

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
February 12, 2020
6:30 p.m.***

***Location:
Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Lakeshore Ranch Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

[] 15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

Board of Supervisors
Lakeshore Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District is scheduled for **Wednesday, February 12, 2020 at 6:30 p.m.** at the **Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida, 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Cc: Attorney
Engineer
District Records

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, February 12, 2020

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638

Dial-in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items-Supervisors will respond during agenda item presentation)*

IV. Presentation of Lakeshore Ranch CDD Security Services Proposals
(Budget for Security - \$135,524.00)

- | | |
|--|------------|
| A. Synergy - \$165,000.00 | Exhibit 1A |
| B. United Force Security Group - \$132,480.00 | Exhibit 1B |
| C. Security Elite Agency - \$133,056.00
<i>No Hard Copy Provided Per RFP, Only Digital Copy</i> | Exhibit 1C |
| D. Phoenix National Security - \$162,865.86 | Exhibit 1D |

V. Professional Vendor Operations

- | | |
|--|-----------|
| A. District Engineer Report | |
| B. Solitude Lake Management – Waterway Inspection Report | Exhibit 2 |
| C. Yellowstone Landscape Report | Exhibit 3 |
| D. Consideration of Yellowstone Proposals | Exhibit 4 |
| ➤ Add Shrubs to Hide Back Blow Preventors - \$3,885.00 | |
| ➤ 2020 Spring Annual Mix - \$705.60 | |

VI. Operations & Amenity Management

- | | |
|-------------------------------------|-----------|
| A. DPFG Operations Report | Exhibit 5 |
| B. Amenity Center Management Report | Exhibit 6 |

VII. Consent Agenda

- | | |
|--|-----------|
| A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 8, 2020 | Exhibit 7 |
| B. Consideration for Acceptance – The January 2020 Unaudited Financial Report | Exhibit 8 |
| C. Ratification of Yellowstone Valve Zone #2 Replacement - \$377.20 | Exhibit 9 |

VIII. Business Matters

- | | |
|---|-------------|
| A. Consideration of Home Repair Solutions Sign Repair Proposal - \$1,375.00 | Exhibit 10 |
| B. Consideration of Dog Park Fence Proposals
<i>Outer Gate Area to the Existing Fence</i> | Exhibit 11 |
| ➤ Tampa Fence - \$680.00 | |
| ➤ R. Dean the Fenceman, LLC. - \$1,055.77 | |
| ➤ Florida State Fence - \$2,495.00 | |
| C. Consideration of Home Repair Solutions Pet Waste Station Installation Proposal
<i>Location of Dog Waste Stations to be Discussed
Maps to be Distributed</i> | Exhibit 12 |
| D. Consideration of Gate Operation Replacement Proposals | |
| ➤ Accurate Electronics - \$30,581.14 | Exhibit 13A |
| ➤ Gate Pros - \$17,750.00 | Exhibit 13B |
| ➤ Liberty Option 1 - \$13,250.00 | Exhibit 13C |
| ➤ Liberty Option 2 - \$17,100.00 | |
| ➤ Complete IT Option 1 - \$28,749.90 | Exhibit 13D |
| ➤ Complete IT Option 2 - \$48,179.90 | |
| ➤ Southern Automated Access Services - \$12,137.00 | Exhibit 13E |
| E. Consideration of Home Repair Solutions Relocation of Two Park Benches Proposal - \$390.00 | Exhibit 14 |

IX. Staff Reports

- A. District Manager
- B. District Attorney

X. Supervisors Requests

- A. Discussion of Lakeshore Ranch Community Development District Request for Reimbursement Exhibit 15
- B. Presentation of Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers Exhibit 16

XI. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

- A. Discussion of Lights for the Pool Exhibit 17
- B. Discussion of Signage at Lakeshore Ranch CDD Exhibit 18

XII. Adjournment

Synergy Exhibit 1A

Proposal for Security Services at Lakeshore Ranch Community Development District

AccountsPayable@Reinhardt.edu



February 4, 2020

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O' Lakes, Florida 34638

Safety. Peace of mind. It's impossible to put a price on them. Yet they're expected every day. In everything you do and everywhere you go.

Synergy Security Services understands and delivers on this promise.

Lakeshore Ranch Community Development District deserves a partner that will elevate its security services to a new level of confidence, best practices, and professionalism.

Since our meeting, we have customized a solution that emphasizes three primary value propositions:

1. A **proactive and strategic approach** to the implementation and management of security for the residents of Lakeshore Ranch Community Development District.
2. A **solution** that leverages the value of Synergy's security and public safety experience to further enhance the safety and trust of the community.
3. A **commitment** that will demonstrate Synergy's unmatched desire to partner with Lakeshore Ranch Community Development District.

As we move forward in the process, we want to emphasize our dedication to transparency and collaboration. This approach allows Synergy to work with our client partners not only to identify areas of improvement, but also to innovate and develop more opportunities to further enhance security solutions for your residential community.

We welcome any questions you may have, and we look forward to serving you.

Regards,

Jeff Carson

Post Office Box 1224, 113 Corporate Park East Drive, LaGrange, GA 30241
Tel: (800) 292-9323 / Email: jcarson@teamnational.com
www.teamnational.com

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I. WHY SYNERGY?

The Synergy management team has over 25 years of security and public safety experience. This experience, coupled with our focus on customer service, allows us to provide a sense of well-being and security to the community.

Our clients say they choose us because:

- We know how to create an atmosphere of safety through high visibility and a well-trained staff.
- Our staff will act as the community ambassadors by not only maintaining safety and security but also by providing outstanding customer service.
- We treat every resident like a VIP, striving to meet his or her individual needs.



Synergy officers operate under the motto “We are here to help and serve.”

II. THE SYNERGY APPROACH

Our primary goal is to provide a safe and well-protected physical environment for Lakeshore Ranch Community Development District and to protect its properties and assets from hazards and the opportunity for crime. We are confident that we can assist you in implementing a solid security program that will address your needs and instill a greater sense of confidence for the residents of the community.

We know that the quality and responsiveness of staff is a critical component to what makes a premier security team. Our employment requirements have been honed over time. We accept and hire only high-quality candidates – those with the best skills and experience and who always have service top of mind.

Synergy believes that having a professional, well-trained and equipped staff addresses any security concerns you may have. We understand the necessity to provide residents with a safe and well-protected environment. In addition, we operate with courtesy and professionalism providing both an effective deterrent to crime and source of confidence for everyone in the community.

Focus on Client Needs

Our years of experience have helped us understand and serve the core needs of our clients:

- Effective leadership and support to improve the overall security posture
- Uniformed staff providing a professional image
- A team of security officers with the training, and know-how to handle all security and safety issues in the community
- A courteous and customer-service focused staff
- A company with the resources to provide adequate support including training, written policies and procedures, and improved customer service
- 24/7 security services

We also know that the security and safety needs in your environment are not static. Synergy is agile, constantly expanding services to respond to the ever-evolving requirements of security.

Management Team Access

Every client has easy access to Synergy Security Services. You won't find a confusing chain of command or gatekeepers making it difficult to reach someone at any level if you need help. At Synergy, we're all here to serve you. Feel free to contact anyone on our management team anytime. Simply call Jeff Carson at **706-443-4169** or Rex Scott at **706-302-2091**.

III. OUR PARTNERSHIP WITH LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

In the following sections, we'll cover the specific components, responsibilities, guidelines, agreements, and financial obligations of our proposed relationship with Lakeshore Ranch Community Development District.

In partnering with Synergy, you're not only purchasing specific services, you're investing in our expertise, commitment, and experience.

As we move forward in this process, we want to emphasize our commitment to collaboration and transparency. This approach allows Synergy to work with our client partners not only to identify areas of improvement, but also to develop opportunities to further enhance security solutions for Lakeshore Ranch Community Development District, creating a team that inspires confidence and a feeling of protection.

We welcome the opportunity to serve Lakeshore Ranch Community
Development District.
Thank you for considering Synergy Security Services.





A. Facilities Covered

Synergy shall provide security services for the following buildings/facilities and surrounding areas:

Gate/guard House

Option Mobile Patrol

Recreation Facilities (including, but not limited to a clubhouse and swimming pool)

Playground

Picnic areas

Tennis court

Basketball Court

Dog Park

B. Scope of Services

Synergy shall provide unarmed uniformed security services in and around the Lakeshore Ranch Community Development District during the hours specified. One hundred and sixty-eight (168) hours per week at the main gate – A gatehouse attendant mans the Lakeshore Ranch gatehouse 24 hours a day, 7 days a week. Synergy will provide a variety of services, implementing security objectives according to policies and procedures which may include, but are not limited to the following general tasks: Entry and egress access control, (*recording of pertinent visitor information including, but not limited to, license plate number, time of entry, purpose and/or destination*), daily operating reports, responding as necessary to support other life safety duties as identified in post orders and standard operating procedures, and recommend enhancement to security operation such as employing technology and other best practices.

Additional Services Overview

In addition to the Scope of Services described above, Synergy can provide security functions for various events held within the community at a bill rate of **\$22.00*** per hour per officer. The Client will be billed for a minimum of 4 hours if an additional officer(s) is required on any shift due to any special event.

(*The bill rate of **\$22.00** for additional services is subject to adjustment by Synergy upon notice to the client.)

Scope of Services (Mobile Patrol Option)

Synergy will manage and maintain a mobile patrol 8 hours a day, seven days a week (shift time to be determined) for Lakeshore Ranch Community Development District. There will be one (1) officer and vehicle provided by Synergy to perform the following duties:

Patrol the community, assist with traffic control if required, secure clubhouse and other recreation facilities as required.

Implement a Community Policing strategy to foster relationships with residents which facilitates an increased safety conscience within the community.

Respond to calls for service and report crimes or suspicious activity.

Help in life-threatening emergencies by alerting 911 and providing First Aid and CPR.



1. SERVICES DETAIL

Observe and Report Philosophy

Having a professional, well-trained security staff on-site provides a visible deterrent to crime and supports a positive environment. As a contract security services provider, Synergy operates under the philosophy of observe and report. Any unusual behavior or activities will be reported to the District Manager with advice concerning the need to involve local law enforcement.

Coordinating with Local Law Enforcement

Synergy will coordinate with local law enforcement, which will take the lead in addressing suspected criminal behavior. Upon reporting any incidents to the District Manager, local law enforcement may be contacted to address the situation.

Uniforms

The security uniform will be selected by agreement with the Lakeshore Ranch Community Development District in accordance with Synergy's uniform standards. The primary uniform is a police type, including pants, shirt, belt, footwear and jacket (for inclement weather), with a pin-on badge and nameplate. This uniform conveys professionalism but is not intimidating when officers are interacting with the community. The presence of uniformed officers in the community will provide a deterrent to crime and image of confidence to the residents of Lakeshore Ranch Community Development District community.



Synergy Security will provide your community with a team that will instill confidence and safety.

2. SECURITY POSITIONS AND RESPONSIBILITIES

Synergy will establish a security team. This team will be capable of handling most requests for safety and security services. The department will be led by Security Supervisor with the qualifications to provide security services meeting Synergy's high standards of experience and training.

The **Security Supervisor** will be available to respond any time 24 hours a day through cell phone contact. This person will report to the operations manager. The Security Supervisor's primary responsibilities include, but are not limited to:

- Supervision of all persons assigned as security officers;
- Scheduling, conducting, supervising, and documenting all training and ensure that security staff responds as trained in a professional and timely manner to requests for assistance;
- Submitting daily reports;
- Building and maintaining close working relationships with the residents of the community;
- Understanding and implementing the institution's mission by following Synergy's Standard Operating Procedures (SOP);
- Professionally dealing with all personnel issues: hiring, terminations, evaluations, coaching, and mentoring of security staff;
- Establishing and maintaining a strong relationship with the local police department;
- Attend Board meetings as required;

The **Security Officer** is an hourly position and will work a shift as directed by the Chief of Security. Officer's primary responsibilities include, but are not limited to:

- Reporting for duty on time, in the proper uniform and prepared to conduct duties in a professional manner;
- Provide daily reports;
- Fostering relationships with the residents to facilitate an increased safety conscience for the community;

3. SYNERGY CORPORATE SUPPORT AND TEAM ORGANIZATION

Synergy Corporate Support

Synergy's Operations Manager and Training Manager will support and review the performance of our on-site security team. The Operations Manager will visit the site to provide support and is available for consultation in all matters concerning your security program. The Training Manager will provide training, information about policies and procedures, and other resources. We are accessible to your staff at any time – just call. At Synergy, we're here to serve our clients.

Orientation and Start-up

A qualified Security Supervisor and other key staff members will be assigned to Lakeshore Ranch Community Development District. Written policies and procedures will be established and a training program will be set in motion to ensure that all team members understand applicable regulations and Synergy's operating standards. The Security Supervisor will quickly begin working to implement the various elements described in this proposal.



Mission, Policies and Procedures

A mission statement will be developed that is nested in Lakeshore Ranch Community Development District's mission. From this, we will establish clearly written policies that guide the general operation and function of the department. Using these policies as a template, the officers will have clearly written procedures that detail how the policies are to be implemented.

4. TRAINING

Training is conducted to ensure that the security staff has the skills and information needed to effectively serve the community and ensure compliance with regulatory standards. Synergy officers are provided orientation training and routine refresher training.

Our training program introduces officers to new concepts, best practices, and provides the opportunity to modify behaviors to become a proactive and professional security team. Additionally, it reduces liability by ensuring that members of the security force know the proper procedures and policies. A solid training plan also assists with the recruitment of motivated employees.

An annual training calendar will be created. The Training Manager will identify security-related issues in which the department should be trained. The Training Manager will schedule and supervise the implementation of the training as well as document training completion for each officer.

5. HUMAN RESOURCES

Employee Selection

A careful process is followed to recruit and select the most qualified candidates for security positions. Synergy management prescreens applicants and conducts personal interviews to identify the best possible candidates. Once a conditional offer of employment has been made, the candidate undergoes a background screening including a criminal background check. Candidates are selected who are free of all felonies and violent misdemeanors – and with no past drug convictions. A pre-employment drug screen is also conducted.

Human Resources Training

Employees are provided training concerning the human resources elements of their position, including Synergy's personnel policies and procedures, employee benefits and grievance procedures.

Policies and Procedures

A personnel policy handbook that communicates human resources policies and procedures is provided to all Synergy employees.



Our staff is friendly and professional, while providing a sense of well-being and security to the community.

C. Summary of Responsibilities

Synergy will ensure that all officers are properly trained, licensed, and equipped to provide professional response to incidents that may arise. Synergy will maintain the appropriate licenses and training to operate as a security provider in the State of Florida.

Synergy Security Services will provide the following:

- Management and all labor for the day-to-day operation of safety and security services;
- All salaries, wages, taxes, insurance, and benefits for the operation of safety and security services;

Benefits include but are not limited to:

Health Insurance
Life Insurance
Dental Insurance
Vision Plan
401K Retirement Plan

Personal Leave
Catastrophic Leave
Bereavement Leave
Paid Holidays

- All Human Resource functions, including background checks and drug screens for all new hires;
- Uniforms to include pants, shirts, jackets, badges, flash lights, belts, etc.;
- Tour schedules for all officers;
- Training in the areas of customer service, protection, safety, etc.;
- Emergency call system so that everyone can easily request security services;
- All office supplies and equipment including but not limited to computer hardware and tablets;
- Mobile phones for use by Synergy on the premises;

Lakeshore Ranch Community Development District will provide the following:

- Facilities (office) from which to administer and manage Safety and Security services;
- Security cameras;
- Signage;
- Any video monitoring equipment, emergency phone stands, etc.;
- Other security equipment as needed and approved by the client.



Synergy utilizes cutting edge technology to deliver a highly effective security program.

D. References

We're delighted to present this list of clients who are happy to share their experience with Synergy and how we've transformed their campus security.

MacMurray College
447 E College Ave
Jacksonville, IL 62650
Services: Security April 2014
Contact: Kimberly A. Streib, Chief Financial Officer
(217) 479-7007

Northwest University
5520 108th Avenue NE
Kirkland, WA 98033
Services: Security May 2013
Contact: Mr. John Jordan, CFO
(425) 889-7788

Point University
507 West 10th Street
West Point, GA 31833
Services: Security June 2015
Contact: Mr. Lance Francis, Chief Operating Officer
706-385-1062

Southern Virginia University
One University Hill Dr.
Buena Vista, VA 24416
Services: Security August 2016
Contact: Cameron Crowther, Dean of Students
(540) 261-8483

Thomas University
1501 Millpond Rd
Thomasville, GA 31792
Services: Security August 2017
Contact: Randy Livingston, Vice President of Finance & Administration
(229) 226-1621 ext. 1066

Union College
310 College Street
Barbourville, KY 40906-1499
Services: Security October 2017
Contact: Mr. Randle Teague
(606) 546-1214

E. Proposal Pricing

1 Chief of Security	Included
3 FTE Security Officers	Included
1 PTE Security Officer	Included
FICA	Included
FUTA	Included
SUTA	Included
Workers Compensation Insurance	Included
General Liability Insurance	Included
Health Insurance	Included
Long Term Disability Insurance	Included
Retirement 401K	Included
Life Insurance	Included
Employee Practice Insurance	Included
Uniforms & Equipment	Included
Mailing/Printing Supplies	Included
Dues/Fees	Included
Training/Consultant Fees	Included
Faculty/Staff Training	Included
Telephone	Included
Travel Support	Included
Pre-Tax Profit & Overhead	Included
Total Price	\$165,000.00
Additional services	\$22.00 per hour

Option Mobile Patrol

1 FTE Security Officer	Included
1 PTE Security Officer	Included
FICA	Included
FUTA	Included
SUTA	Included
Workers Compensation Insurance	Included
General Liability Insurance	Included
Health Insurance	Included
Long Term Disability Insurance	Included
Retirement 401K	Included
Life Insurance	Included
Employee Practice Insurance	Included
Uniforms & Equipment	Included
Mailing/Printing Supplies	Included
Dues/Fees	Included
Training/Consultant Fees	Included
Faculty/Staff Training	Included
Telephone	Included
Travel Support	Included
Vehicle	Included
Pre-Tax Profit & Overhead	Included
Total Price	\$63,000.00
Additional services	\$22.00 per hour

F. Agreement

This Agreement made and entered into this the ____ day of, _____, 2020, between Lakeshore Ranch Community Development District ("Client") with a principal place of business or office at 19730 Sundance Lake Blvd, Land O' Lakes, Florida 34638 and Synergy Security Services ("Synergy") with a principal place of business at 113 Corporate Park East Drive, LaGrange, Georgia 30241, and with a mailing address of Post Office Box 1224, LaGrange, Georgia 30241.

I. Term of Agreement; General Matters

- a. This Agreement shall run for the initial period of three (3) years, starting with the date services commence hereunder, which date is agreed to be the ____ day of _____, 2020 and thereafter will be automatically renewed for a period of three (3) years unless either party notifies the other of its intent not to renew in writing by certified mail at least one hundred twenty (120) days prior to the anniversary date.
- b. Either party may, at its option, designate an individual who is an officer or employee of such party, to act as such party's representative to receive all communications, provide directions, and otherwise deal with the other party during the term hereof. Any such designation shall be in writing, and if such designation is made, the person so designated by the Client shall be deemed the "Client Representative" and the person designated by Synergy shall be deemed the "Synergy Representative".
- c. Client recognizes that Synergy performs similar services for Institutions which are similar to Client, that Synergy is an independent contractor, and that Synergy may represent, perform services for and be employed by other Institutions in addition to Client, whether or not any such other Institution or Institutions may be in competition with Client.
- d. The parties agree that the services to be performed by Synergy hereunder shall be rendered at Client's premises located in Land O' Lakes, Florida.

II. Services to be Performed by Synergy; Certain Definitions

- a. Synergy agrees to perform the services specified in the Proposal attached to this Agreement and incorporated into this Agreement by reference and as described in Article IV of this Agreement.

III. Compensation

- a. In consideration for the services to be performed by Synergy hereunder, Client agrees to pay Synergy **\$165,000.00** for each twelve (12) month period beginning _____, 2020, and for the term of the agreement adjusted annually subject to increase by two (2%) percent on each anniversary of the Commencement Date, (the "Annual Amount"), payable in Twelve (12) advance installments on the first day of each calendar month during the term hereof (the "Payment Dates"), commencing on the ____ day of _____, 2020.
 - i. The amount due on each of the payment dates shall be calculated by (i) determining the Annual Amount (as adjusted as provided in Section III.a.), (ii) dividing the Annual Amount (as so adjusted) by 365, and (iii) multiplying by the number of days in the month.
 - ii. Any required payment not made within ten (10) days of its due date may be assessed, at Synergy's option, a late charge amounting to five percent (5%) of said payment, but no more than once for the same delinquency. Also any amount remaining unpaid shall bear interest, at Synergy's option, thereafter until paid, at the highest lawful rate.
 - iii. In the event services commence or terminate on a day other than the first or last day of an installment period, the said amount for such period shall be prorated and the amount shall be equal to the number of days services are provided during said period.
 - iv. Additional services will be billed at the rate of **\$22.00** per hour with a minimum charge of 4 hours.
- b. The parties acknowledge and agree that all amounts to be paid to Synergy under the provisions of this Agreement are based upon the area descriptions and specific duties described in the Proposal attached herein and in Article IV. Therefore, in the event, during the term hereof:
 - i. The amount of area and/or duties to be performed by Synergy as so described in the attached Proposal are enlarged, altered, or otherwise changed in any manner; or,
 - ii. State, federal or local law or regulation imposes any increase in the minimum wage that results in a minimum wage in excess of current pay scale or requires Synergy to provide any benefit not presently required (including the provision of health insurance); or,
 - iii. If workers' compensation, business liability, or other insurance rates increase, except if the increase is related to any violations.

- c. The amounts payable to Synergy Security Services hereunder shall be adjusted appropriately. Client agrees that parties shall have a reasonable opportunity to estimate the amount of any such changes and a reasonable time to respond to any such changes.

IV. Obligations of Synergy

- a. Synergy agrees to provide safety and security services for the Client, all as set forth in the Proposal, in accordance with such reasonable standards as may be required by Client. Specifically, Synergy agrees during the term hereof, and subject to the terms hereof, to:
 - i. furnish a Chief of Security, all supervision and all labor required to provide said services.
 - ii. replace any Synergy employee working at the Client's premises upon reasonable request of the Client Representative.
 - iii. provide comprehensive support services including establishment of job descriptions, work schedules, procedures, training aids, quality assurance programs, management systems and controls. Such policies, procedures and management systems shall meet federal, state, and local regulatory agency standards.
 - iv. pay all wages and salaries of Synergy's employees, payroll and other taxes, fees, workers' compensation insurance and other charges, or insurance levied or required by any federal, state or local statute relating to their employment.
 - v. provide uniforms for all Synergy employees.
- b. Synergy agrees to provide workers' compensation insurance for Synergy's employees and agents and agrees to hold harmless and indemnify Client for any and all claims arising out of any injury, disability, or death of any of Synergy's employees or agents. Synergy will provide proof of Workers' Compensation Insurance, with a Waiver of Subrogation for Client.
- c. Synergy agrees to hold Client free and harmless from any and all claims arising from any negligent or intentional act or omission of Synergy, its agents, officers, or employees. Synergy agrees to maintain a policy of comprehensive general liability insurance (bodily injury, property damage, personal injury, automobile and products/completed operations coverage with limits of \$1,000,000.00 and an umbrella excess of \$5,000,000.00), to protect Client against the results of any negligent or intentional acts committed by Synergy or Synergy's employees or agents during the performance of any duties under this Agreement. All such policies shall name Synergy and Client, as their respective interests, may appear as the insured under such policy or policies, and Synergy agrees, upon request, to provide Client a copy of any such policy or policies. This provision shall survive

the expiration or termination of this Agreement. Synergy shall provide thirty (30) days written notice prior to cancellation, termination or major modification of insurance policies.

- d. Synergy will comply with all Florida laws and regulations regarding security services.

V. Obligation of Client

- a. Client agrees to comply with all reasonable requests of Synergy necessary to the performance of Synergy's duties under this Agreement.
- b. Client agrees, during the term of this Agreement, to:
 - i. furnish Synergy with office, and storage facilities for the purpose of administration and supervision under this Agreement. Said facilities and the use of furniture, and local telephone service will be furnished to Synergy without cost.
 - ii. Pay for any additional officers for special events at the hourly rate of **\$22.00** per hour. A minimum of 4 hours will be required.
- c. Client further agrees to hold Synergy free and harmless from any and all claims arising from any negligent or intentional act or omission of Client or Client's employees, agents, invitees and/or licensees. This provision shall survive the expiration or termination of this Agreement.
- d. Client agrees that at no time during the term of this Agreement, or for a period of three (3) years immediately following the expiration or termination of this Agreement for any reason, will it contact any present or former management employee of Synergy for the purpose of employing or hiring such employee, nor will it in any way directly or indirectly, for itself or on behalf of, or in conjunction with any other person, firm, partnership, corporation, or association, solicit, hire, employ or take away such employee of Synergy. This provision shall survive the expiration or termination of this Agreement. Any former management personnel of the Client who goes to work for Synergy at the commencement of this agreement will be exempt from this provision.

