50.00
1	Network Device Licensing	$50.00	$50.00
		Entrance 2 - Passive Video Surveillance TOTAL:	$330.97

Entrance 2 - Access Control for Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$51.04	$51.04
	Entrance 2 - Access Control for Vehicles TOTAL:		$51.04

Exit Only Gate - Cloud Camera

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Passive License Plate Camera	$50.00	$50.00
1	Service & Maintenance Plan	$40.56	$40.56
	Exit Only Gate - Cloud Camera TOTAL:		$90.56

Monthly Total: $1,108.72

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 0 current homes, with a maximum of 590 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Pricing requires community to sign up for Automatic ACH for payment to Envera
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and three (3) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard, Community+, or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test

- Envera's Implementation Team will provide a resident orientation session
- Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

- If purchasing an Envera Arrive Entry System:
  - The per home charge is based on current homes within the community. Any additional addresses added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.