VI. Breach of Agreement

- a. In the event of a material breach by Client of any of the provisions hereof, Synergy at Synergy's option may, but shall not be required to, immediately terminate this Agreement by giving written notification to Client. Further, if Client defaults in the performance of this Agreement or materially breaches any of its provisions, Synergy's obligation to provide services under this Agreement shall immediately cease, and Synergy shall have all rights and remedies provided by law or in

equity. For the purposes of this Section, material breach of this Agreement shall mean the following: the failure of Client to make any payments to Synergy provided for hereunder, within fifteen (15) days of the time such payments are due; the failure of Client to observe or perform any covenant or agreement hereunder, other than for the payment of money, unless such failure of observance or performance is cured within ninety (90) days after notice of such failure from Synergy to Client.

- b. Unless and except to the extent expressly provided for to the contrary herein, the rights of a party as specified herein shall be in addition to, and not in limitation of, such party's rights under any statute or rule of law or equity, or under any guaranty, or under any other provision of any of this Agreement, or under the provisions of any other document, instrument or other writing executed by a party or any third party in favor of the other party, all of which may be exercised successively or concurrently.
- c. In the event of a material breach by Synergy of any of the provisions hereof, Client at Client's option may, but shall not be required to, immediately terminate this Agreement by giving written notification to Synergy by certified mail. Further, if Synergy defaults in the performance of this Agreement or materially breaches any of its provisions Client's obligation under this Agreement shall immediately cease, and Client shall have all rights and remedies provided by law or in equity. For the purposes of this section, material breach of this Agreement shall mean the following: the failure of Synergy to observe or perform any covenant or agreement hereunder other than for the payment of money, unless such failure of observance or performance is cured within ninety (90) days after notice of such failure from Client to Synergy. Life safety issues must be resolved within thirty (30) days.

VII. General Provisions

- a. Client has the power to make, deliver and perform under this Agreement, and has taken all necessary and appropriate corporate action to authorize the execution, delivery and performance of this Agreement. The undersigned officers of Client are duly authorized and empowered to execute, attest and deliver this Agreement.
- b. Any notice to be given under this Agreement by either party to the other may be effected either by personal delivery in writing or by registered or certified mail, with postage prepaid and return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing in the introductory paragraph of this Agreement. However, each party may change the address for receipt of notice by giving written notice in accordance with this paragraph. Notices to be given hereunder may be given to the Synergy Representative or the Client Representative, as the case may be.
- c. This Agreement and proposal supersedes any and all agreements, both oral and written, between the parties with respect to the rendering of services by Synergy

for Client and contains all of the covenants and agreements between the parties with respect to the rendering of these services in any manner whatsoever.

- d. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- e. If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorney's fees in addition to any other relief to which that party may be entitled. This Agreement will be governed by and construed in accordance with the laws of the State of Florida and any civil action or proceeding respecting or arising out of this Agreement shall be brought under the laws of the State of Florida.
- f. This Agreement may be executed in two or more counterparts, each of which when fully executed shall be an original, and all of said counterparts taken together shall be deemed to constitute one and the same Agreement.
- g. This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto. Neither this Agreement nor any duties or obligations under this Agreement may be assigned by Client without the proper written consent of Synergy.
- h. Synergy and Client acknowledge the confidential nature of this Agreement and the nature of each other's business and both parties agree they will not divulge to nonaffiliated entities or publish any provision of this Agreement without the express written permission of the other.
- i. No provision of this agreement shall be construed against or interpreted to the disadvantage of any party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provision.

VIII. In Witness Whereof, the parties hereto have executed this Agreement, acting by and through their duly authorized representatives, the day and year first above written.

Lakeshore Ranch Community Development District

By: _____

As its: _____

Synergy Security Services By: _____

As its: _____

United Force Security Group

Exhibit 1B

UNITED FORCE SECURITY GROUP



PROPOSAL FOR **SECURITY SERVICES**

UNITED FORCE SECURITY GROUP

4604 49 Street North

St Petersburg FL 33709

Off: 727-328-4545

Cell: 813-405-7577

emilem@unitedforcesecurity.us



TO WHOM IT MAY CONCERN

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

United Force Security Group is an acclaimed firm of security agents with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects with particular emphasis on governmental security administration. We think that your project is well suited to our strengths and aspirations

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the United Force Security Group team as a strong candidate for selection.

Yours Sincerely,

President, CEO
United Force Security Group

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➤ Applicant Screening; Training; Meth.....	5
➤ Patrol; Compliance; Uniforms	6
➤ Supervision; 24 Hour Customer Service; Cost	7
➤ Uniformed Security; Security Consulting	8
➤ Cost Structure	10

United Force Security Group will provide you with certified, licensed, insured, and bonded Security Guards. Each Security Professional has been screened to the standards of the United States Government Secret Clearance Program.



- 1) Our pre-employment background investigation far exceeds that of most police department jurisdictions. In addition United Force Security Group has employed a staff psychologist to oversee the initial screening of our personnel, by implementing a pre-employment written psychological inventory and a psychological interview. Furthermore, our personnel all submit to a battery of aptitude tests, a 5-panel drug screening, and extensive in-service training regarding criminal law and police defensive tactics. Prior to commencement of a contract with Alamo Guard Patrol, we will provide you with the full applicant investigation of each proposed security guard.
- 2) United Force Security Group offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Our supervisors are utilized as a liaison between United Force Security Group and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At United Force Security Group, all of our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

United Force Security Group has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Project:

Applicant Screening

- 5) The quality we bring to your environment begins long before you see our security guards. The Board of Directors at United Force Security Group has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 250 applicants per month, with an average of 25 new appointees. Most applicants are unable to meet our qualifications, which are equivalent to the United States Government Secret Clearance Program.

Training

United Force Security Group conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, United Force Security group personnel must attend:



- A. 40-hour Police Defensive Tactics Training
- B. 24-hour Patrol Techniques & Criminal Law
- C. 16-hour Customer Service Seminar

Method

- 6) Our uniformed security guards are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.

Patrol

- 7) The placement of our security guards is what generally places United Force Security Group in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post

Compliance

United Force Security Group has developed a theory of
"Enforcement through Reinforcement"



The management, having thirty combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.

Uniforms

- 8) Our uniformed security guards are outfitted with police-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

Supervision

- 9) United Force Security Group supervisory personnel are required to possess a minimum of 7 years experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between the Board of Directors and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of United Force Security group.

24 Hour Customer Service

United Force Security Group Stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, United Force Security Group staffs fully functional offices. Our customer service representatives are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for United Force Security Group



Cost

You can significantly reduce your liability with our \$1 Million comprehensive Insurance Policy



United Force Security Group will provide you with a forensic breakdown of our costing specifications. We maintain a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a security guard's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

Uniformed Security



- ☑ Gated Community
- ☑ Mobile Patrol
- ☑ Corporate Buildings
- ☑ Loss Prevention
- ☑ Condominium
- ☑ Parking Lots
- ☑ Governmental
- ☑ Bike Patrol
- ☑ Hotel Security
- ☑ Construction Sites
- ☑ Office Building

Security Consulting



- ☑ Physical Safety and Security Tours of Each Property
- ☑ Review of Incident Reports & Other Foresee-ability Issues
- ☑ Property Manual Review and Preparation
- ☑ Review of Property Security Procedures and Equipment
- ☑ Management and Employee Safety & Security training
- ☑ In-house Security Rules and Procedures

Cost Structure

Please consider our proposed rates for Level I Un-Armed Security Personnel

LAKESHORE RANCH CDD

Position	Hrs Per Week	Bill Rate
Security Officer Level I (Un-Armed)	24 Hours Guard Gate	\$15.00 Hourly 168 Hrs Per Week
HOURS		159 regular days \$129,140.00 Yearly (8,616 Hours) Six Days Paid Federal Holiday \$3,240.00 Yearly (144 Hours) Time and Half
GRAND TOTAL		Yearly Cost \$132,480.00

Account Manager(s) time is not billed in any way to Client. Our account Manager will be on site approximately 8 hours per week at un-announced times to check up on the account supervisor and the assigned security guards. He is also liaison to the officers on all security initiatives and project maintenance.

Overtime is never billed to Client. We have accounted for project overtime in our billable rate.

Holidays are billed at time and a half. United Force Security Group recognizes federally recognized holidays only.

Uniforms, equipment or other expenses are never billed to Client.

Pre-employment drug testing costs are not billed to Client. Random drug testing costs are never billed Client.

Training and in-service seminars and coursework are not billed to Client.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, consisting of six pages, having initialed at the bottom of each page, as of the day and year first above written.

[Lakeshore Ranch CDD]

Date: _____

By: _____

Title: _____

[United Force Security Group]

Date: 01/29/2020

By: J. Emile Metellus

Title: President

J. Emile Metellus
12510 Evington Point Drive Fl, 33534
jemetellus@gmail.com
813-405-7577

Education

1998-2000 Miami Central Sr. High School
High School Diploma

Penn Foster College

BS Criminal Justice

2016- Present

Work Experiences

2013- 2016 AMI Kids

Shift Manager Residential High Risk Program

Alamo Guard Patrol Inc

2004-2016

Branch Manager

2010-2013 Collier County Transportation

School Bus Driver CDL class B

2003-2010 Metro Force Security, Inc. Miami, Fl/Naples, Fl

Vice-President License Security Manager

- Providing clients and customer relation
- Management of security officers
- Work site supervision
- Account reviews
- Workers evaluation
- Managing daily operations

2000-2003 Gabriel Security Corp. Miami, FL

Supervisor

- Security supervisor
- Site supervisor

1998-2000 Delad Security Corp. Miami, FL

- *Security Officer*
- Patrol Officer
- Security Officer

2001-2001 50 State Security Inc. Miami, FL

Security Officer

Languages

Trilingual: Fluent in English, French, and Creole

Accreditation

Management Experience

Work-Site Supervision

Ability to supervise other

Ability to oversee client and customer relation

Computer Skills

Microsoft Word

Microsoft Excel

Microsoft PowerPoint

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

**ADAM H. PUTNAM
COMMISSIONER**

DIVISION OF LICENSING

11/27/17
DATE ISSUED

04/25/20
DATE OF EXPIRATION

B 1600316
LICENSE NUMBER

UNITED FORCE SECURITY GROUP INC

1248 E HILLSBOROUGH AVE
STE 234
TAMPA, FL 33604

METELLUS, JEAN E, OTHER

THE *SECURITY AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF
CHAPTER 493, FLORIDA STATUTES.



**ADAM H. PUTNAM
COMMISSIONER**



United For Security Group

4604 49 Street North

St Petersburg Fl 33709

Office: 727-328-4545

Contract References

Annette Jones

Leland Property Management

(727) 451-7909

Trillium Hoa Brooksville

Jen Robertson

Excelsior Community Management

(813)349-5865

Protos Security

(866)403-9630



United For Security Group

4604 49 Street North

St Petersburg FL 33709

Office: 727-328-4545

Financial References

Ms Yudy M.Barbera

Certify Public Account

4100 Corporate Square Blvd Ste 150

Naples FL 34104

239-643-9968

Dalila Saenz

Financial Relationship Consultant

Regions Bank

10616 Big Bend Rd

Riverview FL 33569

(813)284-4678



United For Security Group

4604 49 Street North

St Petersburg Fl 33709

Office: 727-328-4545

Hiring Process

1) (To the board of Supervisors for Lakeshore Ranch Cdd. United Force Security performed extensive background checks on our officer. Using a company called Hire Right; the checks included, Criminal, Employment verification, Identify Checks, I9 and E-verify, Motor Vehicle records.

2) Our turnover rate is 4% the reason our turnover is low because of the training, Salary and how we take good care of the officers.

The average age of our officers between 20 to 60 years of age.

Security Elite Agency Exhibit 1C

NICHOLAS CABRERA

President & CEO

Security Elite Agency



SECURITY SERVICE PROPOSAL

S.E.A



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EXECUTIVE OVERVIEW

Security Elite Agency (S.E.A.) is an acclaimed firm of highly experienced Security Guards with a reputation for providing effective security solutions and the use of innovative technology to protect lives and property. S.E.A offers specialized security services and solutions to businesses, organizations, and agencies within the State of Florida. Real world threats require real world solutions powered by experience and high-level training. S.E.A. offers complete security solutions tailored to meet our client's needs including security patrols, executive protection, emergency response services, government support and extensive training programs.



SECURITY GUARDS

S.E.A. Security Guards are Certified, Licensed and Insured. Each agent submits to a battery of aptitude tests, a 5-panel drug screening, and an extensive in-service training protocol. In addition to educational and physical examinations, S.E.A. runs personality and integrity tests to make sure each candidate is a match for our Elite Security Team. In addition to the state mandated certification courses, S.E.A. guards are also required to attend a 24-hour Training Course along with our 16-hour Customer Service Seminar. All S.E.A. Guards are First Aid - CPR certified.

S.E.A. uniformed security guards are trained to act as a criminal deterrent. S.E.A. guards are encouraged to be an approachable source of information to patrons, residents and employees. Showing that they are there for them promotes peace of mind within the community and/or work place.



METHOD

S.E.A. has developed a theory of "Enforcement through Reinforcement."

With 8 combined years of Security and Law Enforcement experience, S.E.A. management understands that prevention of crime can be accomplished by utilizing tactical approaches vs. accusations and other traditional methods our predecessors commonly used. Mastering the art of verbal judo within our organization has been very effective in de-escalating volatile situations.

S.E.A. Security Guards are equipped with Two-Way Radios or equivalent to ensure constant communication with S.E.A. Management Team. Each and every Security Guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.



UNIFORMS & APPEARANCE

S.E.A. uniformed security guards are professionally outfitted with non-police-type uniforms. S.E.A. policy requires clean-pressed uniforms and polished shoes at all times. Our Male and Female security agents are well-groomed and take pride in their appearance, as they are representing our agency as well as our clientele.



SUPERVISION

S.E.A. provides supervisory personnel as part of our service to ensure strict adherence to our general orders and your rules, regulations and ordinances. Supervisors are utilized as a liaison between S.E.A. and our clients. Supervisors will regularly make spot checks to prevent any issues with complacency. S.E.A. believes that in order to assure the best quality of service, we must keep close relationships with our personnel both on and off duty. S.E.A. Supervisors are required to possess a minimum of three (3) years of security guard experience.



24/7 CUSTOMER SERVICE

S.E.A. offices are fully staffed and operational 24 hours a day, seven days a week, providing complete access and communication to our clientele. While most of our competitors work from their homes, Security Elite Agency staffs a fully functional office. Our customer service representatives are not salespeople; they are security professionals assigned to 24/7 customer service response. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for S.E.A.



LIABILITY INSURANCE COVERAGE

With S.E.A., you can significantly reduce your liability coverage with our \$1 Million Dollar Comprehensive Insurance Policy. S.E.A. maintains Liability Insurance Coverage that exceeds three times the amount of a minimum aggregate coverage obtained by most of our competitors. Our Legal Division recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard.



RESIDENTIAL or PRIVATE ESTATES

S.E.A. provides professional patrol and top level security for Residential & Private Estates. Our goal is to keep your community safe by patrolling the area and by being reactive to any questionable activity or crime.

S.E.A. provides service to HOA Neighborhoods, Gated Communities, Private Estates, High-Crime Areas, Apartment Complexes, and more.



CORPORATE or SPECIAL EVENTS

S.E.A. protects life, property and assets for clients in corporate offices and other commercial settings including Universities, Airports, Shopping Centers, and Car Dealerships. Our agents receive on-going and location specific training, making them a natural extension to your workforce. S.E.A. will safely and efficiently secure any size event; from small school sporting events to large concert arenas. Security Service will be tailored to meet your specific needs.

Some of our services include: Alcohol and Violence Detection, Bag Checks, Crowd Management, Entry/Access Monitoring, Escorting, Foot Patrol, Vehicle Patrol and System Monitoring.



OUR COMMITMENT

S.E.A. understands choosing the right security agency for your Home, Business or Event can be very difficult; we're here to make it easier, relieve your stress, and provide you with peace of mind. Client confidence comes from delivering results - the cornerstone of our reputation. We're committed to building relationships through communication, trust, and protecting what matters most to you. Maintaining the highest level of discretion in client relationships and security within the community is our foremost priority.



REFERENCES

Wallace Estate – *"Since September 2016, S.E.A. has proven to be a valuable asset to our property. We currently have 336 weekly contracted hours with S.E.A. and all scheduled hours are fulfilled without any major incidents. S.E.A. outperforms other companies we've used in the past, and they save us time by not having to follow up and follow through with weekly and daily reports. It's a wonderful feeling knowing that they're getting the job done, as they said they would."*

Pat
(727) 226-5612

Roth,

COO

T Pepin's Hospitality Centre – *"S.E.A. provides nothing but Top Notch Service. We choose S.E.A. when hosting high profile events for our clients, because we know that everything asked of them will be executed. S.E.A. Security Agents are well-groomed and require zero supervision throughout the event."*

Andy Brouillard, Event Manager
(813) 326-5320

Longleaf – *"Being one of the most prestigious places to live within the Pasco County Area, our residents expect nothing but the best, so we chose S.E.A. because of the reputation that they uphold with their current clientele. Everything we were told when doing our research was true. S.E.A. agents were extremely vigilant and professional. S.E.A. agents have a great presence, and come prepared for their shift without any issues."*

Cindy Hesselbirg, General Manager
(727) 247-5490

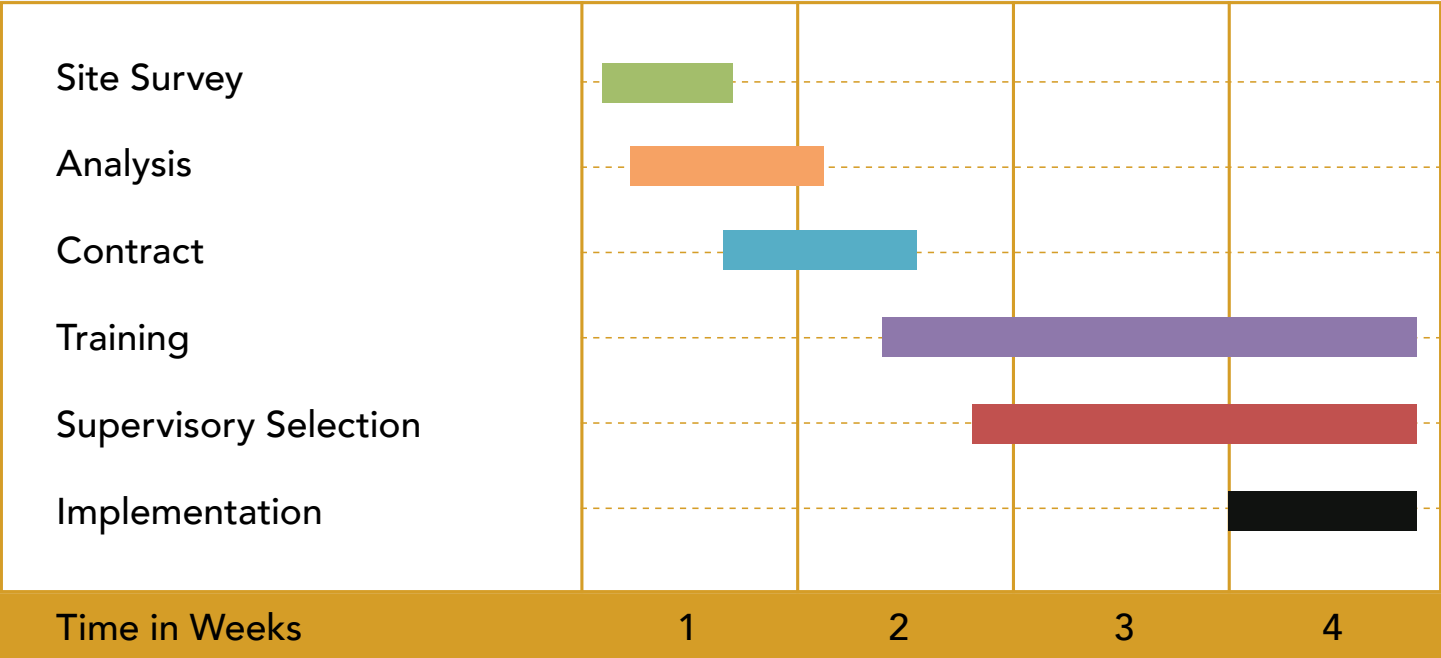


SECURITY SERVICE PROJECT SCHEDULE

Upon reviewing your RFP specifications, S.E.A. has put together a first-class team of security professionals specifically suited for this detail.

As shown below, S.E.A. will outline a preliminary plan and time line for project development; partnering with you in every stage to act as both consultant and colleague.

By working together as a team, combining our agency experience and your situational knowledge, we can guarantee a successful relationship and positive outcome.



PRICING AGREEMENT

Security Elite Agency will furnish you with Experienced, Licensed and Insured Security Officers. S.E.A. hourly rate is: \$16.50 per Security Guard. Annually - \$ 133,056

S.E.A. hourly includes the following:

- Account Manager on location approximately 5 hours per week
- Training and In-Service Seminars and Coursework
- Pre-Employment and Random Drug Testing
- Any Accrued Overtime
- Uniforms, Radios

TERMS AND CONDITIONS:

1. All Federal Holidays will be billed at time and a half.
2. 75% of the total payment is due upon signing.
3. The contract can be cancelled up to 30 days prior to the event.

If you agree to the terms in this proposal, please sign and date below.

Security Elite Agency appreciates the opportunity to present our proposal for your consideration. Our portfolio of completed and on-going projects are available, upon request. We look forward to providing your organization our agency services.

Sincerely,



Nicholas Cabrera
President, CEO

(813) 713-7575
10335 Cross Creek Blvd., Suite 13
Tampa, FL 33647
Email: NCabrera@SecurityEliteAgency.com

Client Signature and Date

Phoenix National Security

Exhibit 1D



Phoenix National Security LLC

5535 Grand Blvd Suite. B
New Port Richey FL. 34652

Phone: (727)-810-9922

Fax: (813)-381-6921

Email: Phoenixnational@yahoo.com

Website: www.Phoenixnationalsecurity.com

**Security Services
Proposal**

Lakeshore Ranch

To Miss. Lisa Kagan It is with great pleasure herewith I submit the present proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile business relationship.


We are a security firm of agents with an impeccable reputation for both Effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of satisfied clients with particular emphasis on governmental security administration among private. I believe that your business and projects are well aligning to our strengths and Aspirations. I respectfully request you to study our proposal in detail; we are extremely interested in service yourself, the company you represent and all the projects you are involve. I'm confidence that after you evaluate this Proposal you will give to **Phoenix National Security LLC**, the chance to do the best service you can find in the security industry.

Sincerely,

Gerardo F. Pou

President

Phoenix National Security LLC



Personnel
Applicant Screening
Training
Method
Patrol
Compliance
Uniforms
Supervision
24 Hour Customer Service
Cost
Liability
Executive Protection
Uniformed Security
Security Consulting
International Travel Security
Maritime Patrol & Port Security
K-9 Service
Proposal

Phoenix National Security LLC will provide you with certified, licensed, insured, and bonded Security Guards. Each Security Professional has been screened to the standards of the United States Government Secret Clearance Program.



- Our pre-employment background investigation far exceeds that of most police department jurisdictions. In addition, **Phoenix National Security LLC** has employed a staff to oversee the initial screening of our personnel, by implementing a pre-employment written test and interview. Furthermore, our personnel all submit to a aptitude tests, drug screening, and extensive in-service training regarding criminal law and police defensive tactics. Prior to commencement of a contract with **Phoenix National Security LLC**,
- **Phoenix National Security LLC** offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. **Phoenix National Security LLC** supervisors are utilized as a liaison between **Phoenix National Security LLC** and our clients. Supervisors are on duty 12 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- At **Phoenix National Security LLC**, all of our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Phoenix National Security LLC has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Services:

Applicant Screening

The quality we bring to your environment begins long before you see our security guards. The Board of Directors at **Phoenix National Security LLC** has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 20 applicants per month, with an average of 10 new appointees.

Most applicants are unable to meet our qualifications, which are equivalent to the United States Government Secret Clearance Program.

Training

Phoenix National Security LLC conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, **Phoenix National Security LLC** personnel must attend:

- 40-hour Florida Security Training
- 24-hour Arm Security
- 16-hour Customer Service Seminar



Method

Our uniformed security guards are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.



Patrol

The assignment of our security guards is what generally places **Phoenix National Security LLC** in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post



Compliance

Phoenix National Security LLC has developed a theory of
"Enforcement through Reinforcement"



The management, having thirty combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.



Uniforms

Our uniformed security guards are outfitted with unique-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

Supervision

Phoenix National Security LLC supervisory personnel are required to possess a minimum of 4 years of law enforcement, Military, 5 years of Security experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between are company and our client. Supervisory personnel are available to you 24 hours every day in order to maintain quality assurance and customer service on behalf of **Phoenix National Security LLC**

24 Hour Customer Service

Phoenix National Security LLC stands above our competitors by providing an open line of communication with our clientele 24/7 365 days

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, **Phoenix National Security LLC** staffs fully functional offices. Our customer service representatives are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for **Phoenix National Security LLC**.



Cost

You can significantly reduce your liability with our \$1 Million comprehensive Insurance Policy

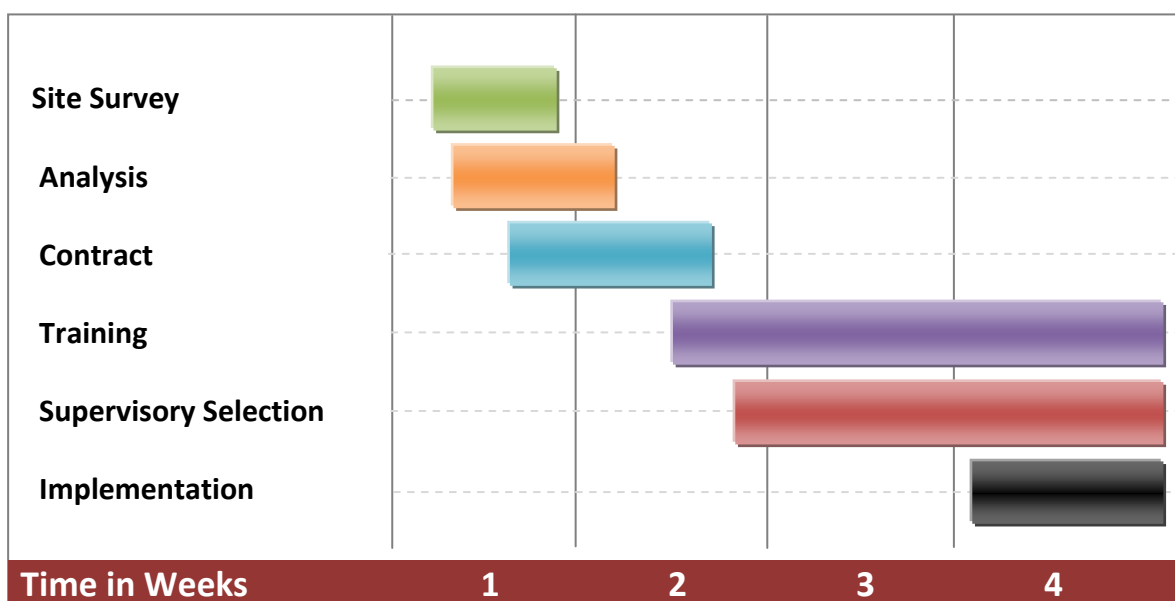


Phoenix National Security LLC will provide you with a forensic breakdown of our costing specifications. **Phoenix National Security LLC** maintains a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a Security Guard salary. *Our costing structure provides for a well-paid security professional and a conservative rate to our client.*

Phoenix National Security LLC maintains insurance that is tow times the minimum aggregate coverage obtained by most of our competitors. Our Legal Division recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard.



Security Service Project Schedule



Having reviewed in detail your request for proposal particulars and understood the scope and schedule of the project, **Phoenix National Security LLC** has put together a first class team of security professionals who we think are particularly suited to the project. We have selected prospective supervisory personnel on their ability and suitability for the type of project, and of course, their availability to start right away if we are fortunate enough to be appointed.

Pictured above is a preliminary plan for project development. **Phoenix National Security LLC** will partner with you in every stage of this project and act as both consultants and colleagues to work in a manner commensurate with both of our agency's relative skills – bringing greatly enhanced value to the project.



Executive Summary

Carlos A. Díaz

Consultant

Phoenix National Security LLC recognizes that the relations with our clients represent an important line in the growth of any organization. So we have one of the most experienced advisers.

Carlos A. Díaz has more than twenty (20) years of experience in government relations, security and foreign affairs. Díaz has served as legislative counsel, management consultant, security executive and strategy, in addition to having served as Representative and Senator of the 12th, 13th and the 15th Legislature of the Commonwealth of Puerto Rico.

He has studied Industrial Engineering at the Polytechnic University of Puerto Rico, Criminal Justice from the Metropolitan University of Puerto Rico and currently pursuing an MBA in Strategic Management and Leadership from Ana G. Méndez University System Metropolitan campus.

PROPOSAL

Phoenix National Security LLC will furnish to **Lakeshore Ranch** with licensed, bonded and insured security officers. Our hourly rates for this project are:

\$18.50 Unarmed Security Guard

\$20.00 Armed Security Guard Price for this contract \$ 18.50

\$23.00 Undercover Spotter

Account Manager(s) Time is not billed in any way to **Lakeshore Ranch**. Account manager(s) will be on site un-announced times to check up the assigned security guards. He is also liaison to the organization on all security initiatives and services maintenance.

The Guard Tour System is courtesy of **Lakeshore Ranch**. We do not bill the client for installation, monitoring or up-keep of this system.

Overtime is never billed to New **Lakeshore Ranch** we have accounted for services overtime in our billable rate.

Holidays are billed at time and a half. **Phoenix National Security LLC** recognizes federally recognized holidays only.

Uniforms, equipment or other expenses are never billed to **Lakeshore Ranch**. Our price also includes the cost of polygraph testing for all personnel who are directly responsible for securing cash. All armed personnel are subject to polygraph testing every year. Polygraph testing can be held at your facility or in our office. **Lakeshore Ranch** representative may be present during the test.

Pre-employment drug testing costs are not billed to **Lakeshore Ranch**. Random drug testing costs are never billed **Lakeshore Ranch**. Training and in-service seminars and coursework are not billed to **Lakeshore Ranch**.

RECENT CLIENT REFERENCES

Colombian consular Orlando

Silver Ridge H.O.A

Sentry Property Management

J&R Property Management

The Verandahs Hoa

Fair Oaks condominiums

Granex Stone

Beacon Woods East Homeowners Assn.

India Cultural Center Lynn Rd. Tampa

All Sport, Arena MMA event in Port Richey

L&L Events Tampa

Masonic Temple Tampa

Shriners Temple

Coda Sound Production

Pilot Gas Station

Flying J Travel Center

Please Contact us at

Phoenix National Security LLC

(866) 883-8866



5535 Grand Blvd Suite B New Port Richey FL.34652

Office 727-810-9922

January 30, 2020

Good afternoon Patricia

Here is the yearly cost $\$18.50/\text{hr} * 24/\text{hrs} = \444.00 per *14 Days = $\$6,216.00$ Plus Tax of 435.12
=6,651.12 per 362 regular day's =8,8688 hr* per year = $\$160,728$ and 72 Holyday hr* at $\$27.75$
=2,137.86 for a total of $\$162,865.86$ Per year

Gerardo Pou

Owner

Cc: Board of Directors

Phoenix National Security LLC

EXHIBIT 2

SOLITUDE

LAKE MANAGEMENT



Lakeshore Ranch CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 1/23/2020

Prepared for:

Ms. Patricia Thibault, Senior District Manager
DPFG
250 International Parkway
Lake Mary, FL 32746

Prepared by:

Patrick Brophy, Account Representative/Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS6, 7, & 8	3
PONDS9, 10, & 19	4
PONDS25, 38, & 41	5
PONDS 47	6
MANAGEMENT/COMMENTS SUMMARY	6-7
SITE MAP	8

6

Comments:

Site looks good

Positive results were observed from recent treatments for shoreline weeds and submersed vegetation in the shallow finger.

Action Required:

Re-inspect next visit

Target:

Torpedograss



7

Comments:

Site looks good

Positive results were noted from recent shoreline weed treatments. Blue dye was applied to the waterbody to dissuade future algae growth.

Action Required:

Re-inspect next visit

Target:

Surface algae



8

Comments:

Site looks good

Shoreline weed growth was noted to be present at traces during the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



9

Comments:

Normal growth observed

Torpedograss in the littoral shelf requires careful spot spray treatment during upcoming maintenance visits.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



10

Comments:

Site looks good

Shoreline weed growth was present at traces, the open water was considered to be in good condition during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



19

Comments:

Normal growth observed

Positive results were observed from spot spray treatments for nuisance shoreline weeds. Debris from adjacent construction will be picked up.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 25

Comments:

Site looks good

Nuisance shoreline weed growth was observed at up to 1 foot out from the bank and will require treatment during future maintenance visits.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 38

Comments:

Requires attention

The open water was considered to be in good condition. Perimeter growth of Torpedograss at an average of a 2-3 foot band requires treatment.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 41

Comments:

Site looks good

A notable reduction in the presence of invasive weed growth was observed at the time of inspection.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 47**Comments:**

Site looks good

Shoreline weeds were noted to be well maintained at the time of inspection.

**Action Required:**

Re-inspect next visit

Target:

Species non-specific

Management Summary

The waterway inspection for Lakeshore Ranch CDD was performed on January 23rd, 2020 for ten sites on monthly maintenance.

Site #6: Positive results were observed from recent treatments for shoreline weeds and submersed vegetation in the shallow finger.

Site #7: Positive results were noted from recent shoreline weed treatments. Blue dye was applied to the waterbody to dissuade future algae growth.

Site #8: Positive results were noted from recent shoreline weed treatments. Blue dye was applied to the waterbody to dissuade future algae growth.

Site #9: Torpedograss in the littoral shelf requires careful spot spray treatment during upcoming maintenance visits.

Site #10: Shoreline weed growth was present at traces, the open water was considered to be in good condition during inspection.

Site #19: Positive results were observed from spot spray treatments for nuisance shoreline weeds. Debris from adjacent construction will be picked up.

Site #25: Nuisance shoreline weed growth was observed at up to 1 foot out from the bank and will require treatment during future maintenance visits.

Site #38: The open water was considered to be in good condition. Perimeter growth of Torpedograss at an average of a 2-3 foot band requires treatment.

Site #41: A notable reduction in the presence of invasive weed growth was observed at the time of inspection.

Site #47: Shoreline weeds were noted to be well maintained at the time of inspection.

Thank you for choosing SOLitude Lake Management!!!

Site	Comments	Target	Action Required
6	Site looks good	Torpedograss	Re-inspect next visit
7	Site looks good	Surface algae	Re-inspect next visit
8	Site looks good	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Torpedograss	Routine maintenance next visit
10	Site looks good	Shoreline weeds	Routine maintenance next visit
19	Normal growth observed	Species non-specific	Routine maintenance next visit
25	Site looks good	Shoreline weeds	Routine maintenance next visit
38	Requires attention	Torpedograss	Routine maintenance next visit
41	Site looks good	Shoreline weeds	Re-inspect next visit
47	Site looks good	Species non-specific	Re-inspect next visit

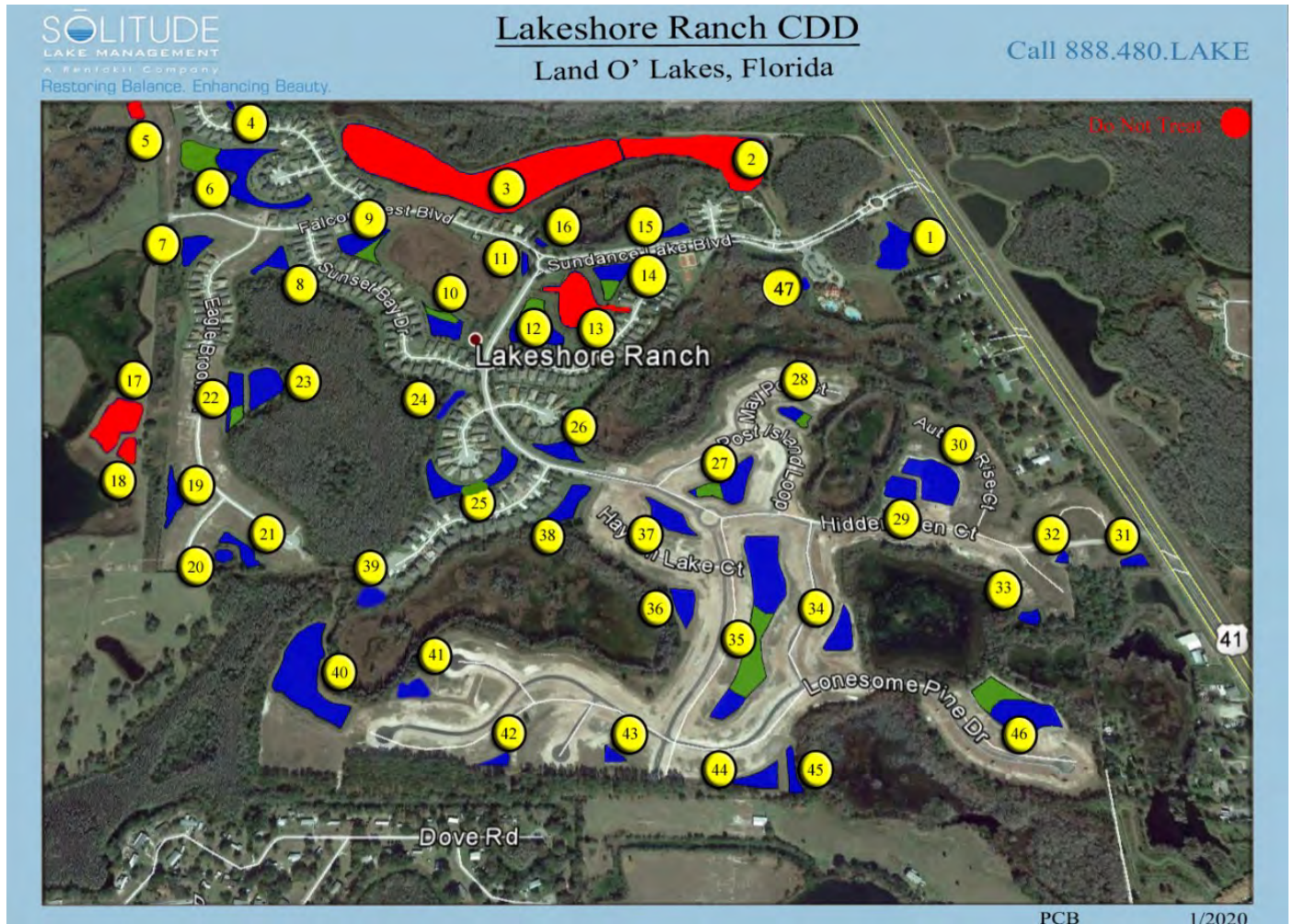


EXHIBIT 3

LakeShore Ranch

CDD

Wednesday, February 5, 2020

LakeShore Ranch CDD Board

21 Observations Identified

Matthew Matos

Yellowstone Landscape





Median Sod Installation

Location Sundance Lake Blvd

Sod installation took place on 1-31-2020.



Well Repaired Completed

Location Dog Park Well

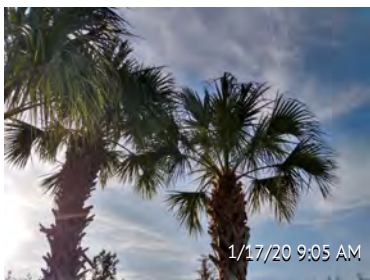
The well repair next to the dog park entrance has been completed.



Detailing Needed

Location Common Area Near Dog Park And Basketball Court

I have advised the detail crew to address the hedge along the fence line at the dog park and basketball court next service.



Palms Trimmed

Location Basketball And Tennis Court

The crew trimmed the palms at the basketball and tennis Court.



Vegetation Removal

Location Water Color Boulevard Roundabout

The crew removed the vegetation at the roundabout. This was in response to the resident complained about a lack of visibility for anyone crossing the street in this area.



Vegetation Removal

Location Water Color Boulevard Roundabout

The crew removed the vegetation at the roundabout. This was in response to the resident complained about a lack of visibility for anyone crossing the street in this area.



Proposal Submitted

Location Clubhouse Entrance

A proposal has been submitted to hide the back flow at the amphitheatre parking lot entrance.



Proposal Submitted

Location Amphitheatre Parking Lot Entrance

A proposal has been submitted to hide the back flow at the amphitheatre parking lot entrance.



Hedges Trimmed

Location Water Color Blvd Street Entrances

The crew trimmed the hedges at the street entrances along water color boulevard.



Tree Lifting

Location Sundance Lake Blvd

The crew performed some minor tree lifting from around the boulevard like posts.



Moss Clean Up

Location Clubhouse Parking Lot

The crew has been keeping up with moss clean up at the clubhouse parking lot.



Ornamental Grasses Cutback

Location Clubhouse Entrance

The crew cutback the ornamental grasses at the clubhouse entrance.



Ornamental Grass Cutbacks

Location Clubhouse Entrance

The crew cutback the ornamental grasses at the clubhouse entrance



Ornamental Grasses Cutback

Location Clubhouse Parking Lot

The crew cutback the ornamental grasses at the clubhouse parking lot.



Ornamental Grasses Cutback

Location Clubhouse

The crew cutback the ornamental grasses at the clubhouse.



Ornamental Grasses Cutback

Location Clubhouse Parking Lot

The crew cutback the ornamental grasses at the clubhouse parking lot.



Ornamental Grasses Cutback

Location Clubhouse Roundabout

The crew cutback the ornamental grasses in the clubhouse parking lot



Ornamental Grasses Cutback

Location Clubhouse Roundabout

The crew cutback the ornamental grasses at the clubhouse parking lot.



Ornamental Grasses Cutback

Location Pool Area

The crew cutback the ornamental grasses around the pool area.



Ornamental Grasses Cutback

Location Pool Area

The crew cutback the ornamental grasses around the pool area.



Palmetto's Thinned Out

Location Pool Area

The crew is in the process of thinning out the palmetto's around the pool area

February

2020

LAKESHORE RANCH CDD

Services:

Below is a tentative schedule of services to take place in February

Service dates and times are subject to change



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Pond Mowing IRR Wetcheck	6	7	8
9	10	11	12 Blvd and Common Area Mowing	13	14	15
16	17 Fert/Pest Services	18	19 Pond Mowing	20	21	22
23	24 Detailing Services	25	26 Blvd and Common Area Mowing	27	28	29

March

2020

LAKESHORE RANCH CDD

Services:

Below is a tentative schedule of services to take place in March

*Service dates and times are subject to change



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Pond Mowing IRR Wet Check	5	6	7
8	9	10	11 Blvd and Common Area Mowing	12	13 *2 ND Roundabout Enhancement Installation.	14
15	16 Fert/Pest Services	17	18 Pond Mowing	19	20 *Monument and Entry Enhancement Installation	21
22	23 Detailing Services	24	25 Blvd and Common Area Mowing	26	27	28
29	30	31				

EXHIBIT 4



Proposal #47201

Date: 02/04/2020

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Add Shrubs to Hide Back Blow Preventors

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$1,515.00	\$1,515.00
Sweet Viburnum (3 Gallon)	48.00	\$13.75	\$660.00
Sweet Viburnum (7 Gallon)	32.00	\$48.75	\$1,560.00
Mulch	20.00	\$7.50	\$150.00

Client Notes

As asked, a proposal to add shrubs to cover the back flow preventors at the clubhouse parking lot entrance and the amphitheater parking lot entrance.

Price includes: Pick up/ Delivery, Jasmine removal, Viburnum installation, Sod removal, Mulch installation, and clean up.

LABOR + MULCH + THE PLANT SIZE THAT YOU SELECT = ACCURATE TOTAL

Either \$2,325.00 for the 3 gallon selection or \$3,225.00 for the 7 gallon selection.

Signature

x

SUBTOTAL	\$3,885.00
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$3,885.00
-------	------------

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com



Proposal #47194

Date: 02/04/2020

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

2020 Spring Annual Mix

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Spring Annuals Mix	504.00	\$1.40	\$705.60

Client Notes

Proposal for the 2020 Spring Annual Mix rotation.

Price includes: removal of existing annuals, and installation of new Spring annuals.

Signature

x

SUBTOTAL \$705.60

SALES TAX \$0.00

TOTAL \$705.60

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com

EXHIBIT 5

LAKE SHORE RANCH CDD



FEBRUARY 2020

SUMMARY

- Inspection Date: February 2, 2020
- District Physical Environment:
 - Requested Removal Of Brazilian Pepper Trees On North Side Of Watercolor Drive /Falcon Crest Drive Rotary
 - Security Light Proposal Received From WREC For Additional Security Light
 - Received A Proposal For The Installation Of A 3rd Pipe Bollard To Prevent Vehicular Traffic In The Amphitheater
 - Identified Potential Locations For Pet Waste Stations
 - Repair One Main Line Leak At Well No 2 And One Low Pressure Issue At Well No. 1
 - Met W/ PCSO Cpt. Joseph Irizanny & Chairman Re: Speed Patrols
 - Requested Proposals For The Installation Of Shrubbery And Back-flow Preventers
- Supervisors Concerns:
 - Met W/Board Chairman Re: Resident Concern With “No Trespassing On CDD Property” Signage
 - Responded To Supervisor Advisory Re: Oil Spill On Falcon Crest Blvd. , Watercolor Dr., And Autumn Chase Court. Waste Collection Company Taking Action. Monitoring Situation.

GENERAL DISTRICT MAINTENANCE



Repaired Main Line Leak at Well No. 2.



**Need To Install ADA Compliant
Access At Amphitheatre Contractor
Proposal In Board Package**

LANDSCAPE IMPROVEMENTS



Requested Yellowstone To Provide Proposal to Install and Maintain Shrubs Around Back Flow Preventors

GENERAL DISTRICT MAINTENANCE



**Minor Repair/Straightening Of Signs Needed
Proposal Is In The Board Package**

GENERAL DISTRICT MAINTENANCE



**Repair in Progress.
Need to Replace Fluted Aluminum
Pole. The Pole is Cracked and on
order.**

GENERAL DISTRICT MAINTENANCE



**Resident Compliant Of Noisy
Manhole Cove In Front Of Their
Home On Eaglebrook Court.
Requested Work order Price**

TWO POTENTIAL LOCATIONS FOR PET WASTE STATIONS



**Two Potential Locations for Pet Waste Stations
CDD Property Near Pasco County Sewage Lift Stations**

WASTE COLLECTION VEHICLE CAUSED OIL STAINING IN MID-JANUARY



**Point Of Origin 19142 Falcon Crest Blvd. Falcon Crest Blvd. Looking West
Toward Point Of Origin**

LANDSCAPE GRADE SHEET

LAKE SHORE RANCH-GRADE SHEET February 2020

TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	5	5	5	5
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking, replacement areas established at Watercolor, Dog park)	10	9	9.5	9	9
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	5	5	5	4.5
WEED CONTROL - TURF AREAS (reasonably free of weeds)	10	9	8.5	8.5	9.5
WEED CONTROL IN SIDEWALKS AND CURBS (invasive species addressed i.e. Brazilian pepper)	5	4.5	4.5	5	5
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	10	10	10	8.5
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing at Sports/dog parks, Falconcrest, Eaglebrook, Watercolor)	10	9.5	9.5	9	9
WEED CONTROL - BED AREAS (vine weeds completely removed, reasonably free of weeds)	10	9	9	9	9
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	10	10	10	10
CONSERVATION CUTBACK (Amphitheater fence line, Sports park fence line, 1st Watercolor Roundabout North side, Hidden Glen guard rail, Lonesome Pine, & clubhouse perimeter)	10	10	10	10	10
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	9.5	9.5	9.5	9.5
CLEANLINESS (debris free, leaf litter, landscape debris)	5	5	5	5	5
MULCHING (distributed appropriately, bare areas, recommended is 3")	10	10	10	10	10
WATER/IRRIGATION MANAGEMENT (Irr stations, wells, & clocks accessible at Falconcrest, Sundance hot spots)	10	10	10	10	10
PRIOR MAINTENANCE ITEMS ADDRESSED	5	5	5	5	5
	10	10	10	10	10
VIGOR/APPEARANCE	10	10	10	10	10
INSECT/DISEASE CONTROL	10	10	10	10	10
Total	100%	97%	97%	97%	96%

DATE OF INSPECTION: 22 January 2020

Inspected by: R.J. Lotito-DPFG, Inc.

Inspected by: Matt Matos - Yellowstone Landscape



EXHIBIT 6



AMENITY CENTER MANAGEMENT REPORT

For the month of JANUARY 2020

Date of Meeting: February 12, 2020

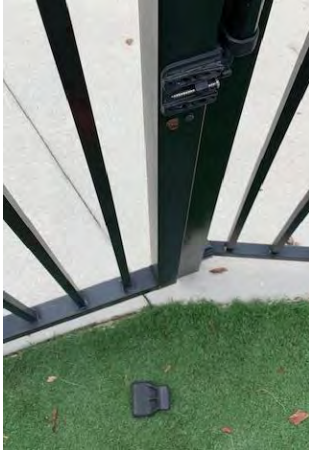
Submitted by: Lisa Kagan

FACILITY

- Sound System: A/V Specialists was onsite on January 8 to look at the sound system and find a short-term solution to the low sound level of the microphones. I have attached a proposal they sent but it is considerably more than the \$100 – 200 the board requested during the January meeting and what I passed along to the rep when he was onsite.
- Fitness Logic replaced the weight stack pin for the leg press that had detached. They also repaired the treadmill by adding guard rails which should help with the misalignment of the belt that has caused the belt to shred.
- The fountain outside the clubhouse was not working on January 14. The breaker tripped and I re-set it. It wasn't working again on February 4, but the breaker wasn't tripped either. I reported the issue to the vendor who will look at it on February 5. I will provide any further updates to the board at the meeting.
- The water in the same fountain was bubbling on January 29 (it looked like soap suds). Chlorine was added to get rid of the suds.
- Centurion Security Locksmith re-keyed the exterior clubhouse doors on January 15. Cost: \$337.
- On Jan. 28, discovered the amphitheater ladies' room vent had been kicked in. The men's room vent was kicked in back in December. Video footage following both incidents did not uncover any leads as to who/how this happened. New vents have been ordered and Tim will replace them, but we are looking into adding some metal bars to prevent future vandalism.
- On January 28, the gatehouse toilet was clogged. We weren't able to unclog it with a plunger, so I called a plumber who replaced the fill valve which resolved the clog. Cost: \$186.82.
- Fitness Center water fountain wasn't working properly on January 28. Tim discovered the solenoid valve had gone bad and replaced it. Cost \$49.99 for the part.
- The entrance gate wasn't working properly on 2/3/20. Southern Automated discovered a bad motor and is scheduled to replace it on February 4 or 5.
- Gate proposal updates:
 - Received a new proposal (attached) from Accurate Electronics
 - TEMS Systems came onsite but informed me they wouldn't have a proposal in time for this month's meeting. I advised them to send what they could when possible and I will share anything I receive with the board.

- I met with a representative from Coastal Fence on January 7, but on January 13, they advised they did not want to provide a quote because they didn't think they could service a community this size in a timely manner.
- The latch on the playground gate broke and Tim fixed it.

GATE LATCH BEFORE:



GATE LATCH AFTER:



SPECIAL EVENTS/PROGRAMMING

- January events went very well. There was a full house at Gift Card Bingo on January 3 and a big crowd at Family Pizza and Movie Night on January 10. The Ladies' Canvas Painting was also a big hit. February events include a Wine & Cheese, the second annual Chili Cookoff and lots more.

AMENITY MANAGEMENT

- Sent February newsletter via email blast to the community on January 25.
- February events were entered on the Event Calendar on the CDD website.
- There were 4 private rentals in January for a total of \$425.

EXHIBIT 7

MINUTES OF MEETING
LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on Wednesday, January 8, 2020 at 6:30 p.m. at Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Thibault called the meeting to order and conducted roll call.

Present and constituting a quorum were:

John Rose	Board Supervisor, Chairman
Christine Thomas	Board Supervisor, Vice Chairwoman
James Hollingsworth (<i>via phone</i>)	Board Supervisor, Assistant Secretary
Ronald Mitchell	Board Supervisor, Assistant Secretary
Shawn McCaig	Board Supervisor, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, DPFG Management & Consulting, LLC.
John Vericker	District Counsel, Straley Robin Vericker
Greg Woodcock	District Engineer, Cardno
Matthew Matos	Yellowstone Landscape, Inc
Lisa Kagan	Amenity Manager, Vesta Property Services
Rudy Seurattan	Vesta Property Services
Steve Labadie	Vesta Property Services

The following is a summary of the discussions and actions taken at the January 8, 2020 Lakeshore Ranch CDD Board of Supervisors Regular Meeting.

Pledge of Allegiance

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS – Audience Comments

A resident noted that crooked signs were present on Autumn Rise Court.

THIRD ORDER OF BUSINESS – Professional Vendor Operations

A. Exhibit 1: Solitude Lake Management – Waterway Inspection Report

B. Exhibit 2: Yellowstone Landscape Report

C. Exhibit 3: Consideration of Yellowstone Proposals

➤ Sundance Lake Blvd Ornamental Grass Bed Conversion to St. Augustine Sod - \$1,747.00

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board approved the Sundance Lake Blvd Ornamental Grass Bed Conversion to St. Augustine Sod Proposal, in the amount of \$1,747.00, for the Lakeshore Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Operations & Amenity Management

A. Exhibit 4: DPGF Operations Report

Following the report, Ms. Thibault noted that a walk-on proposal had been received through Home Repair Solutions addressing an uneven sidewalk that had been reported.

On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Home Repair Solutions Sidewalk Repair, in the amount of \$175.00, for the Lakeshore Ranch Community Development District.

B. Exhibit 5: Amenity Center Management Report

Mr. Seurattan presented a personnel change proposed with Vesta. Discussion ensued.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 11, 2019

B. Exhibit 7: Consideration for Acceptance – The December 2019 Unaudited Financial Report

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved Items A & B of the Consent Agenda for the Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Business Matters

A. Exhibit 8: Consideration of Gate Operator Replacement Proposals

- Gate Pros - \$17,750.00
- Liberty - \$13,250.00
- Complete IT Option 1 - \$28,749.90
- Complete IT Option 2 - \$48,179.90
- Southern Automated Access Services - \$12,137.00

Ms. Kagan stated that she had passed along Chairman Rose's list of questions to the vendors, and distributed their responses to the Board. This item was tabled until the next meeting, pending determination of the amount in reserves that can be utilized for gates and roof repair.

B. Exhibit 9: Consideration of Pet/Park Waste Station Proposals

- Pet Waste Eliminator Large Parks Pet Waste Bundle - \$879.00
- Pet Waste Eliminator Pet Waste Bundle Kit - \$1,299.00
- Park Warehouse - \$1,779.01

C. Exhibit 10: Consideration of Pet Waste Removal Proposals

- ByByPoo Option 1 1x/week - \$2,600.00
- ByByPoo Option 2 2x/week - \$5,200.00
- Poop 911 Pickup Option 1 1x/week - \$2,067.00
- Poop 911 Pickup Option 2 2x/week - \$2,574.00

Following discussion, the Pet Waste Station and Removal Proposals were tabled, pending determination of location options for Board consideration.

D. Exhibit 11: Consideration of Home Repair Solutions Proposal - \$102.74

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Home Repair Solutions Proposal, Sign Straightening on Hidden Glenn Drive, in the amount of \$102.74, for the Lakeshore Ranch Community Development District.

E. Exhibit 12: Consideration of Clubhouse Door Re-Keying Proposals

- Centurion Security Locksmith, LLC Quantity 1 - \$100.00
- Centurion Security Locksmith LLC Quantity 10 - \$365.00
- West Florida Locks, Quantity 1 - \$85.00
- West Florida Locks, Quantity 10 - \$365.00
- Nations Lock, Quantity 1 - \$80.00
- Nations Lock, Quantity 10- \$200.00

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved Clubhouse Door Re-Keying Proposal from Centurion Security Locksmith LCC, in the amount of \$365.00, for the Lakeshore Ranch Community Development District.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. District Engineer Report

Ms. Thibault stated that this item would be transferred from Staff Reports to the top of the agenda under Professional Vendor Operations moving forward.

Mr. Woodcock noted that an update of project statuses per the requested 2019 project bonds schedule would be reported in the following meeting.

Mr. Woodcock also noted that a driveway modification application for adjusting the apron for 8142 Watercolor Drive had been received.

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Driveway Apron Agreement at 8142 Watercolor Drive – Lot 331 for the Lakeshore Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

A. Exhibit 13: Discussion of Consequences for General Facility Policy and Guidelines Violations
(from November Meeting)

The Board discussed the levels of consequences and their use cases.

B. Exhibit 14: Discussion of Community Guidelines of Barcode Stickers

The Board discussed the proposed change in guidelines to reflect location and pricing details for barcode stickers, per Chairman Rose's request.

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Policy Change for the Community Guidelines regarding Barcode Stickers for the Lakeshore Ranch Community Development District.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

A resident raised concerns about the barcode sticker system not being applicable to all vehicles.

A resident suggested an arm system for the gate, and expressed doubts about the non-resident use of basketball courts being as big an issue as the Board had claimed.

A resident stated concerns with the surface of the pool with bricks and tiles coming apart.

TENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch 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 8

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

January 31, 2020

Lakeshore Ranch Community Development District
Balance Sheet
January 31, 2020

	General	Reserve	Debt Service	Debt Service	Capital	2019	Total
	Fund	Fund	Series 2005	Series 2019	Projects	Acqu/Const	Governmental
					Fund	Fund	Funds
ASSETS:							
CASH - In Bank	\$ 19,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,584
CASH - Debit Cards	1,739	-	-	-	-	-	1,739
Investments:							
GF MMK	1,589,948	-	-	-	-	-	1,589,948
GF RESERVE	-	433,519	-	-	-	-	433,519
DS REVENUE	-	-	469,923	154,664	-	-	624,587
ESCROW FUND	-	-	-	-	-	-	-
DS RESERVE	-	-	-	321,873	-	-	321,873
COST OF ISSUANCE	-	-	-	101	-	-	101
PREPAYMENT	-	-	22,348	71,172	-	-	93,519
CONSTRUCTION	-	-	-	-	209	-	209
ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	1,297	-	1,297
CUSTODY FUND	-	-	-	-	2,921	-	2,921
ACQUISITION/CONST FD A-1 2019	-	-	-	-	-	481,769	481,769
ACQUISITION/CONST FD A-2 2019	-	-	-	-	-	123,500	123,500
DEPOSITS (UTILITY)	3,510	-	-	-	-	-	3,510
ASSESSMENTS RECEIVABLE	73,438	-	-	48,137	-	-	121,575
DUE FROM OTHER FUNDS	-	-	-	482,554	-	-	482,554
TOTAL ASSETS	\$ 1,688,219	\$ 433,519	\$ 492,271	\$ 1,078,502	\$ 4,427	\$ 605,269	\$ 4,302,206
LIABILITIES:							
ACCOUNTS PAYABLE	\$ 17,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,564
DEFERRED REVENUE (CY-Roll)	73,438	-	-	48,137	-	-	121,575
DUE TO OTHER FUNDS	14,163	-	468,391	-	-	-	482,554
FUND BALANCES:							
NONSPENDABLE - PREPAID AND DEPOSITS	3,510	-	-	-	-	-	3,510
RESTRICTED FOR:							
DEBT SERVICE	-	-	23,880	1,030,365	-	-	1,054,244
CAPITAL PROJECTS	-	4,182	-	-	4,427	605,269	613,877
ASSIGNED:							
1/4 OPERATING CAPITAL	251,704	-	-	-	-	-	251,704
BEG. RENEWAL & REPLACEMENT	-	186,588	-	-	-	-	186,588
ADDITIONAL CAPITAL RESERVES FY 2015	-	43,659	-	-	-	-	43,659
ADDITIONAL CAPITAL RESERVES FY 2016	-	46,191	-	-	-	-	46,191
ADDITIONAL CAPITAL RESERVES FY 2017	-	48,501	-	-	-	-	48,501
ADDITIONAL CAPITAL RESERVES FY 2018	-	50,926	-	-	-	-	50,926
ADDITIONAL CAPITAL RESERVES FY 2019	-	53,472	-	-	-	-	53,472
ADDITIONAL CAPITAL RESERVES FY 2020	-	-	-	-	-	-	-
EMERGENCY RESERVE FUND	187,570	-	-	-	-	-	187,570
UNASSIGNED:	1,140,271	-	-	-	-	-	1,140,271
TOTAL LIABILITIES & FUND BALANCE	\$ 1,688,219	\$ 433,519	\$ 492,271	\$ 1,078,502	\$ 4,427	\$ 605,269	\$ 4,302,206

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through January 31, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,044,817	\$ 731,372	\$ 971,439	\$ 240,067
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	-	-	3,595	3,595
OTHER MISCELLANEOUS REVENUE:				-
EVENT REVENUE	-	-	255	255
CLUBHOUSE RENTAL	-	-	812	812
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	3,076	3,076
EASEMENT AGREEMENT FEES	-	-	150	150
FUND BALANCE FORWARD	100,000	-	-	-
TOTAL REVENUE	1,144,817	731,372	979,327	247,955
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES	12,000	4,000	3,200	800
PAYROLL TAXES	918	306	245	61
PAYROLL SERVICE FEE	650	217	196	21
DISTRICT MANAGEMENT (DPFG)	62,100	20,700	20,700	-
DISTRICT ENGINEER	16,000	5,333	13,271	(7,937)
DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	4,250	4,250	-
TRUSTEES FEES	4,771	3,578	3,578	-
ANNUAL FILING FEE	175	175	175	-
AUDITING SERVICES	3,200	-	-	-
ARBITRAGE REBATE CALCULATION	650	-	-	-
INSURANCE (Public Officials)	2,310	2,310	2,255	55
LEGAL ADVERTISING	600	600	2,849	(2,249)
DUES, LICENSES & FEES	750	-	-	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,265	981	5,477	(4,496)
LEGAL SERVICES - GENERAL	20,000	6,667	7,725	(1,059)
MISCELLANEOUS ADMINISTRATIVE	650	217	2,350	(2,133)
TOTAL ADMINISTRATIVE EXPENSES	131,289	49,334	66,271	(16,937)
SECURITY OPERATIONS				
SECURITY CONTRACT	135,524	45,175	21,829	23,346
SECURITY SYSTEM	2,500	833	480	353
TOTAL SECURITY OPERATIONS	138,024	46,008	22,308	23,700
UTILITIES:				
UTILITY - ELECTRICITY	35,000	11,667	8,721	2,946
UTILITY - STREETLIGHTS	64,800	21,600	15,720	5,880
UTILITY - GAS	17,000	5,667	6,364	(697)
UTILITY - WATER	8,500	2,833	1,470	1,363
SOLID WASTE CONTROL - RECREATION FACILITY	660	275	260	15
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	700	700	650	50
TOTAL UTILITIES	126,660	42,742	33,185	9,557
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	2,900	2,847	53
LAKE/POND BANK MAINTENANCE	35,000	-	-	-
AQUATIC MAINTENANCE (Contract)	27,300	9,000	4,500	4,500
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	700	700	-	700
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	22,234	22,234	22,207	27
LANDSCAPE MAINTENANCE	143,858	47,953	36,435	11,518
LANDSCAPE REPLACEMENT & FERT/CHEM	46,768	15,098	19,530	(4,432)
IRRIGATION REPAIRS & MAINTENANCE	5,000	1,667	4,105	(2,438)
RUST PREVENTION	10,680	2,670	2,670	-
LANDSCAPE IMPROVEMENTS	15,000	5,000	2,300	2,700
TOTAL PHYSICAL ENVIRONMENT	309,440	107,221	94,593	12,628
ROAD & STREET FACILITIES				
GATE MAINTENANCE	7,500	2,500	1,815	685
SIDEWALK REPAIR & MAINTENANCE	2,500	-	-	-
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,000	6,000	-	6,000
STREET SIGN REPAIR & REPLACEMENT	3,000	1,000	712	288
ROADWAY REPAIR & MAINTENANCE	4,000	1,333	11	1,322
TOTAL ROAD & STREET FACILITIES	25,000	10,833	2,538	8,295

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through January 31, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
PARKS & RECREATION				
MANAGEMENT CONTRACT	161,769	53,923	53,036	887
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	833	222	611
POOL PERMITS	705	-	-	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	15,000	5,000	6,977	(1,977)
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	5,667	5,464	203
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	448	1,051	(603)
CLUBHOUSE PEST CONTROL	500	260	370	(110)
CLUBHOUSE OFFICE SUPPLIES	3,500	1,167	1,048	119
CLUBHOUSE JANITORIAL SERVICES	4,500	1,500	747	753
CLUBHOUSE LIGHTING REPLACEMENT	1,000	333	181	152
TENNIS/BASKETBALL COURT REPAIRS	3,000	1,000	-	1,000
MISCELLANEOUS EXPENSES	6,000	2,000	170	1,830
SECURITY / FIRE SYSTEM	2,500	1,015	2,340	(1,325)
LICENSES AND DUES FOR MOVIES	1,500	1,500	1,033	467
SPECIAL EVENTS	13,413	4,471	9,707	(5,236)
PRESSURE WASH	6,000	6,000	8,294	(2,294)
CAPITAL PROJECTS	20,545	-	-	-
TOTAL PARKS & RECREATION	260,932	85,117	90,640	(5,523)
TOTAL EXPENDITURE BEFORE CONTINGENCY	991,345	341,255	309,536	31,719
CONTINGENCY	15,472	-	-	-
TOTAL EXPENDITURES BEFORE OTHER USES	1,006,817	341,255	309,536	31,719
TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	-	-	-
TOTAL OTHER FINANCING USES	138,000	-	-	-
TOTAL EXPENDITURES	1,144,817	341,255	309,536	31,719
NET CHANGE IN FUND BALANCE	-	390,117	669,791	279,674
FUND BALANCE - BEGINNING	1,239,582	1,239,582	913,264	913,264
FUND BALANCE FORWARD SOURCES	138,000	-	-	-
FUND BALANCE FORWARD USES	(100,000)	-	-	-
FUND BALANCE - ENDING	\$ 1,277,582	\$ 1,629,699	\$ 1,583,055	\$ 1,192,938

Reserve Study Expenditures Replacement	
FY 2018	
CDD Public Structures (Building) - Painting	\$ 12,166

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For The Period From October 1, 2019 Through January 31, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	1,189
TOTAL REVENUE	1,189
 EXPENDITURES	
 MISCELLANEOUS EXPENSES	 -
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 1,189
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
TRANSFERS-OUT TO CAPITAL PROJ	-
TOTAL OTHER FINANCING SOURCES (USES)	-
 NET CHANGE IN FUND BALANCE	 1,189
 FUND BALANCE - BEGINNING	 432,330
 FUND BALANCE - ENDING	 \$ 433,519

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2005
For The Period From October 1, 2019 Through January 31, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
ASSESSMENTS-ON-ROLL (GROSS)	\$ 740,038	\$ 69,564	\$ -	\$ (69,564)
ASSESSMENTS DISCOUNT	(29,602)	-	-	-
ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
PREPAYMENT	-	-	-	-
INTEREST--INVESTMENT	-	-	1,936	1,936
FUND BALANCE FORWARD	3,652	-	-	-
TOTAL REVENUE	714,088	69,564	1,936	(67,627)
EXPENDITURES				
ADMINISTRATIVE				
COUNTY ASSESSMENTS COLLECTIONS FEE	14,801	-	-	-
DEBT SERVICE				
Principal				
5/1/2020	310,000	-	-	-
Interest				
11/1/2019	-	-	196,875	(196,875)
5/1/2020	198,713	-	-	-
11/1/2020	190,575	-	-	-
TOTAL EXPENDITURES	714,088	-	196,875	(196,875)
EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	69,564	(194,939)	(264,502)
OTHER FINANCING SOURCES (USES)				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	(330,688)	(330,688)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(330,688)	(330,688)
NET CHANGE IN FUND BALANCE	-	69,564	(525,627)	(595,191)
FUND BALANCE - BEGINNING	-	-	549,507	549,507
FUND BALANCE APPROPRIATED	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ 69,564	\$ 23,880	\$ (45,684)

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019

For The Period From October 1, 2019 Through January 31, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL	\$ 636,763
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	71,158
INTEREST--INVESTMENT	471
FUND BALANCE FORWARD	-
TOTAL REVENUE	708,391
EXPENDITURES	
ADMINISTRATIVE	
COST OF ISSUANCE	165,675
BOND REFUNDING	7,551,406
DEBT SERVICE	
Principal	
5/1/2020	-
Interest	
5/1/2020	-
11/1/2020	-
TOTAL EXPENDITURES	7,717,081
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(7,008,690)
OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	667,028
BOND PROCEEDS	7,492,177
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	(120,150)
TOTAL OTHER FINANCING SOURCES (USES)	8,039,055
NET CHANGE IN FUND BALANCE	1,030,365
FUND BALANCE - BEGINNING	-
FUND BALANCE APPROPRIATED	-
FUND BALANCE - ENDING	\$ 1,030,365

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Capital Projects
For The Period From October 1, 2019 Through January 31, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	1,308
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	1,308
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 1,308
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	1,258
TRANSFERS-OUT	(337,598)
TOTAL OTHER FINANCING SOURCES (USES)	(336,340)
 NET CHANGE IN FUND BALANCE	 (335,032)
 FUND BALANCE - BEGINNING	 339,458
 FUND BALANCE - ENDING	 \$ 4,427

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For The Period From October 1, 2019 Through January 31, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	789
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	789
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 789
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
BOND PROCEEDS	604,480
TRANSFERS-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	604,480
 NET CHANGE IN FUND BALANCE	 605,269
 FUND BALANCE - BEGINNING	 -
 FUND BALANCE - ENDING	 \$ 605,269

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
January 31, 2020

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 22,298.93
Plus: Deposits In Transit	-
Less: Outstanding Checks	(2,714.46)
<i>Adjusted Bank Balance</i>	<u><u>\$ 19,584.47</u></u>

<i>Beginning Balance Per Books</i>	\$ 29,482.11
Cash deposits & Credits	516,189.08
Cash Disbursements & Transfers	(526,086.72)
<i>Balance Per Books</i>	<u><u>\$ 19,584.47</u></u>

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2020

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
		EOY Balance				22,593.35
10/1/2019	ACH100119.3	Frontier Communications	9/10-10/9 - Phone		49.44	22,543.91
10/1/2019	10012019WM	Waste Connections of Florida	10/1-10/31 - Solid Waste - Autopay		52.00	22,491.91
10/2/2019		Bank United	Funds Transfer	50,000.00		72,491.91
10/2/2019	9090	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		5,175.00	67,316.91
10/4/2019	9091	Southern Automated Access Services	Barcode Stickers		570.00	66,746.91
10/4/2019	9092	Suncoast Rust Control, Inc	Rust Prevention - Sept		890.00	65,856.91
10/4/2019	9093	Yellowstone Landscape	Landscape Maint - Sept		13,276.00	52,580.91
10/7/2019	9094	Yellowstone Landscape	Plant Installation		13,950.10	38,630.81
10/8/2019		Lakeshore Ranch GF	Rentals	636.00		39,266.81
10/9/2019	2256	Egis Insurance Advisors LLC	Insurance FY 2020 Renewal		24,462.00	14,804.81
10/9/2019		Bank United	Funds Transfer	50,000.00		64,804.81
10/9/2019		Bradley & Danielle Bunin	Easement Deposit	150.00		64,954.81
10/9/2019		Bank United	Funds Transfer		1,000.00	63,954.81
10/10/2019	ACH101019	Pasco County Utilities Services Branch	8/9-9/10 - 19707 Sundance Lake Blvd Ampitheatre		25.48	63,929.33
10/11/2019	9095	Aquatic Systems, Inc	Lake & Pond Maint - Oct		2,250.00	61,679.33
10/11/2019	9096	Fitness Logic	Replaced Treadmill Roller, bolts, belt, Replace crank shaft on Cybex machine		1,192.06	60,487.27
10/11/2019	9097	Vesta Property Services, Inc.	Amenity Mgmt - Oct		13,284.00	47,203.27
10/11/2019	9098	Waste Connections of Florida	10/1-10/31 - Solid Waste		52.00	47,151.27
10/15/2019	2257	Tampa Print Services Inc	Letters		2,350.07	44,801.20
10/15/2019	2258	Staar Entertainment	Community Event (10/19/19)		395.00	44,406.20
10/17/2019	2259	Florida Dept If Economic Opportunity	Annual Filing - FY 2020		175.00	44,231.20
10/18/2019	632244DD	Christine Lagnese	BOS Mtg - 10/9/19		184.70	44,046.50
10/18/2019	ACH101819	Innovative Employer Solutions	BOS Mtg - 10/9/19		171.40	43,875.10
10/18/2019	692243DD	James Hollingsworth	BOS Mtg - 10/9/19		184.70	43,690.40
10/18/2019	692246DD	John H Rose	BOS Mtg - 10/9/19		184.70	43,505.70
10/18/2019	692245DD	Ronald Mitchell	BOS Mtg - 10/9/19		184.70	43,321.00
10/18/2019	ACH101819.1	Withlacoochee River Electric	8/30-10/1 - Electricity		438.22	42,882.78
10/18/2019	ACH101819.2	Withlacoochee River Electric	8/30-10/1 - Electricity		1,952.74	40,930.04
10/18/2019	ACH101819.3	Withlacoochee River Electric	8/30-10/1 - Electricity		65.76	40,864.28
10/18/2019	ACH101819.4	Withlacoochee River Electric	8/30-10/1 - Electricity		258.16	40,606.12
10/18/2019	ACH101819.5	Withlacoochee River Electric	8/30-10/1 - Electricity		241.70	40,364.42
10/18/2019	ACH101819.6	Withlacoochee River Electric	8/30-10/1 - Electricity		227.66	40,136.76
10/18/2019	ACH101819.7	Withlacoochee River Electric	Streetlights- September		5,242.50	34,894.26
10/18/2019	ACH101819.8	Withlacoochee River Electric	8/30-10/1 - Electricity		43.94	34,850.32
10/18/2019	ACH101819.9	Withlacoochee River Electric	8/30-10/1 - Electricity		80.88	34,769.44
10/21/2019	ACH102119	City of Clearwater	9/11-10/10 - Gas		20.00	34,749.44
10/21/2019	2260	FL Dept of Revenue	3rd Qtr. 2019 Sales Tax		164.92	34,584.52
10/22/2019	9099	DPFG MANAGEMENT & CONSULTING, LLC	Ada Compliance, Continuing Disclosure		4,750.00	29,834.52
10/22/2019	9100	Dynamic Security Inc.	9/1-9/30 - Security		10,728.00	19,106.52
10/22/2019	9101	Southern Automated Access Services	Barcode Stickers		485.00	18,621.52
10/22/2019	9102	Yellowstone Landscape	Landscape Maint - Oct		13,575.25	5,046.27
10/22/2019		Bank United	Funds Transfer		800.00	4,246.27
10/25/2019	9103	Aramark Refreshment Services	Supplies		166.05	4,080.22
10/25/2019	9104	Yellowstone Landscape	Fall Annual mix		705.60	3,374.62
10/28/2019	ACH102819.1	Pasco County Utilities Services Branch	8/22-9/23 - 19825 Sundance Lake Blvd		11.39	3,363.23
10/28/2019	ACH102819.2	Pasco County Utilities Services Branch	8/22-9/23 - 19602 Sundance Lake Blvd		9.51	3,353.72
10/28/2019	ACH102819.3	Pasco County Utilities Services Branch	8/22-9/23 - O Sundance Lake Blvd		389.01	2,964.71
10/28/2019	ACH102819.4	Pasco County Utilities Services Branch	8/22-9/23 - 19730 Sundance Lake Blvd		9.51	2,955.20
10/28/2019		Bank United	Funds Transfer	50,000.00		52,955.20
10/29/2019	ACH102919	Pasco County Utilities Services Branch	8/22-9/23 - 19707 Sundance Lake Blvd		60.41	52,894.79
10/31/2019	ACH103119	Frontier Communications	10/7-11/6 - Cable/ Internet Gate		304.46	52,590.33
10/31/2019	ACH10312019	Frontier Communications	10/07-11/06 - Internet/Phone Ampitheatre		81.97	52,508.36
10/31/2019		Bank United	Interest		4.14	52,512.50
				150,790.14	120,870.99	52,512.50
11/1/2019	9105	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		5,175.00	47,337.50
11/1/2019	9113	Tampa Bay Times	Legal Ad 10/18		1,330.00	46,007.50
11/4/2019	ACH110419	Frontier Communications	10/10-11/09 - Phone		49.77	45,957.73
11/5/2019	9106	Captain Carnival	Event - 12/15 Santa, Balloon artist, face painter		550.00	45,407.73
11/5/2019	9107	City Electric Supply Co	LED Flood light for monument		59.00	45,348.73
11/5/2019	9108	Cool Today Plumbing Today Energy Today	A/C repairs		438.08	44,910.65
11/5/2019	9109	Fitness Logic	Replace HR grips on Cybex arc trainer		179.99	44,730.66
11/5/2019	9110	Florida Fire Service, Inc	Annual Fire Extinguisher Maint		458.25	44,272.41
11/5/2019	9111	Southern Automated Access Services	Clamshell Proximity Cards 100		476.25	43,796.16
11/5/2019	9112	Straley Robin Vericker	Legal Svcs thru 10/15/19		2,612.50	41,183.66
11/5/2019	9114	Yellowstone Landscape	Bld Medial Sod Replacement		8,880.00	32,303.66
11/7/2019	9119	Tampa Bay Times	Legal Ad 10/25		1,326.00	30,977.66
11/11/2019		Lakeshore CDD	Rentals	666.10		31,643.76
11/12/2019	ACH111219	Pasco County Utilities Services Branch	9/10-10/9 - Water		25.48	31,618.28
11/12/2019	9115	Aquatic Systems, Inc	Lake & Pond Maint - Nov		2,250.00	29,368.28
11/12/2019	9116	Cardno, Inc.	Professional Svc thru 10/25/19		4,123.11	25,245.17
11/12/2019	9117	Cool Today Plumbing Today Energy Today	A/C repairs		246.78	24,998.39
11/12/2019	9118	Riptide Pressure Washing, LLC	Clean sidewalks, curbs, islands,pavers & bridge areas		7,794.48	17,203.91
11/12/2019	9120	Vesta Property Services, Inc.	Amenity Mgmt - Nov		13,284.00	3,919.91
11/12/2019	9121	Southern Automated Access Services	Barcode Stickers		570.00	3,349.91
11/12/2019		Bank Unted	Funds Transfer	50,000.00		53,349.91
11/15/2019	9122	Dynamic Security Inc.	10/1-10/31 - Security		11,085.60	42,264.31
11/15/2019	9123	Illuminations Holiday Lighting	Christmas Lights		2,750.00	39,514.31
11/15/2019	9124	Suncoast Rust Control, Inc	Rust Prevention - Oct		890.00	38,624.31
11/15/2019	9125	The Pool Doctor	Replaced Cracked tiles		222.20	38,402.11
11/15/2019	9126	Yellowstone Landscape	Potted Plant Replacement - Pool area, Irrigation Repair		164.94	38,237.17
11/20/2019	ACH112019	Frontier Communications	10/1-10/31 - Internet/Phone Clubhouse		914.58	37,322.59
11/22/2019	ACH112219.1	Withlacoochee River Electric	10/1-10/31 - 8703 Land O Lakes Blvd		355.57	36,967.02
11/22/2019	ACH112219.2	Withlacoochee River Electric	10/1-10/31 - 19530 Sundance Lake Blvd		369.43	36,597.59
11/22/2019	ACH112219.3	Withlacoochee River Electric	10/1-10/31 - 18960 Falcon Crest Blvd Well		43.40	36,554.19
11/22/2019	ACH112219.4	Withlacoochee River Electric	Streetlights- October		5,251.88	31,302.31
11/22/2019	ACH112219.5	Withlacoochee River Electric	10/1-10/31 - 19602 Sundance Lake Blvd		221.94	31,080.37
11/22/2019	ACH112219.6	Withlacoochee River Electric	10/1-10/31 - 19730 Sundance Lake Blvd Clubhouse		1,700.62	29,379.75
11/22/2019	ACH112219.7	Withlacoochee River Electric	10/1-10/31 - 19825 Sundance Lake Blvd		278.38	29,101.37
11/22/2019	ACH112219.8	Withlacoochee River Electric	10/1-10/31 - 19707 Sundance Lake Blvd		66.31	29,035.06
11/22/2019	ACH112219.9	Withlacoochee River Electric	10/1-10/31 - 8522 Water Color Dr		80.08	28,954.98
11/22/2019	9127	Aramark Refreshment Services	Supplies		161.37	28,793.61
11/22/2019	9128	Fitness Logic	Qtrly Equipment Maint - Nov		155.00	28,638.61
11/22/2019	9129	Florida Fire Service, Inc	Annual Fire Hydrant Flow Test		815.00	27,823.61
11/22/2019	702186DD	Christine Lagnese	BOS Mtg - 11/13/19		184.70	27,638.91
11/22/2019	ACH112219	Innovative Employer Solutions	BOS Mtg - 11/13/19		140.80	27,498.11
11/22/2019	702185DD	James Hollingsworth	BOS Mtg - 11/13/19		184.70	27,313.41
11/22/2019	702187DD	John H Rose	BOS Mtg - 11/13/19		184.70	27,128.71
11/25/2019	ACH11251901	Frontier Communications	11/1-11/30 - Internet/Phone Clubhouse VOID		-	27,128.71
11/25/2019	ACH11251902	Pasco County Utilities Services Branch	9/23-10/22 - Water		13.47	27,115.24
11/25/2019	ACH11251903	Pasco County Utilities Services Branch	9/23-10/22 - Water		9.65	27,105.59
11/25/2019	ACH11251904	Pasco County Utilities Services Branch	9/23-10/22 - Water		377.45	26,728.14
11/25/2019	ACH11251905	Pasco County Utilities Services Branch	9/23-10/22 - Water		9.65	26,718.49
11/25/2019	2262	Lakeshore CDD c/o US Bank	Tax Collection Distribution		1,199.69	25,518.80
11/26/2019	ACH112619	Pasco County Utilities Services Branch	9/23-10/22 - Water		62.14	25,456.66
11/26/2019	ACH112619.2	City of Clearwater	10/11-11/8 - Gas		20.00	25,436.66
11/29/2019	ACH11292019	Waste Connections of Florida	12/1-12/31 - Solid Waste		52.00	25,384.66
11/30/2019		Bank Unted	Interest		3.67	25,388.33
				50,669.77	77,793.94	25,388.33
12/2/2019	9130	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		5,175.00	20,213.33
12/2/2019	ACH120219.1	Frontier Communications	11/7-12/6 - Cable/ Internet Gate		281.00	19,932.33
12/2/2019	ACH120219.2	Frontier Communications	11/07-12/06 - Internet/Phone Ampitheatre		81.97	19,850.36
12/4/2019		Bank United	Funds Transfer		1,000.00	18,850.36
12/4/2019	ACH120419	Frontier Communications	11/10-12/09 - Phone		49.77	18,800.59
12/9/2019	2263	Captain Carnival	Event - 12/15 Santa, Balloon artist, face painter		550.00	18,250.59

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2020

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
12/9/2019	000029284	Pasco County Utilities Services Branch	11/7-12/8 - 19707 Sundance Lake Blvd Ampitheatre - DP		25.48	18,225.11
12/10/2019		Lakeshore Ranch GF	Rentals	436.20		18,661.31
12/12/2019		Bank United	Funds Transfer	50,000.00		68,661.31
12/12/2019		Bank United	Funds Transfer	50,000.00		118,661.31
12/12/2019		Bank United	Funds Transfer	154,208.91		272,870.22
12/12/2019	2264	Lakeshore CDD c/o US Bank	Tax Collection Distribution		154,208.91	118,661.31
12/13/2019	9138	Pasco County Utilities Services Branch	10/9-11/7- 19707 Sundance Lake Blvd Ampitheatre		25.48	118,635.83
12/17/2019	9131	Air Hawk Heating and Cooling	A/C System Replacement - Club House		5,000.00	113,635.83
12/17/2019	9132	Clean Sweep Supply Co	Supplies		391.40	113,244.43
12/17/2019	9133	Cool Today Plumbing Today Energy Today	Qtrly A/C Maintenance Agreement - 2 of 4 payments		507.50	112,736.93
12/17/2019	9134	Dynamic Security Inc.	11/01-11/30 - Security		10,742.90	101,994.03
12/17/2019	9135	HOME REPAIR SOLUTIONS	Straighten Cross Walk Sign, Repair Fencing; Tree Removal		446.83	101,547.20
12/17/2019	9136	Illuminations Holiday Lighting	Christmas Lights - Final		2,750.00	98,797.20
12/17/2019	9137	Insect IQ, Inc.	Pest Control - Qtrly		95.00	98,702.20
12/17/2019	9139	Riptide Pressure Washing, LLC	Clean the 10 boulders		500.00	98,202.20
12/17/2019	9140	Southern Automated Access Services	Gate Repair		283.80	97,918.40
12/17/2019	9141	Straley Robin Vericker	Legal Svcs thru 11/15/19 General, Legal Svcs thru 11/15/19 Easement Encroachment Agreements		2,025.55	95,892.85
12/17/2019	9142	Suncoast Rust Control, Inc	Rust Prevention - Nov		890.00	95,002.85
12/17/2019	9143	Vesta Property Services, Inc.	Amenity Mgmt - Dec.		13,184.00	81,818.85
12/17/2019	9144	Yellowstone Landscape	2019 Annual Mulching - Labor and Celan Up, String Trim pond bank of Crystal Creek Ct, Landscape ...		30,253.20	51,565.65
12/17/2019		Withlacoochee River Electric	Capital Credits Refund	2,583.29		54,148.94
12/18/2019	2265	Mike Fasano Pasco County Tax Collector	Non-Ad Valorem - 2019		2,935.50	51,213.44
12/18/2019		Bank United	Funds Transfer		1,150.00	50,063.44
12/20/2019	ACH122019	Frontier Communications	11/1-12/31 - Internet/Phone Clubhouse		1,851.88	48,211.56
12/20/2019	ACH1220192	Withlacoochee River Electric	10/31-11/27 - Electricity		7,797.10	40,414.46
12/20/2019	710010DD	Christine Lagnese	BOS Mtg - 12/11/19		184.70	40,229.76
12/20/2019	ACH122019	Innovative Employer Solutions	BOS Mtg - 12/11/19		171.40	40,058.36
12/20/2019	710009DD	James Hollingsworth	BOS Mtg - 12/11/19		184.70	39,873.66
12/20/2019	710011DD	John H Rose	BOS Mtg - 12/11/19		184.70	39,688.96
12/20/2019	5	Shawn McCalig	BOS Mtg - 12/11/19		184.70	39,504.26
12/22/2019	ACH122219	City of Clearwater	11/9-12/11 - Gas		3,144.60	36,359.66
12/23/2019	ACH122319	Pasco County Utilities Services Branch	10/1-11/21 - Utilities		506.17	35,853.49
12/27/2019	2266	Aramark Refreshment Services	Supplies		102.52	35,750.97
12/27/2019	2267	Cardno, Inc.	Professional Svc thru 12/13/19		4,420.70	31,330.27
12/27/2019	2268	Florida Fire Service, Inc	Fire Sprinkler Repairs		1,066.37	30,263.90
12/27/2019	2269	HOME REPAIR SOLUTIONS	Intall signs, remove signs, supplies		282.29	29,981.61
12/27/2019	2270	Southern Automated Access Services	Gate Repair		85.00	29,896.61
12/31/2019	ACH123119	Frontier Communications	12/07-01/06 - Internet/Phone		373.21	29,523.40
12/31/2019	23570	Waste Connections of Florida	1/1-1/31 - Solid Waste		52.00	29,471.40
12/31/2019		Bank United	Interest	10.71		29,482.11
				257,239.11	253,145.33	29,482.11
1/2/2020	9145	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January		5,175.00	24,307.11
1/2/2020		Lakeshore Ranch GF	Rentals	495.80		24,802.91
1/3/2020	ACH01032020	Frontier Communications	12/10-01/09- Phone		49.77	24,753.14
1/6/2020	ACH010620	Pasco County Utilities Services Branch	11/7-12/8 19707 Sundance Lake Blvd Ampitheatre		25.48	24,727.66
1/7/2020		Bank United	Funds Transfer	515,590.80		540,318.46
1/8/2020	2271	Lakeshore CDD c/o US Bank	Tax Collection Distribution		468,390.80	71,927.66
1/8/2020	2272	Cardno, Inc.	Professional Svc thru 6/28/19 (Rcd 1/6/20), 10/18, 8/16		12,476.70	59,450.96
1/10/2020	2273	ADT Security Services	12/29/19-03/28/2020 Burgler Alarm Monitoring		239.97	59,210.99
1/10/2020	2274	Innersync	ADA Website Hosting, ADA PDF Overage		4,977.34	54,233.65
1/10/2020	2275	Pasco County Utilities Services Branch	Solid Waste Assessment - 2019		650.14	53,583.51
1/10/2020	2276	Straley Robin Vericker	Legal Svcs thru 12/15/19		1,776.74	51,806.77
1/10/2020	2277	Suncoast Rust Control, Inc	Rust Prevention - December 2019		890.00	50,916.77
1/10/2020	2278	Vesta Property Services, Inc.	Amenity Mgmt - January 2020		13,284.00	37,632.77
1/17/2020	71797DD	Christine Lagnese	BOS Mtg - 1/8/20		184.70	37,448.07
1/17/2020	ACH011720	Innovative Employer Solutions	BOS Mtg - 1/8/20		202.00	37,246.07
1/17/2020	71796DD	James Hollingsworth	BOS Mtg - 1/8/20		184.70	37,061.37
1/17/2020	71799DD	John H Rose	BOS Mtg - 1/8/20		184.70	36,876.67
1/17/2020	71798DD	Ronald Mitchell	BOS Mtg - 1/8/20		184.70	36,691.97
1/17/2020	6	Shawn McCalig	BOS Mtg - 1/8/20		184.70	36,507.27
1/17/2020		Pasco County Tax Collector	Overpayment: Real Estate Bills	88.07		36,595.34
1/23/2020	2279	FL Dept of Revenue	4th Qtr 2019 Sales Tax		38.50	36,556.84
1/24/2020	ACH012420.1	Withlacoochee River Electric	11/27 - 01/02 19530 Sundance Lake Blvd		233.62	36,323.22
1/24/2020	ACH012420.2	Withlacoochee River Electric	11/27-01/02- 18960 Falcon Crest Blvd Well		42.48	36,280.74
1/24/2020	ACH012420.3	Withlacoochee River Electric	Streetslights- December		5,216.33	31,064.41
1/24/2020	ACH012420.4	Withlacoochee River Electric	11/27/01/02 - 19602 Sundance Lake Blvd		186.14	30,878.27
1/24/2020	ACH012420.5	Withlacoochee River Electric	11/27-01/02- 8703 Land O Lakes Blvd		316.84	30,561.43
1/24/2020	ACH012420.6	Withlacoochee River Electric	11/27-01/02- 19730 Sundance Lake Blvd Clubhouse		1,544.10	29,017.33
1/24/2020	ACH012420.7	Withlacoochee River Electric	11/27-01/02 - 19825 Sundance Lake Blvd		491.78	28,525.55
1/24/2020	ACH012420.8	Withlacoochee River Electric	11/27-01/02 - 19707 Sundance Lake Blvd		58.59	28,466.96
1/24/2020	ACH012420.9	Withlacoochee River Electric	11/27-01/02 - 8522 Water Color Dr		86.02	28,380.94
1/24/2020		Bank United	Funds Transfer		800.00	27,580.94
1/25/2020	ACH012520	City of Clearwater	12/12/19-01/14/20 - Gas		3,192.26	24,388.68
1/26/2020	ACH012620	Frontier Communications	01/01/20-01/31/20- Internet/Phone Clubhouse		906.63	23,482.05
1/27/2020	ACH012720	Pasco County Utilities Services Branch	11/21-12/23 - 19707 Sundance Lake Blvd		62.14	23,419.91
1/27/2020	ACH012720.2	Pasco County Utilities Services Branch	11/21-12/23 - 19602 Sundance Lake Blvd		11.56	23,408.35
1/27/2020	ACH012720.3	Pasco County Utilities Services Branch	11/21-12/23 - O Sundance Lake Blvd		400.40	23,007.95
1/27/2020	ACH012720.4	Pasco County Utilities Services Branch	11/21-12/23 - 19730 Sundance Lake Blvd		9.65	22,998.30
1/27/2020	ACH012720.5	Pasco County Utilities Services Branch	11/21-12/23 - 19825 Sundance Lake Blvd		11.56	22,986.74
1/27/2020	2280	Aramark Refreshment Services	Supplies 12/17/19		82.06	22,904.68
1/27/2020	2281	Central Termite & Pest Control	Pest Control - Extended warrenty insurance for 2020		275.00	22,629.68
1/27/2020	2282	City Electric Supply Co	Electric Supplies		44.00	22,585.68
1/27/2020	2283	Clean Sweep Supply Co	Supplies 12/17/19		348.52	22,237.16
1/27/2020	2284	Fastsigns	2 Signs and installation		212.85	22,024.31
1/27/2020	2285	Fitness Logic	Replace weight stack pin on Paramount lrf curl machine		14.15	22,010.16
1/27/2020	2286	Reed Electric, LLC	Relocate power for aerator pump		1,834.03	20,176.13
1/27/2020	2287	Tampa Bay Times	Legal Ad 1/5/20 - Security Services		193.00	19,983.13
1/29/2020	1292020ACH	Waste Connections of Florida	2/1-2/29 - Solid Waste		52.00	19,931.13
1/31/2020	ACH013120	Frontier Communications	01/07/20-02/06/20 - Internet/Phone Ampitheatre		81.97	19,849.16
1/31/2020	ACH013120-2	Frontier Communications	01/07/20-02/06/20 - Cable/ Internet Gate		279.10	19,570.06
1/31/2020		Bank United	Interest	14.41		19,584.47
				516,189.08	526,086.72	19,584.47

EXHIBIT 9



Proposal #44649

Date: 01/20/2020

From: Matthew Matos

Proposal For

Location

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Valve zone # 2

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	3.00	\$59.15	\$177.45
2" Electric Valve	1.00	\$175.00	\$175.00
2" Male Adapter	2.00	\$2.58	\$5.15
2" Expansion Coupling	1.00	\$19.60	\$19.60

Client Notes

Cost to replaced 2 " Valve that is bad for zone # 2 at front entrance.

SUBTOTAL \$377.20

SALES TAX \$0.00

TOTAL \$377.20

Signature

x  John H. Rose Chairman CDD LSR

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

EXHIBIT 10

SERVICE PROVIDER		CUSTOMER	
MIKE WHITE LLC.			
Phone (352) 266-9776		LAKE SHORE RANCH	
<div>Straighten signs at Sunset bay and Falcon crest</div> <div>Straighten sign at Eagle Brook and Falcon Crest</div> <div>Straighten no out let sign</div> <div>Straighten Lonesome pine</div> <div></div> <div></div> <div></div> <div>Cut out existing concret for new bollard</div> <div>install 1 4 1/2 " bollard in ground to bolt 4" bollard into</div> <div>Install 1 steel bollard 4" and painted</div> <div>Pour concret around new bollard</div> <div>Install a chain between bollards</div> <div>Equipment rental to cut concrete</div> <div>Supplies</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
		\$	100.00
		\$	100.00
		\$	100.00
		\$	100.00

EXHIBIT 11



TAMPA FENCE

Highest Quality
Lowest Price

Tampa Fence, 2613 Wilson Cr, Lutz, FL 33548 (813) 960-4300

Quote/Agreement

Date 1-20-20

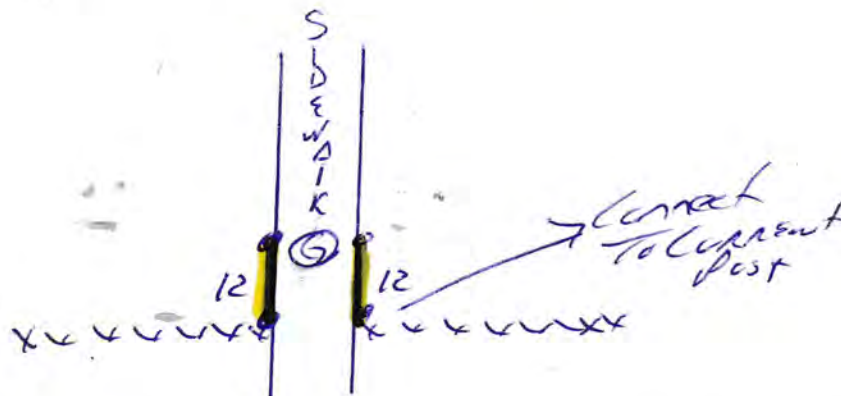
Name Raymond Lot. to Phone _____ Email _____

Address Lakeshore Ranch City _____ Zip _____

Type of Fence 4H-3 Rail - Aluminum Color Black Total LF 24

Gates/Sizes 1-4W Removal Needed _____

Comments COMMERCIAL GRADE Aluminum



Warranty: Tampa Fence agrees to a one-year workmanship warranty, covering all installation and construction of the fence. Manufacturer agrees to guarantee their product for the duration of the term for such said products (see manufacturer warranty for details) Vinyl, chain link and aluminum products covered by manufacturer warranty (wood products not included)

Zoning and Permitting: Tampa Fence shall advise of customer of local zoning regulations, but responsibility for complying with regulations, HOA approvals and required permits shall rest with the customer.

Fence Location: Tampa Fence, upon request, will assist customer in determining where fence is to be erected. If property pins cannot be located, the customer shall provide a copy of the property survey to determine property boundaries. Tampa Fence will assume the responsibility for having public utilities marked and located. However, Tampa Fence assumes no responsibility for unmarked utilities or sprinkler lines or any other unmarked objects or lines. Tampa Fence will make every effort to avoid sprinkler heads and lines. However, if they are damaged it is the responsibility of the customer to repair or replace such items.

Payment Agreement: Customer agrees to make a 25% down payment on the total contracted amount at the time of acceptance and agreement of contract. The remaining amount will be due on day of completion of all work. A late penalty of \$25 per day shall be applied to any accounts not paid on date of completion. Special Order Products: Require 50% deposit upon booking.

Total Cost: \$680⁰⁰ Down Payment (25%) _____ Remaining Due _____

Customer Signature _____ Date _____

Tampa Fence Representative Signature _____ Date _____

R. DEAN THE FENCEMAN, LLC.

17312 US HWY 41, LUTZ, FL 33549
 Phone: (813) 907-9977 | Fax: (813) 501-4836 | Email: thefenceman64@gmail.com
 LIC.# 44206 | LOCATER 114939

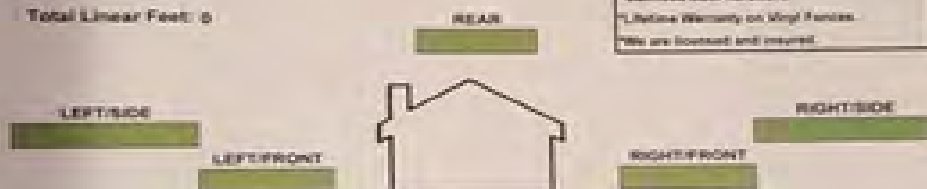
ESTIMATE

CUSTOMER NAME
RAY LOTITO DPG INC
ADDRESS
Address
CITY, STATE AND ZIPCODE
City, State and Zip Code
COMMENTS

DATE	
1/17/2020	
PHONE NUMBER	TYPE
813 419 7473	CELL
EMAIL ADDRESS	
LAKE SHORE RANCH 406 619 6185	
TYPE / COLOR	
ALUMINUM / BLACK	

*Deposits are due upon signing contract.
 *Balance due upon completion of work.
 *All posts are concreted. All gates will have stainless steel hardware.
 *Lifetime Warranty on Vinyl Fences.
 *We are licensed and insured.

Total Linear Feet: 0



TOTAL EXPENSE FOR FENCE:	\$ 1,055.77
DEPOSIT: COST FOR MATERIALS DUE UPON SIGNING CONTRACT	\$ 660.77
BALANCE: COST FOR LABOR DUE UPON COMPLETION OF WORK	\$ 395.00

ALL MATERIALS ARE OWNED BY R. DEAN THE FENCEMAN UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION R. DEAN THE FENCEMAN HAS PERMISSION TO REMOVE FENCE, SAFEN
 AND ALL MATERIALS FROM PROPERTY. THIS ESTIMATE WILL BECOME A BINDING CONTRACT ONLY CONTRACT IS SIGNED AND DEPOSIT IS MADE. WE SIGNED ON 01/17/2020
 BELOW CREDIT CARD. (FOR CREDIT CARD USE, THERE WILL BE A 3.5% CONVENIENCE FEE IN ADDITION TO ESTIMATE ALREADY GIVEN.)

If you have any questions or concerns, please feel free to contact us at (813) 907-9977.
 We appreciate your time and we look forward to doing business with you. Thank you.

R. Dean the Fenceman, LLC.

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com



Estimate

Date Estimate #
1/29/2020 129395-2420

Name / Address

Lotito, Ray
19730 Sundance Lake Blvd,
Land O' Lakes, FL 34638

Ship To

Lotito, Ray
19730 Sundance Lake Blvd,
Land O' Lakes, FL 34638

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	James			
Description		Qty	U/M	Rate	Total
Florida State Fence is to furnish and install: 24' of 4'H black 3-rail aluminum Panels=4'H x 6'W 60lbs of concrete on every post (1) 4'H x 5'W walk gate 100lbs of concrete on every gate post **This is the same product, style, and manufacturer as existing fence.**		1		2,495.00	2,495.00
1. Additional 3.5% fee if paying by card 2. Florida State Fence to call a dig-safe prior to start 3. Price does not include permit, which may not be necessary for this project. 4. Homeowner is responsible for ultimate location of fence within property, location of any underground sprinklers, Pavers and any needed HOA approvals (Florida State Fence can help with paperwork required by HOA) 5. Any change in layout, footages, or materials could result in a corresponding price change. 6. Home owner is responsible for removing all vegetation and debris along the fence line. If not removed there will be a \$600.00 remobilization charge. 7. Additional 5.0% fee if applying for finance through our website. 5% does not include any additional APR that may be charged by the lender. APR based of credit.		1	ea	0.00	0.00
		Total			
		\$2,495.00			

FENCEARMOR

Authorized Distributor

Total

\$2,495.00

Price is good for Cash or Check only.
Convenience Electronic fee will apply.
Proposal is good for 30 days.

Signature _____

Florida State Fence is not liable for unmarked utilities, or sprinkler lines. If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract. Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

Florida State Fence

Installation Checklist

Should you decide to have Florida State Fence install your fence, let us give you some helpful information on what is required and what to expect.

- ☐ Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. It is the homeowner's responsibility to get the Homeowners Association's approval. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation?
- ☐ When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the *finished side* and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- ☐ Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- ☐ How much clearance is acceptable between the bottom of your fence and the ground?
- ☐ Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- ☐ If there is a swimming pool, what gate hardware is required? Can the gate swing *out* according to code requirements? Will there be a swimming pool in the future?
- ☐ A 50% deposit, along with a signed copy of the contract on *standard stock* items will get your order processed and into our installation schedule. On *non-standard items* or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, or Discover additional fees may apply. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- ☐ Florida State Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- ☐ Florida State Fence takes responsibility for public utility locating. Florida State Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or *any lines that the property owner may have installed* such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Florida State Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- ☐ Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- ☐ Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above _____

Print name _____

4'4" Black 3-rail aluminum

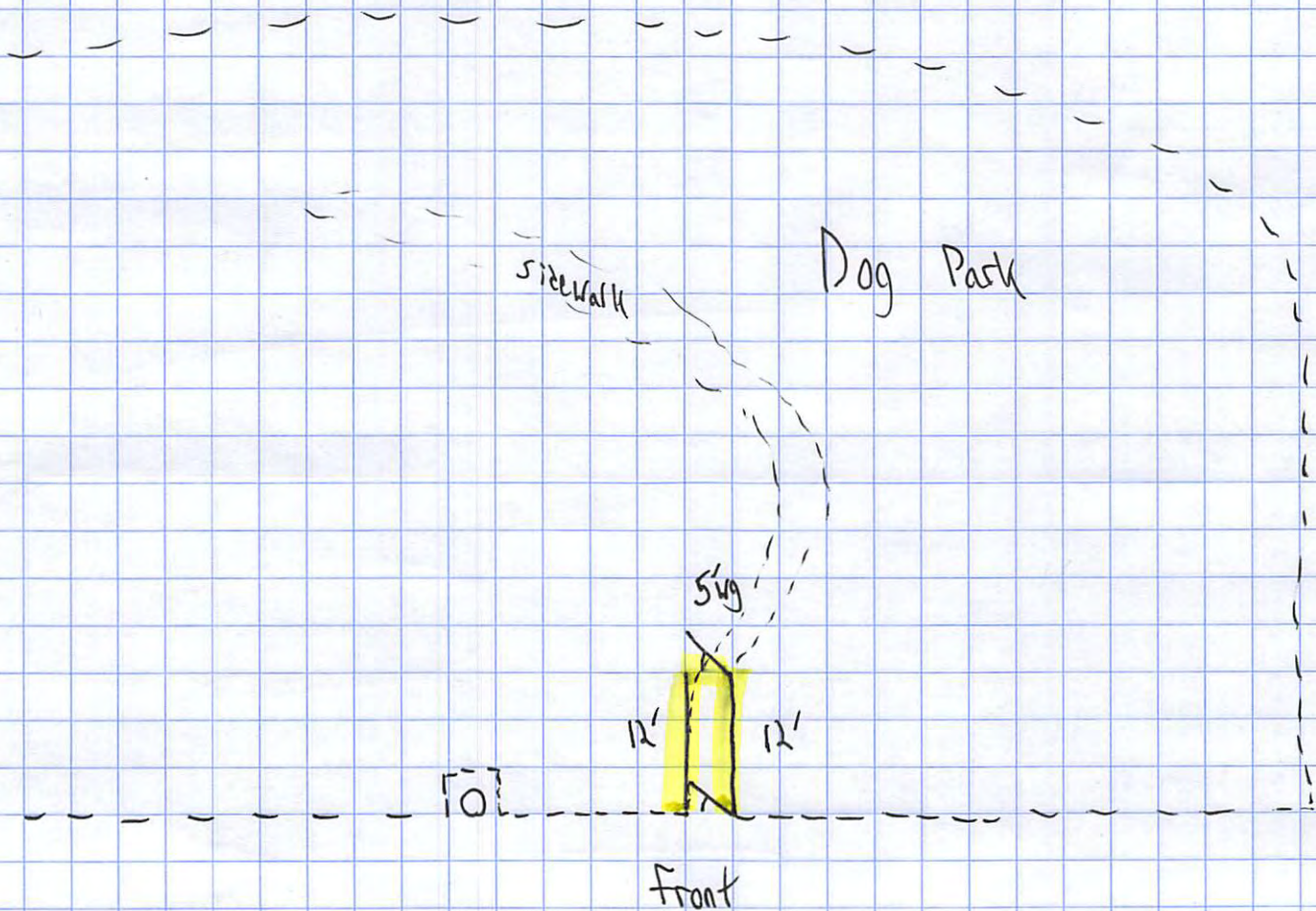


EXHIBIT 12

[illegible]

Accurate Electronics

Exhibit 13A

Clubhouse Manager

From: David Palmer <david@aeaccess.com>
Sent: Sunday, January 19, 2020 11:07 AM
To: Clubhouse Manager
Subject: proposal for new gate access and camera system
Attachments: lakeshore ranch land o lakes fl replace gate access equipment.pdf; lakeshore ranch land o lakes fl. camera system for gate access system overview.with facial id and tag capture.pdf; MAINTENANCE CONTRACT FOR lakeshore ranch land o lakes fl.pdf; terms and conditions revised 11-8-19.pdf

Good morning Lisa, please find attached proposal for your review., If you have any questions please give me a call or e-mail them to me,. Thank you for your time, consideration & the opportunity to earn your business...have a blessed day!

Note: sending equipment spec sheets in a separate email...

Sincerely,

David Palmer
David@AEAccess.com
Mobile # 727-224-6125



AEAccess.com

Click to check out our NEW WEB PAGE!

ACCURATE ELECTRONICS, INC

9225 Ulmerton Road #410
Largo, FL 33771

Pinellas: **727.533.0295**
Hillsborough: **813.983.9131**
Sarasota: **941.952.1088**
Ft. Myers: **239.332.8700**
Orlando: **407-203-2620**
FAX: Tampa Bay: **727.518.1995**
FAX: Ft. Myers: **239.332.8702**

The information in this electronic message from Accurate Electronics, Inc, Largo, Florida or its Employees may be privileged and confidential and is intended only for the use of the individual(s) and/or entity (entities) named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking of any action in reliance on the contents of the electronically transmitted materials is prohibited.

ACCURATE ELECTRONICS

9225 ULMERTON ROAD, SUITE 410 ◆ LARGO, FL 33771
 PINELLAS (727)-533-0295 ◆ HILLSBOROUGH (813) 983-9131 ◆ SARASOTA (941) 952-1088
 WWW.ACCURATEELECTRONICS.NET

January 19th 2020
 Pb/dp

Lakeshore Ranch
 19730 Sundance Lake Blvd.
 Land-O-Lakes, FL. 34638

ATTN: Lisa Kagan
 E-MAIL: clubhouse manager@lakeshoreranch.net
 Phone: 813-388-6839

RE: Replace (4) swing gate operators and bar code scanner.

EQUIPMENT LIST:

QTY	EQUIPMENT DESCRIPTION	Cost	Disc Price
4-	Viking F-1 UI 2018 commercial swing gate operators with inherent battery backup		
	with up to 300 cycles with out power. 5 year warranty	\$15,228.00	\$11,600.32
2-	Ormoron photo beam kits ul 18 monitored	\$996.00	\$699.30
5-	Traffic loops pre-fab for under pavers and cut into asphalt with patch.	\$3,148.65	\$2,648.32
5-	Traffic loop detectors with wire harness	\$1,070.00	\$963.25
4-	Remove and reinstall paver to facilitate new traffic loops	\$2,320.00	\$2,080.00
1-	BAI 440 vehicle bar code scanner with mounting base.	\$11,607.32	\$9,673.95
	conduit, wire, fittings and misc top complete.		\$125.00
	S & H :		\$250.00
	LABOR TO INST ALL:		<u>\$2,541.00</u>
	TOTAL:		\$30,581.14

NOTE:

- Manufactures 5 year warranty on Viking F-1 operators , Accurate's one year workmanship warranty.
- EXISTING TO BE RE-USED: (2) DOUBL SWING GATES, 120 VAC POWER, CONCRETE MOUNTING PADS, CONDUIT BETWEEN T/E ENTRY, ENTRY OPERATOR AND EXIT OPERATOR TO PULL NEW M/S COMMUNICATION WIRE, BAR CODE LABELS, ACCESS CONTROL PANEL, NOTE IF ANY OF THE EXISTING CANNOT BE RE-USED A CHANGE ORDER WILL BE PROVIDED.

SCOPE OF WORK:

- REMOVE EXISTING SWING GATE OPERATORS & PREP SITES FOR NEW.
- INSTALL ONTO THE ENTRY GATE (2) VIKING F-1 GATE OPERATOR PULL NEW M/S WIRE AND SET LIMITS.
- INSTALL ONTO THE EXIT GATE (2) VIKING F-1 GATE OPERATOR PULL NEW M/S WIRE AND SET LIMITS.
- INSTALL (2) ORMORON UL 18 MONITORED PHOTO BEAM KITS WITH WEATHER COVERS ONE FOR EACH
- REPLACE ALL (5) TRAFFIC LOOPS AND INSTALL (5) LOW VOLTAGE TRAFFIC LOOP DETECTORS WITH WIRE HARNESSSES. TO PROVIDE SAFETY/SHADOW AND FREE EXIT.

OPTION:

- TOP OF THE LINE SURGE PROTECTION:
 SURGE PROTECTION DEVICES FOR (4) GATE OPERATORS, (5) TRAFFIC LOOPS, (1) BAI SCANNER, (1) ACCESS PANEL
 ADD \$2,502.15 (COVERS LOWVOLTAGE POWER AND CONTROL WIRES, 120VAC HIGH VOLTAGE WIRES, NR LOOPS, PHONE LINE).

ACCEPT: ☐ DECLINE: ☐ INITIAL: _____

NOTE: SURGE PROTECTION COMES WITH A LIFETIME WARRANTY AND WILL BE REPLACED AT NO CHARGE IF UNIT FAILS OR IS BLOWN. WARRANTY IS FOR SURGE PROTECTION DEVISE ONLY AND DOES NOT COVER LABOR TO REMOVE OR REPLACE. SURGE PROTECTION IS HIGHLY RECOMMENDED BUT IN NO WAY DOES THIS GUARANTEE THAT DAMAGE TO EQUIPMENT WILL NOT OCCUR.

AE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

TOTAL SUM: \$ 30,581.14

TERMS: 50% DOWN AND BALANCE ON COMPLETION

TERMS ARE SUBJECT TO CREDIT APPROVAL.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: _____
FOR ACCURATE ELECTRONICS.

DATE: _____

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____
FOR: Lakeshore Ranch 19730 Sundance Lake Blvd. Land-O-Lakes, FL. 34638

PRINTED NAME: _____

DATE: _____

ACCURATE ELECTRONICS

9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771
 PINELLAS (727-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088
 WWW.ACCURATEELECTRONICS.NET

January 19th 2020
 PB/DP

Lakeshore Ranch
 19730 Sundance Lake Blvd.
 Land-O-Lakes, FL. 34638

ATTN: Lisa Kagan
 E-MAIL: clubhouse manager@lakeshoreranch.net
 Phone: 813-388-6839

RE: Camera system for gate access overviews with visitor facial ID and tag capture, with overviews of the entry and exit gates & lanes

EQUIPMENT LIST:

Qty	Equipment	COST	TOTAL
1-	dw-valp83T analog high def 1080p via coax 240fps recording @ 1080p 3tb hard drive		
	8 channel high def digital video recorder. records analog up to 5mp		\$671.96
1-	28 4k lcd monitor with hdmi cable.		\$629.65
1-	dw-v4263wtir mega pixel over analog with cmos chip 5 mp a/i v/f lens		
	true day night with infra red up to 100'		\$303.88
5-	dw-b6563wtir true day night 5mp bullet camewras with A/I V/F lens with infra red up to		
	100'	\$316.08	\$1,580.40
1-	dw-LPR tag capture camera up to 55 mph and up top 120' day or night		\$798.99
1-	Altronics fused camera power suply 8 input		\$179.65
1-	Aluminum powder coated mounting pole for the tag capture camera set in concrete		\$240.00
1-	Cat 6, fittings, conduit and misc to comeplete, trench planter from gourd house to tag		
	camera location in the island.		\$365.00
2-	1000 va upsdes for head end line condi, and BBU for the camer power supply and dvr	\$398.65	\$797.30
	S & H:		\$85.00
	Labor to install:		\$1,695.00
	Total:		\$7,346.83

NOTES:

1. FIVE YEAR MANUFACTURES LIMITED WARRANTY: ON DIGITAL WATCHDOG DIGITAL VIDEO RECORDER AND CAMERAS.NOTE: WARRANTY COVERS MANUFACTURE'S DEFECTS ONLY. ACTS OF GOD, I.E.; LIGHTNING, POWER SURGES, STORM DAMAGE, VANDALISM AND OR ABUSE ARE NOT COVERED UNDER WARRANTY. ACCURATE ELECTRONICS ONE YEAR GUARANTEE ON LABOR.
2. TO BE PROVIDED BY THE OWNERS: DESK AND OR SHELIVING FOR HEAD END EQUIPMENT. HIGH SPEED INTERNET (DEDICATED STATIC IP) FOR OFF PREMISE VIEWING. ACCURATE ELECTRONICS RECOMMENDS FASTEST UP AND DOWN LOAD SPEED AVAILABLE FOR THE BEST REMOTE VIEWING. AS DIRECTED BY ACCURATE P.M. TEAM.

SCOPE OF WORK:

1. Install (1) 8 channel 3tb DVR inside guard house, with (1) 28" 4k lcd cctv monitor with hdmi cable.
2. Install 8 channel fused camera power supply.
3. Install (1) 4x4x6 aluminum pole set in concrete visitor entry lane island just off guard house to provide tag capture.
4. Install (1) v-6563wtir 5mp v-dome camera right hand side of guard entry door for visitor facial ID.
5. Install (5) b-6563wtir 5mp bullet cameras as follows: (1) mounted to the front of guard house looking East to provide entry overviews, (1) mounted to the guard house left hand side of entry door to provide overviews of the visitor & resident entry lanes, (2) mounted to the back side of the guard house to provide overviews of the entry & exit gates, (1) mounted to the West side of the guard house with over view of the exit lane out.
6. Terminate all cat6 and test system.
7. System training up to two hours.

ACCEPT: ☐ INITIAL: _____

AE.

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THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

TOTAL SUM: \$ 7,346.83

TERMS: 50% DOWN AND BALANCE ON COMPLETION

TERMS ARE SUBJECT TO CREDIT APPROVAL.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: _____
FOR ACCURATE ELECTRONICS.

DATE: _____

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____
FOR: Lakeshore Ranch 19730 Sundance Lake Blvd. Land-O-Lakes, FL. 34638

PRINT NAME: _____

DATE: _____

MAINTENANCE RSC CONTRACT #011920lr/mt
ACCURATE ELECTRONICS



9225 ULMERTON ROAD, SUITE 410 ◆ LARGO, FL 33771
PINELLAS (727-533-0295 ◆ HILLSBOROUGH (813) 983-9131 ◆ SARASOTA (941) 952-1088 ◆ FT. MYERS (239) 332-8700
◆ ORLANDO (407) 203-2620
WWW.AEAccess.com

January 19th 2020
PB/DP

Lakeshore Ranch
19730 Sundance Lake Blvd.
Land-O-Lakes, FL. 34638

ATTN: Lisa Kagan
E-MAIL: clubhouse manager@lakeshoreranch.net
Phone: 813-388-6839
RE: QUARTERLY MAINTENANCE R.S.C.

MAINTENANCE FOR: (4) gate operators, (1) Access control panel, Traffic safety loops, (1) BAI scanner,
Emergency access device.

MONTHLY FEE: \$156.93

TOTAL ANNUAL COST: \$1,883.20

SERVICE MONTHS: TO BE DETERMINED

(CONTRACT TERM 3 YEARS TO RENEW FOR SUCCESSIVE 3 YEAR TERMS UNLESS CANCELLED IN
WRITING 30 DAYS PRIOR TO TERM END).

OPTIONAL ANNUAL UNLIMITED PROGRAMMING: ADD: \$100.00 Per month

ACCEPT: ☐

DECLINE: ☐

INITIAL: _____

MAINTENANCE PROGRAM:

A MAINTENANCE PROGRAM IS DESIGNED TO MAINTAIN THE OPERATORS MECHANICAL FUNCTIONS. CHECKING PARTS
FOR UNNECESSARY WEAR AND REPLACING THEM BEFORE THEY BREAKDOWN CAUSING UNNECESSARY DOWN TIME.
THE MAINTENANCE PROGRAM IS DESIGNED TO KEEP THE OPERATOR FUNCTIONING AT IT'S HIGHEST CAPACITY AND TO
PROLONG THE LIFE. MAINTENANCE IS RECOMMENDED MONTHLY, QUARTERLY AND SEMI-ANNUAL BASED ON THE
AMOUNT OF USE / DUTY CYCLES THE EQUIPMENT IS UNDER .

UNDER THE MAINTENANCE PROGRAM ACCURATE WILL NOTIFY YOU OF ANY PARTS THAT NEED TO BE REPLACED AND
GET AN APPROVAL FOR THE COST BEFORE ANY REPAIRS ARE MADE. PLEASE NOTE THAT ACCURATE SERVICES OVER 10
BRANDS OF GATE OPERATORS, OVER 7 BRANDS OF TELEPHONE ENTRY SYSTEMS AND NUMEROUS CARD AND RADIO
SYSTEMS. AS A CONVENIENCE, WE TRY TO CARRY AS MANY REPLACEMENT PARTS ON OUR SERVICE TRUCKS AS
POSSIBLE BUT MAY NOT ALWAYS HAVE EVERY PART IN STOCK AT TIME OF SERVICE. NEEDED REPAIRS FOUND DURING
MAINTENANCE ARE QUOTED SEPARATELY AS A REPAIR CHARGE FOR TIME AND MATERIAL NEEDED. ENCLOSED PLEASE
FIND ATTACHED AN ACCURATE MAINTENANCE CHECKLIST.

NOTES:

1. OWNER AGREES THAT ACCURATE ELECTRONICS INC. WILL NOT BE HELD RESPONSIBLE FOR DAMAGES
CAUSED BY GATE CLOSURE ON PEDESTRIANS AND OR VEHICLES. **NOTE: PEDESTRIANS SHOULD NEVER
WALK TROUGH VEHICLE GATE ACCESS.**
2. MAINTENANCE PROGRAM DOES NOT GUARANTEE THAT EQUIPMENT WILL NOT FAIL OR BREAKDOWN.
SERVICE CALLS ARE BILLED SEPARATELY ON AN AS NEEDED BASIS.
3. **Remote Service Connect provides free remote service, Monthly back-up of Data Base offsite on AE Server. Free Cloud Back
up of database. DVR's must have Network connection and Access Control panels must have phone or Lan connection.**
4. 10% DISCOUNT ON ALL SERVICE CALLS WHEN UNDER AN ACCURATE MAINTENANCE CONTRACT.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE
ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS
SPECIFIED. THIS CONTRACT MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____
FOR: Lakeshore Ranch 19730 Sundance Lake Blvd. Land-O-Lakes, FL. 34638

PRINT NAME: _____

DATE: _____

ACCURATE ELECTRONICS, INC. TERMS AND CONDITIONS

1. The seller, Accurate Electronics, Incorporated, proposes to sell materials and/or labor to the person(s) heretofore called Buyer(s)
2. **Payment.** Buyer promises to pay for all materials, labor, permits, etc., as contracted for at current rates.
3. **Payment Terms.** Payment terms are 50% down, balance on completion, unless otherwise agreed. If the job goes beyond 30 days, Seller reserves the right to reasonable progress billings. Completion shall mean substantial completion. Buyer may reserve from final payment an amount proportional to work not complete or work reasonably in dispute. Buyer explicitly agrees not to withhold relatively large sums of money earned by Seller due to relatively small items on the job still unresolved or incomplete. The specific intent of both Buyer and Seller is to reasonably compensate Seller for Seller's performance as work is installed.
4. **Sign-Off and acceptance.** When Seller has a date certain that work will be complete Seller will inform Buyer. At that point, Buyer agrees to have a qualified decision-maker inspect the project within three business days. At the time of inspection, Buyer will either accept the project or provide Seller with a punch list.
5. **Past Due Debts.** Any indebtedness that becomes past due is subject to interest charges at 1.5% per month and reasonable attorney's fees will be charged if attorney involvement in collection actions becomes necessary. Further, Seller reserves the right to withhold from Buyer products, labor or material and warranties as long as there are any outstanding debts owed to Seller or Buyer or entities related to the Buyer on this site or any other site associated with Buyer and for which Seller has contracted to provide products, labor or material, etc. Buyer understands and agrees that Seller may assert the aforesaid right to withhold a warranty even though Buyer's debts to Seller may not specifically relate to the product, labor or service to which the warranty applies. Should it be necessary to enforce this agreement the parties agree that the venue shall be in Pinellas County, Florida and that the prevailing party shall be entitled to all reasonable costs including reasonable attorneys' fees.
6. **Title.** Title to materials under this contract remains with the Seller until all indebtedness under the contract is paid. Once the debt is satisfied, title passes to Buyer.
7. **Repossessing.** Seller reserves the right to remove and repossess certain removable items in the event debts are not paid. Buyer understands and agrees that until Seller is paid in full hereunder for its services, the products and materials provided by Seller under this agreement shall remain personally under applicable law. Reasonable charges may be assessed, either out of funds already paid, or otherwise, for repossession costs.
8. **Warranty.** THE FOLLOWING WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY SELLER TO BUYER. SELLER SPECIFICALLY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES AND AGREES THAT THE FOLLOWING CONSTITUTE THE ONLY WARRANTIES PROVIDED BY SELLER AND THAT SELLER HAS NOT MADE ANY REPRESENTATIONS OR PROMISES OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.
 - a.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any electronic or electrical component installed by Seller shall BE in good and working condition. This does not cover routine maintenance such as re-tuning loop detectors or re-setting traffic loops. All warranty service to be provided during normal operating hours starting 30 days after the completion date. All labor will be billable for emergency service after 30 days regardless if parts are warranted by manufacture or not.
 - b.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any mechanical part or component installed by Seller shall be in good and working condition.
 - c.) In the event a part or component of Seller's installation is warranted by a third party (such as a supplier or manufacturer if the part or component) pursuant to a written warranty delivered to Buyer, Seller shall not be responsible for any failures, defects or non-conformities in such part or component and Buyer's remedies, if any, shall be limited to those set forth in the written warranty provided by such third party.
 - d.) Seller at no time shall be liable or responsible for replacing, correcting or repairing any item warranted hereunder if the item is damaged or made non-functional by acts, omissions, negligence, abuse or mishandling of Buyer, any third party, acts of nature or acts of god. I.E.: LIGHTING, FLOOD, POWER SURGE...
9. **Property Lines.** Buyer is solely responsible for locating property lines and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting from that reliance. Seller will not survey the property.
10. **Underground items.** Buyer shall inform Seller of the existence and location of all underground lines or items that may be damaged by digging and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting if Buyer fails to properly inform Seller of the existence and location of underground items that may be damaged. Owner is always responsible for moving or repairing irrigation lines in the way of construction.
11. **Demolition.** If your project involves the demolition of concrete pads, trenching across a driveway where traffic loops are located there is always the possibility for collateral damage to wiring under ground or inside the concrete pad being removed. AE will take every precaution to preserve all wiring. IF damage does occur or we find underlying damage that was unforeseen, there will be an additional charge to install new wiring.
12. **Delay.** When construction is suspended at the request of Buyer, Buyer agrees to reasonably compensate Seller for the additional expenses of loading trucks, and time and travel, etc., if additional expenses are incurred.
13. **Service by Non-Accurate Personnel.** If systems installed and warranted by Seller are serviced by personnel unauthorized by Seller, warranties may be voided at the discretion of Seller.
14. **Interruptions of the Contract.** Seller is not responsible for interruptions of inability to fulfill the contract for circumstances beyond the control of the Seller. The circumstances include, but are not limited to the following: Requirements of any government or regulatory agency, acts of god, such as fires, floods, strikes, labor difficulties, transportation difficulties, war or acts of national defense
15. **Indemnification:** Accurate Electronics, Inc. will not be held responsible in any circumstance for gate closure on pedestrians and or vehicles. Owner understands that automated gate systems are electro-mechanical devices that can fail at any time. Owners, residents, visitors, contractors, renters and all other personnel that use the automated gate system do so at their own risk. Accurate will not be responsible for delayed or denied access to emergency personnel or vehicles through gates or access doors.
16. **All sales are Final!** A 25% restocking fee for canceled orders on non-custom equipment only. Custom ordered equipment is not returnable or refundable.

Clubhouse Manager

From: David Palmer <david@aeaccess.com>
Sent: Sunday, January 19, 2020 11:12 AM
To: Clubhouse Manager
Subject: equipment spec sheets
Attachments: viking f1.pdf; BA-Spec-Sheet.pdf; DW_DS_DW-VA1P8xT_Rev0619.pdf; DW_DS_STAR-LIGHT_UHD_DWC-LPR650U_Rev1117 (1).pdf; DW_DS_DWC-B6563WTIR_Rev0619.pdf; DW_DS_DWC-V6563WTIR_Rev0619.pdf

Lisa, attached spec sheet on the equipment proposed for your review...If you have any questions please give me a call or e-mail them to me. Thank you again & have a blessed day!

Sincerely,

David Palmer
David@AEAccess.com
Mobile # 727-224-6125



AEAccess.com

Click to check out our NEW WEB PAGE!

ACCURATE ELECTRONICS, INC

9225 Ulmerton Road #410
Largo, FL 33771

Pinellas: **727.533.0295**
Hillsborough: **813.983.9131**
Sarasota: **941.952.1088**
Ft. Myers: **239.332.8700**
Orlando: **407-203-2620**
FAX: Tampa Bay: **727.518.1995**
FAX: Ft. Myers: **239.332.8702**

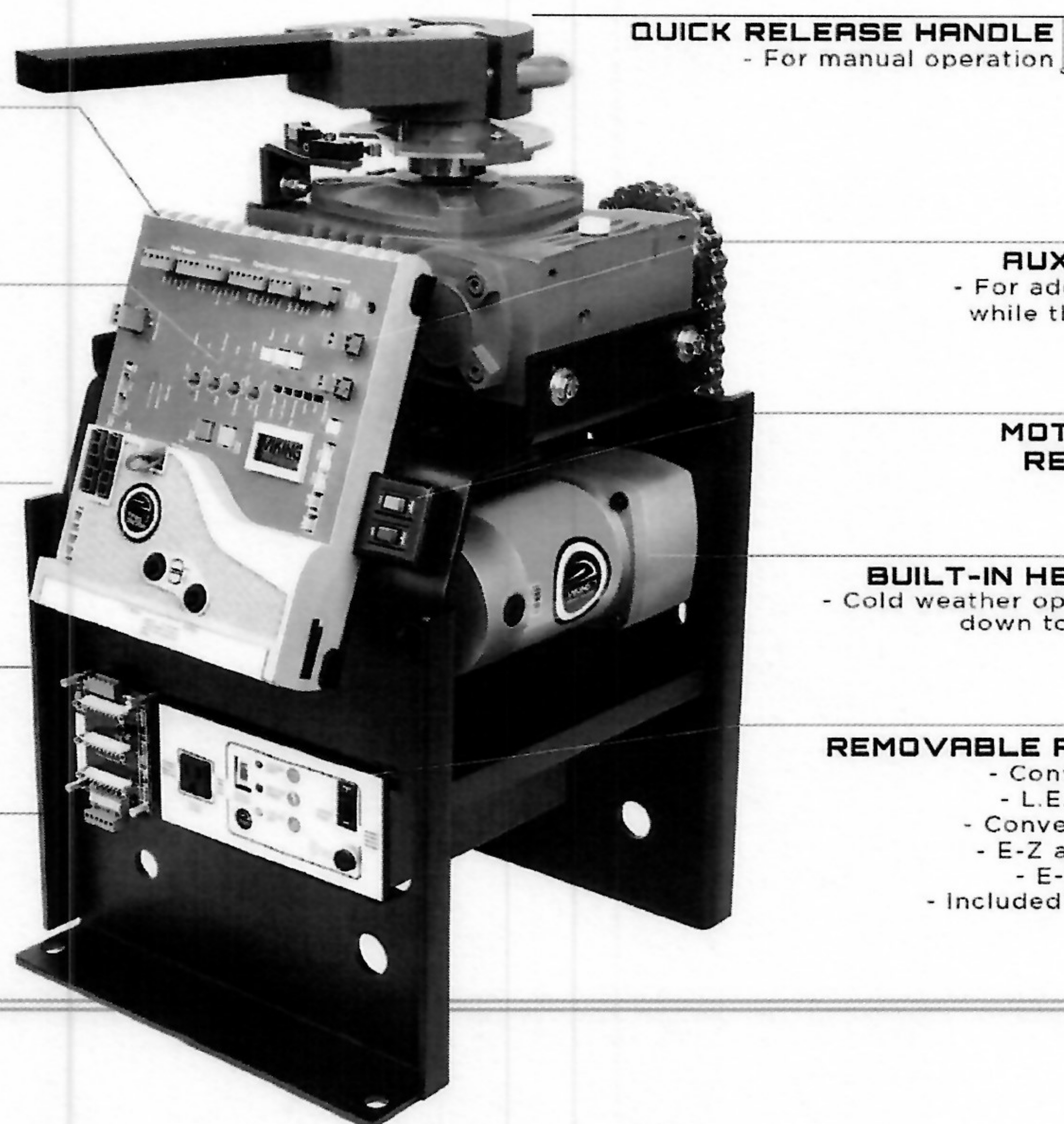
The information in this electronic message from Accurate Electronics, Inc, Largo, Florida or its Employees may be privileged and confidential and is intended only for the use of the individual(s) and/or entity (entities) named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking of any action in reliance on the contents of the electronically transmitted materials is prohibited.

F-1 SWING GATE OPERATOR



RESIDENTIAL AND COMMERCIAL

CLASS I, II, III, & IV VEHICULAR SWING GATE OPERATOR



V FLEX CONTROL BOARD

- Conveniently labeled enclosure
- Ergonomically located

LCD DIAGNOSTICS DISPLAY

- Displays full error messages
- Reads real-time voltages and settings

MULTI-LAYER CORROSION PROTECTION

- G90 galvanized, clear zinc plating, UV rated powder coating, & 1/4" steel chassis

JBOX FOR HIGH VOLTAGE WIRING

BATTERIES INCLUDED

- True battery back-up

QUICK RELEASE HANDLE

- For manual operation

AUXILIARY OUTPUT

- For additional accessories while the gate is in motion

MOTOR & BATTERY RESET SWITCHES

BUILT-IN HEATER

- Cold weather operation down to -20° F

REMOVABLE POWER SUPPLY

- Convenient fuse access
- L.E.D status indicators
- Convenient power switch
- E-Z access power outlet
- E-Z set up 115V/230V
- Included low voltage option

COMPATIBLE WITH VIKING WIRELESS PRODUCTS

- Wireless Master/Slave Kit provides secure and reliable wireless communication.
- Remote access to the control board settings, programming, operator diagnostics, controls, gate status and error notifications, all from the convenience of a computer or any compatible hand held device.
- Plug & Play connection for the Viking wireless expansion products.

BATTERY BACKUP INCLUDED

- Standard Battery Backup provides 400 continuous cycles at 100% duty cycle.
- With Viking's "True" Battery Backup System, batteries are not used during normal operations, maximizing battery life.

LIGHTNING PROTECTION

- Advanced lightning strike protection up to 20,000 volts / 10,000 amps
- On-board surge protection monitoring.

PROTECTION

- Multi-Layer Corrosion Protection
- G90 Galvanized
- Clear Zinc Plating
- UV Rated Powder Coating
- 1/4" Steel Chassis

INTEGRATED HEATER

- Built-in heater for operating temperatures down to -20° F.
- This will allow you run your operator in the coldest conditions.

SOLAR SMART

- Power Saving technology minimizes current draw while at standby.

DIAGNOSTICS DISPLAY

- On-board LCD screen displays voltages, amps, gate status and diagnostics.

Operational Voltage	24 VDC 1/2 HP
Main Power Source Options	120/240 VAC Single Phase
Battery	7 AmpHr 12 VDC x 2
Battery Backup	400 Full Contin. Cycles (1500 lbs)

Operating Speed	13-16 seconds per 90°
Operating Temperature	-20°F up to +160°F
Max Gate Capacity	1500 lbs/ 12' or 1000 lbs/ 16'
Max Duty Cycle	100% Contin. Cycle

**Outdoor Barcode Readers,
Decals, and Accessories
for
Automatic Vehicle Identification
and
Access Control**



**Barcode Readers and
Decals Product Catalog**

Barcode Automation, inc.

800-528-9167

407-327-2177

FAX 407-327-6172

Post Office Box 195268

Winter Springs, FL 32719-5268

Email: info@barcode-automation.com

web page <http://www.Barcode-Automation.com>

Automatic Vehicle Identification Systems by Barcode Automation, inc.

Barcode Automation, inc. (BAI) is the leading manufacturer of barcode readers and decals designed for Automatic Vehicle Identification (AVI) and access control. Our systems are ideal for use at gated vehicle entrances, such as gated communities, private employee parking areas, long term parking, schools, universities, state parks, and many others.

Vehicle ID systems from BAI use two parts; a barcode reader that mounts next to the street or drive, and a decal that is applied to the side window of each vehicle. Using the system is very easy, the vehicles simply drive past the reader, which detects and decodes the decal automatically.



Decals have a 5 year life expectancy and are available in 56 different color combinations. All colors read equally well, so choose the colors you like.

Exceptional performance

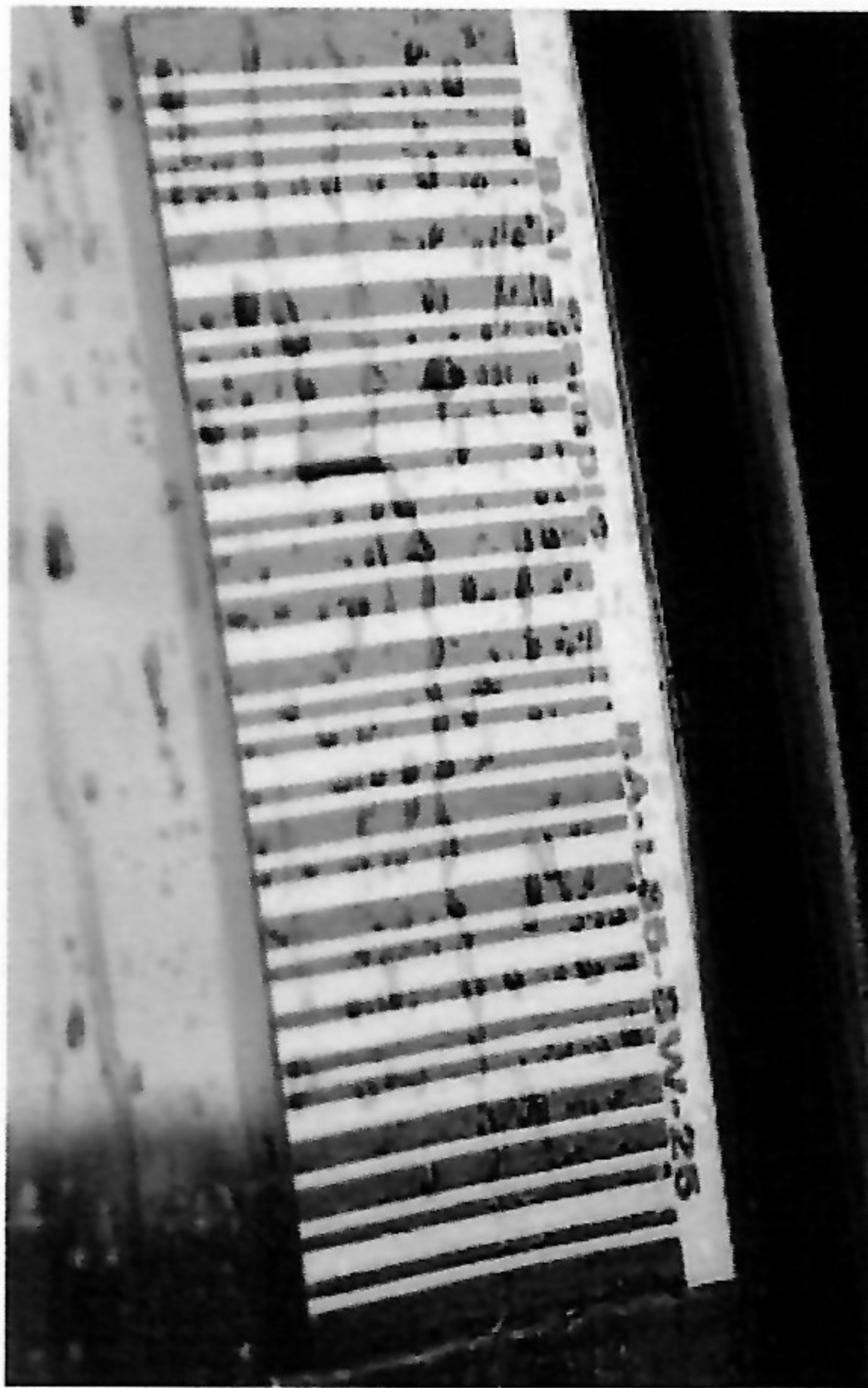
BAI readers are guaranteed to read decals up to six feet away, on vehicles moving at up to 25 mph, in all kinds of weather. Our readers are not affected by rain, glare from the Sun, or electrical interference from cell phones, radios, Wi-Fi, etc. Once the vehicle is identified, the reader automatically transmits the ID code to the access control system.

Compatible with other access control systems

BAI readers are compatible with access control equipment from Northern Computer, Linear, Keri Systems, Chamberlain, DoorKing, Select Engineered Systems, DSX, and many others. To put it simply, every access system that accepts 26 bit Wiegand messages is compatible with BAI readers.

Convenient

BAI barcode systems are "hands free", so there is no need to stop and roll down a window in the rain or snow. No buttons to press, no codes to enter, no batteries to replace, and no remote to break or lose. In addition, BAI readers ignore photocopies of the vehicle decals.



Automatic Vehicle Identification Systems by Barcode Automation, inc.



Dependable

Constructed of sturdy aluminum and stainless steel components, BAI readers are designed from the ground up to operate in harsh outdoor environments. Covered by a 5 year Limited Warranty from the factory, our readers run 24 hours a day, seven days a week.

Special features

BAI readers can operate in "standalone" mode where they control a gate directly. Program the reader with valid ID numbers and it will open the gate for each authorized vehicle. Unauthorized vehicles are not allowed to enter. This is a popular feature, since you only need the reader and a gate operator to control access to your property.

Customize your decals

BAI offers 56 different color combinations to choose from, so pick the decal colors that suit you. Some people like the decal to be dark and hard to see, while others want the decal to be bright and in-your-face obvious. All decal colors work equally well with the reader, so you can use any or all of the decal color combinations. The choice is yours – pick the colors that you want to see on your vehicles.

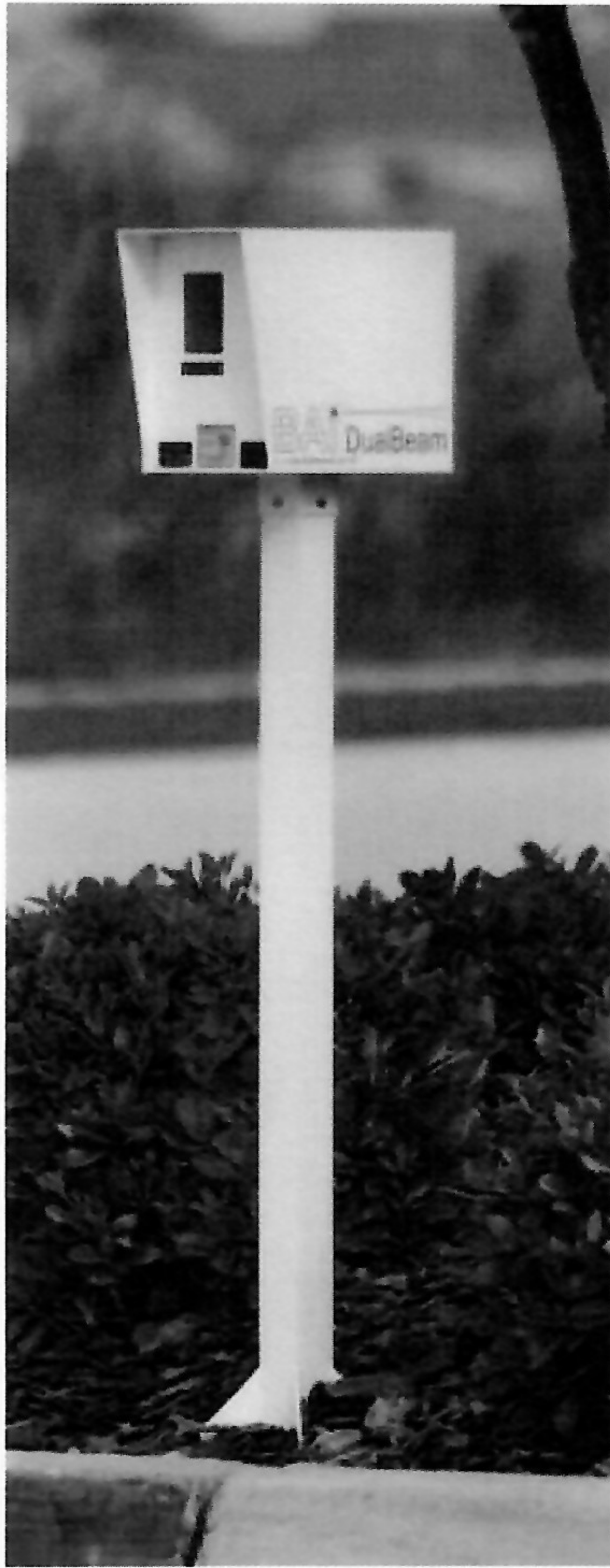


Decals can also be customized with logos, images and text to suit your needs. Parking and entry stickers are already used at many places, including schools, universities, golf & country clubs, etc. BAI barcode decals can be customized to create a decal for automated gate entry that also allows visual spot-checking by security personnel. Different decal colors can be used to identify specific groups such as members or staff. Of course, different colors can also be used to designate a specific parking location, such as "green spaces only" for a green sticker.



Expiration dates or special characters can be added to show how long a decal is valid. These are just a few examples, there are many ways to customize the vehicle decals for your exact needs. If you would like assistance in creating a custom decal, contact BAI at 800-528-9167.

For more information, visit us on the Web at www.barcode-automation.com.



BA-440 DualBeam Barcode Reader

- ETL Listed to UL Standard 294 for Access Control equipment
- Recommended for new reader installations
- 24Vdc @ 1.5A power input
- Five year Limited Warranty
- Built-in lightning and power surge protection
- Wiegand 26 bit message output
- Configurable as a stand alone controller
- Modular construction
- Built in diagnostics
- Decals available with 56 different colors
- Ignores photocopied barcode decals

Light Source:

Visible Laser Diode

Output Wavelength (nominal): 658 nM

CDRH Safety Class II

Output Power: less than 1mW/cm²

Read Zone:

Horizontal read area: 24" to 72" (61 to 182 cm) out from the reader, measured from the window.

Vertical read area: at 24" from the reader, vertical read zone is between 36" and 65" above the ground.

Decals:

56 different color combination decals are available. Reader can also use decals from other equipment manufacturers, such as Accu-Sort, Amtel, ISI, & LazerData. **The AFC decal format is not supported.**

Communication Outputs:

RS232 Serial port and USB port:

Data Rate: 2400, 4800, 9600, 19200, 38400 Baud

Parameters: 8N1, 7E1

Standard 26 bit Wiegand Message

Read Indicator:

Audible beep for successful read of a decal

Power Input:

Voltage input: 24 Vdc Only @ 1.5A max

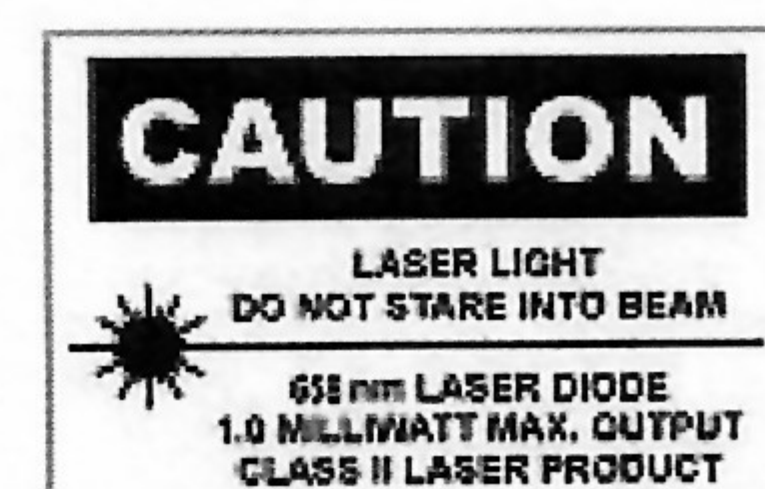
Power: 36 Watts max

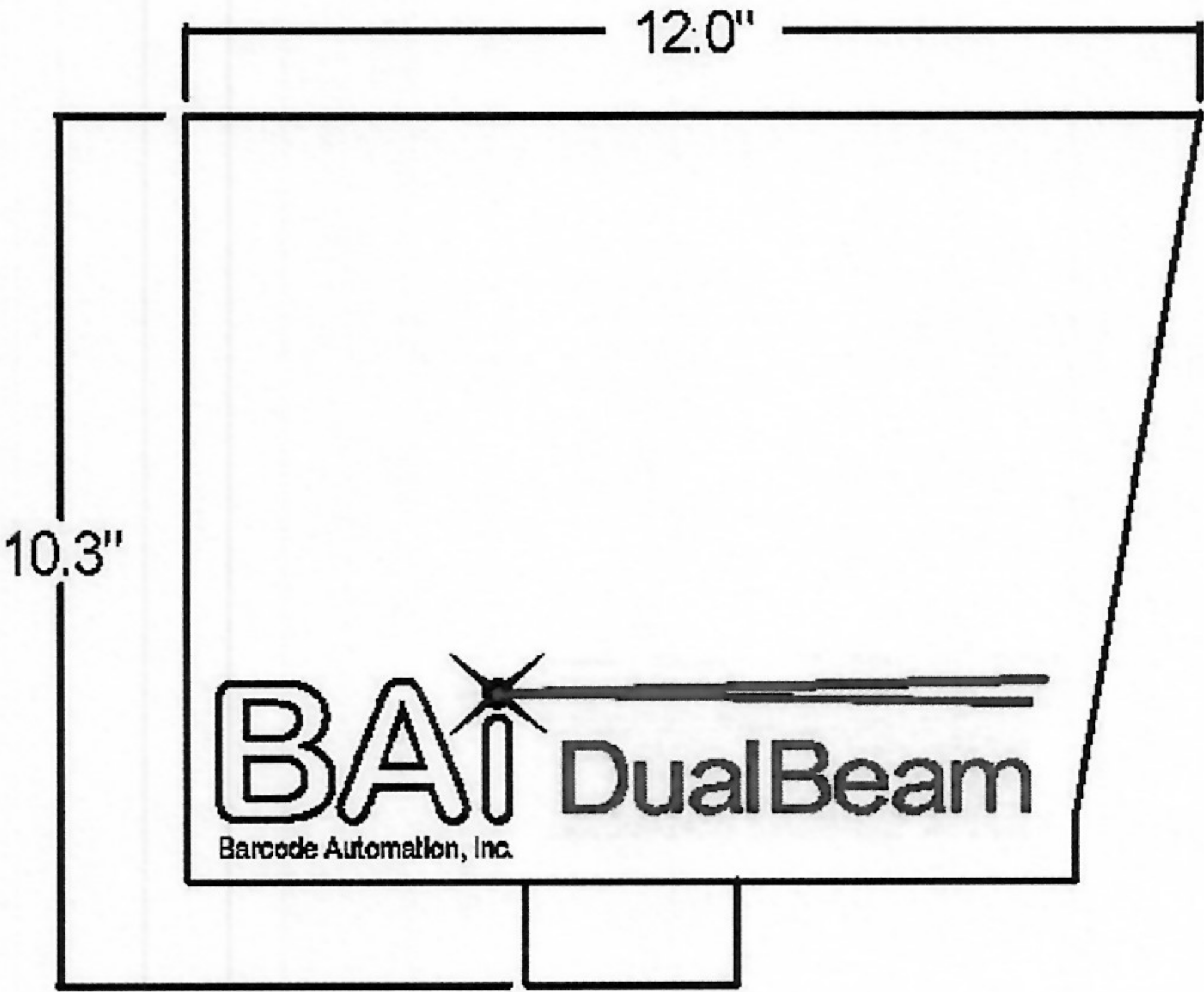
Environmental:

Operating Temperatures: -22 to 130° F (-30 to 55° C)

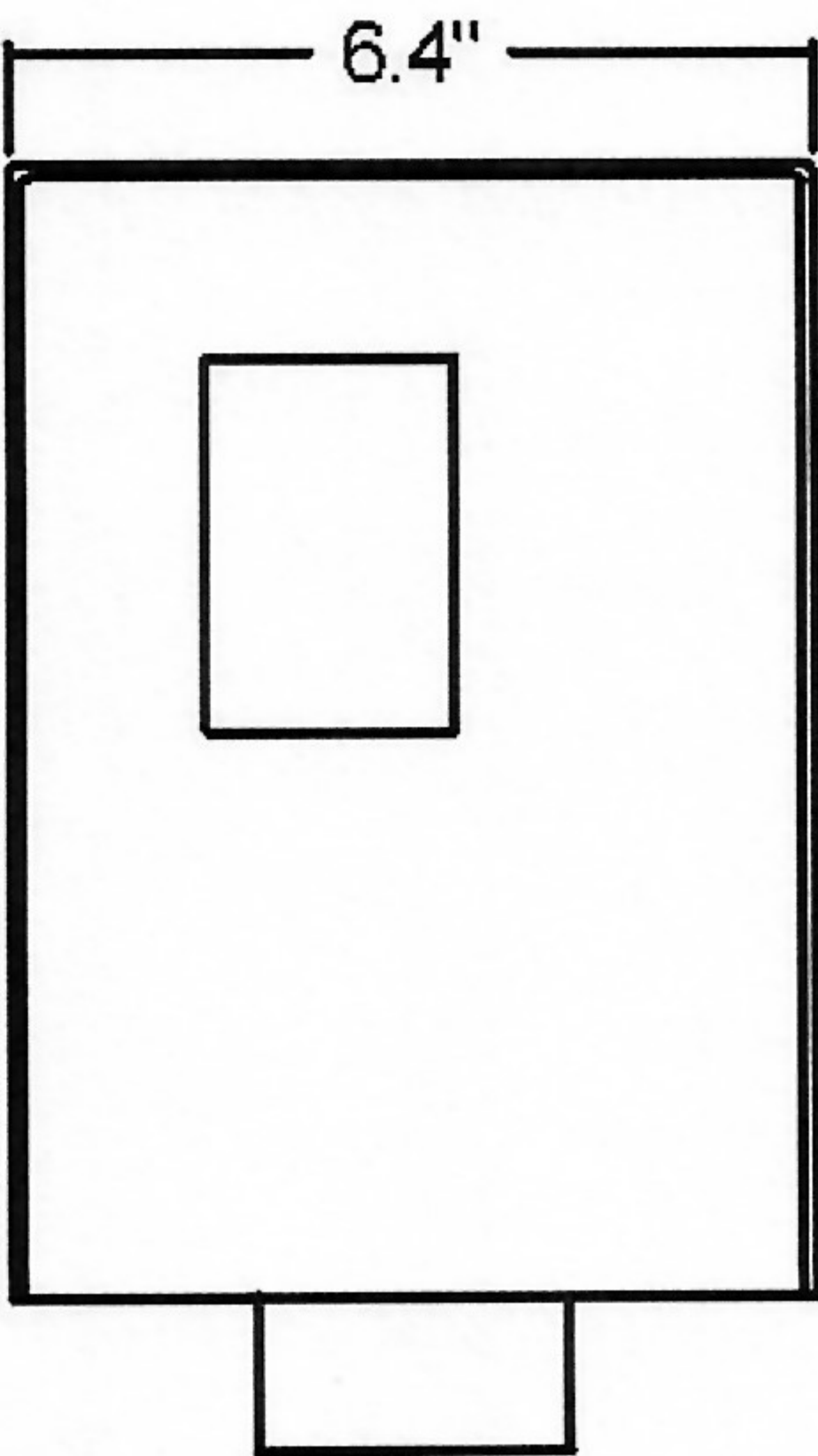
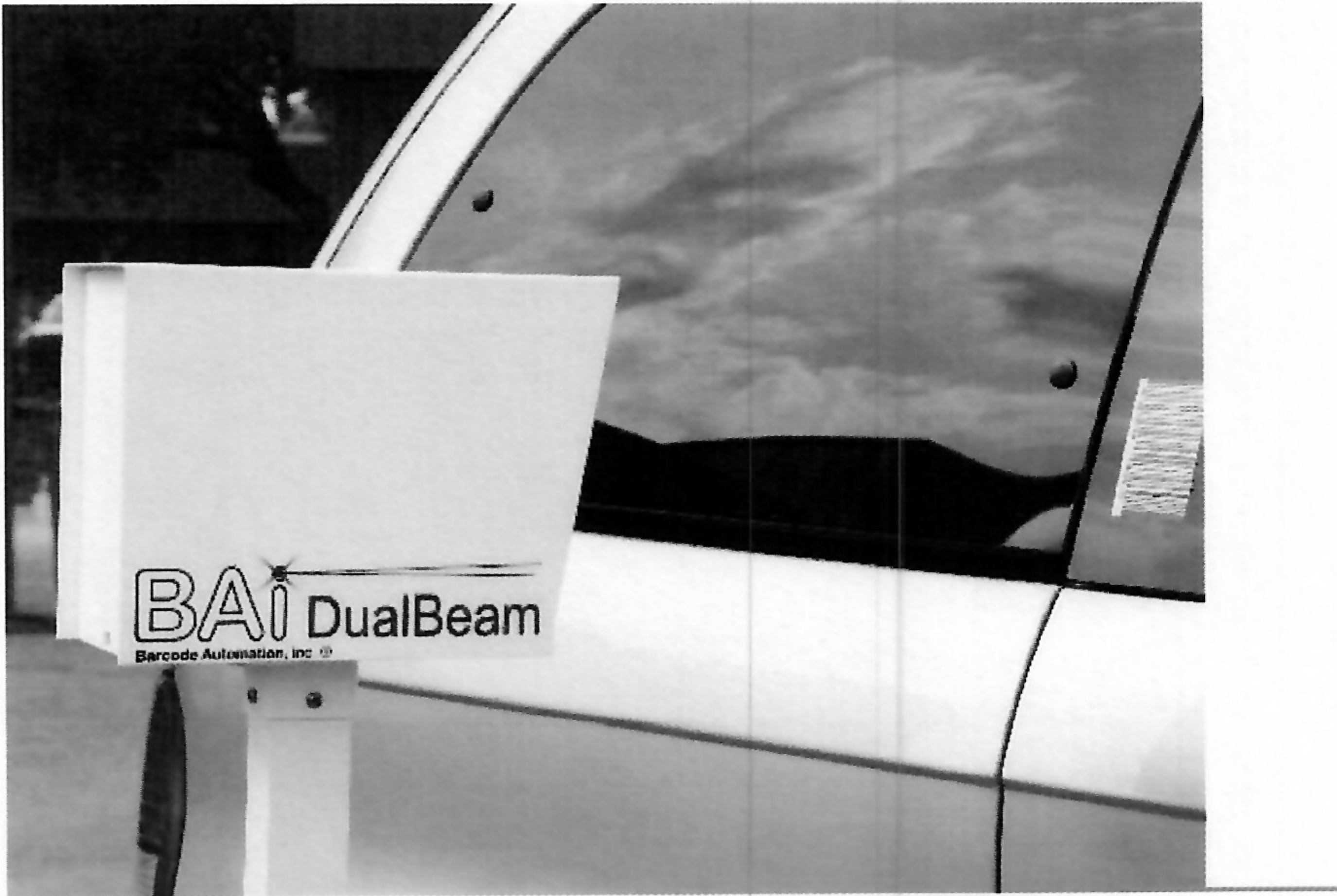
Relative Humidity: 10% to 100% (non-condensing)

Mechanical Specifications: NEMA 4





BA-440 DualBeam Barcode Reader Installation photos



BA-220 DualBeam Barcode Reader by Barcode Automation, inc.



BA-220 DualBeam Barcode Reader

- ETL Listed to UL Standard 294 for Access Control equipment
- Recommended as replacement for BA-200 Reader
- Standard 115VAC power input or factory installed 24Vdc input
- Five year Limited Warranty
- Built-in lightning and power surge protection
- Wiegand 26 bit message output
- Configurable as a stand alone controller
- Modular construction
- Built in diagnostics
- Decals available with 56 different colors
- Ignores photocopied barcodes

Light Source:

Visible Laser Diode

Output Wavelength (nominal): 658 nm

CDRH Safety Class II

Output Power: less than 1mW/cm²

Read Zone:

Horizontal read area: 24" to 72" (61 to 182 cm) out from the reader, measured from the window.

Vertical read area: at 24" from the reader, vertical read zone is between 36" and 65" above the ground.

Decals:

56 different color combination decals are available. Reader can also use decals from other equipment manufacturers, such as Accu-Sort, Amtel, ISI, & LazerData. **The AFC decal format is not supported.**

Communication Outputs:

RS232 Serial port and USB port:

Data Rate: 2400, 4800, 9600, 19200, 38400 Baud

Parameters: 8N1, 7E1

Standard 26 bit Wiegand Message

Read Indicator:

Green light for successful read of a decal

Power Input:

Voltage input: 115 VAC single phase @ 50/60Hz, 0.8A

Factory installed Option: 24Vdc input @ 2.5 A max

Environmental:

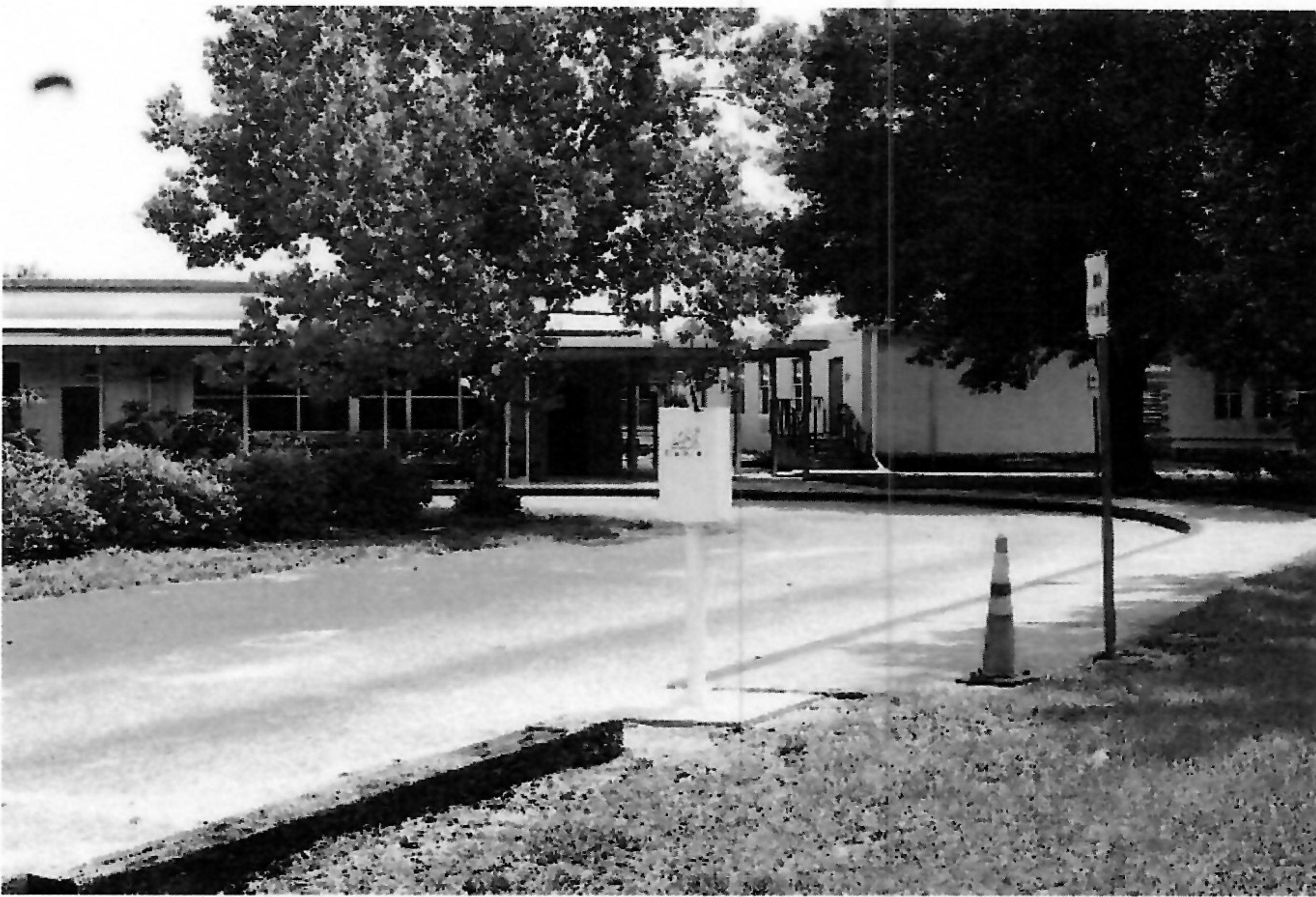
Operating Temp: -22 to 130° F (-30 to 55° C)

Relative Humidity: 10% to 100% (non-condensing)

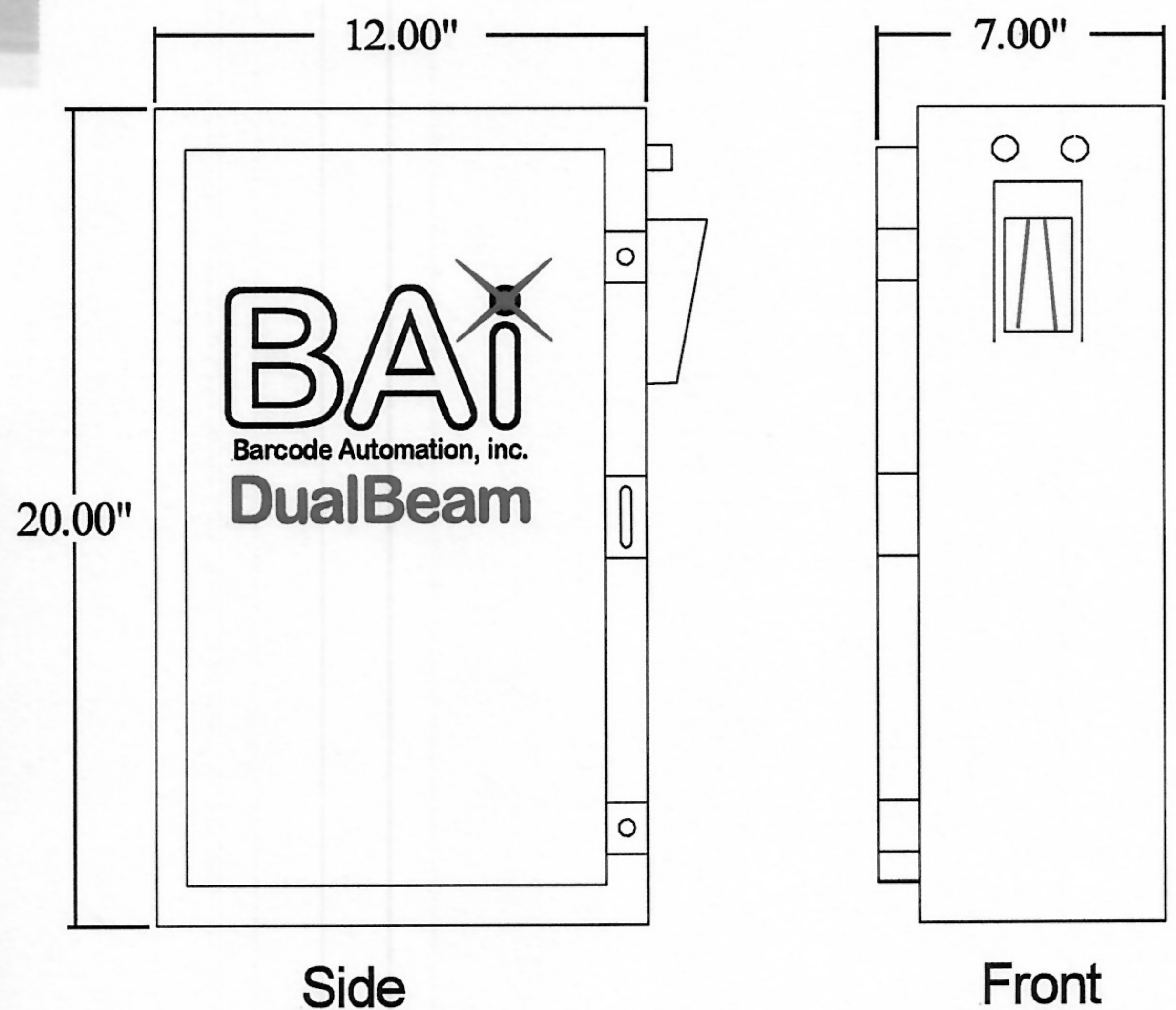
Mechanical Specifications: NEMA 4



BA-220 DualBeam Barcode Reader by Barcode Automation, inc.



BA-220 Dualbeam Barcode Reader Installations



Barcode Automation Vehicle Decals



Vehicle Decals for BAI Barcode Readers

- Developed specifically for use with BAI readers
- Constructed of tough weatherproof material
- 2 year Limited Warranty, 5 year life expectancy
- 56 different color combinations available
- Decals can be customized with logos, images and text
- No setup charges on custom orders
- Fast turnaround and delivery
- Sample at left is Actual Size (3.7" x 2.5")

Barcodes can be printed in any combination of one stripe color on one background color.

Stripe Colors	Background Colors						
	Black	White	Yellow	Gold	Orange	Red	Magenta
Black							
White							
Blue							
Green							
Yellow							
Orange							
Red							
Magenta							

Actual Colors May Vary

Custom Decal Examples:



Barcode Automation, inc.

800-528-9167 or 407-327-2177

FAX 407-327-6172

Post Office Box 195268

Winter Springs, FL 32719-5268

Email: info@barcode-automation.com

web page <http://www.Barcode-Automation.com>



HD over Coax[™]



8 Channels
240 Total FPS



PathFinder[™]

5MP

Up to 5MP
Recording



Real-Time 2.1MP/1080p
Monitoring

5YEAR

Limited Warranty

Summary

VMAX[®] A1 Plus[™] DVRs support HD-Analog and HD-TVI signals up to 5MP and CVBS up to 960H. The DVRs offer a seamless upgrade to HD resolution for new ROI from existing coaxial infrastructure. The VMAX[®] A1 Plus[™] can record 1080p video at real-time 30fps. Up the Coax (UTC) remote configuration is available with all compatible cameras. The 8-channel DVR is available with up to 10TB of storage.

Features

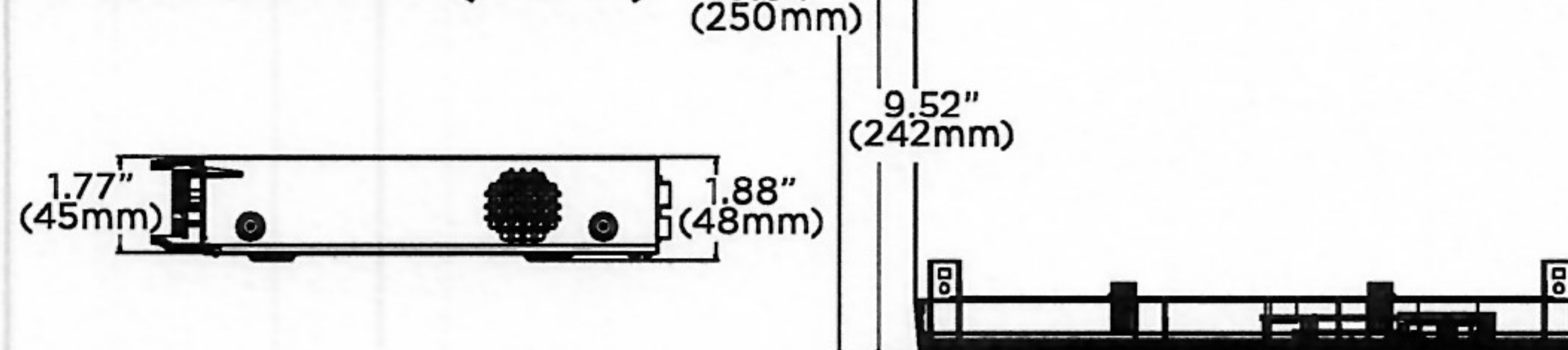
- Universal HD over Coax[®] DVR records HD-Analog and HD-TVI and all analog up to 960H signals
- Advanced H.264 Linux[®] embedded DVR
- 8-channels, real time 30fps recording up to 1080p
- Up to 5MP recording resolution at a total 80fps
- PathFinder[™] auto port forwarding
- C₃[™] CMS and event server software up to 144 channels
- Event camera group recording
- Complete system analysis with real-time system and network status monitoring
- Mobile Application for iPhone[®], iPad[®], iPod[®], Android[®] Smart Phones and Tablets and Apple TV[®]
- Mac[®] compatible remote ACS software
- OSD and PTZ control via coax (UTC)
- Signal hybrid detects any camera at any output automatically.
- Instant channel swap, no need to disconnect or reboot the DVR.
- Snapshot Notify[™]: camera notifications sent to an e-mail or CMS
- 4K (3840 x 2160) True HD, VGA and Spot video outputs
- 1TB - 10TB storage options
- HDD calculation and auto recording configuration
- Thumbnail search with hour and 5-minute previews
- 10 second jump buttons for playback and fast forward
- Event notifications via e-mail, text and C₃[™] CMS and push notifications to mobile devices
- Multiplex - live, playback, recording, backup, network, configuration
- 4 audio input, 1 audio output
- 4 sensor input, 1 relay output
- Digital spot monitoring output at D1 resolution
- Simple and free DDNS service
- Push notifications via DW[®] Mobile[™]
- Easy web-based client with multi-user access
- Help menu on major functions
- Auto and manual firmware upgrades
- 5 year limited warranty

Available Models

- DW-VA1P81T - 1TB, 4CH
- DW-VA1P82T - 2TB, 8CH
- DW-VA1P83T - 3TB, 8CH
- DW-VA1P84T - 4TB, 8CH
- DW-VA1P86T - 6TB, 8CH
- DW-VA1P88T - 8TB, 8CH
- DW-VA1P810T - 10TB, 8CH

Dimensions

Unit: Inch (mm)



Specifications

VIDEO	
Operating system	Embedded Linux [®]
System	channel
Signals supported	8CH
Monitor	True HD, VGA and Spot outputs
Framerate	240fps
Resolution	HDMI: 2560x1440, 3840x2160 (4K), 800x600, 1024x768, 1280x1024, 1920x1080 VGA: 800x600, 1024x768, 1280x1024, 1920x1080 Spot: D1
Screen mode	1, 4, 6 & 9
Input	4 inputs
Output	1 output
Codec	ADPCM
Alarm input	4 inputs
Alarm output	1 output
Serial	1x RS485 for keyboard and PTZ control
User interface	Graphical user interface (GUI), IR remote control, USB mouse
PERFORMANCE	
Compression	H.264
Recording mode	Continuous, schedules, sensor-activated, motion detection, pre and post alarm, emergency, quick backup
Pre recording	0-5sec
Post recording	0-5min
Recording rate	960x480/576 (960H): 240fps 1280x720 (HD): 240fps 1920x1080 (HD): 240fps 2560x1600 (4MP): 120fps 2560x1944 (5MP): 80fps
Recording resolutions	353 x 240, 720 x 480, 960 x 480, 1280x720, 1920x1080, 2560x1600, 2560x1440, 2560x 1944
Playback rate	960x480/576 (960H): 240fps 1280x720 (HD): 240fps 1920x1080 (HD): 240fps 2560x1600 (4MP): 120fps 2560x1944 (5MP): 80fps
Playback resolution	1, 4, 9 & 16 Ch at 1080P (up to 4K 3840x2160)
Fast forward functions	x1, x2, x4, x8, x16, x32
Playback functions	Intelli-search by time bar, calendar (date and time), event search and thumbnail search
HDD interface	1x SATA HDD
Max. internal storage	10TB
HDD interface type	SATA
HDD health check	Temperature, S.M.A.R.T. with e-mail notifications
Camera color control	Via UTC
Digital zoom	Live and playback
Software upgrade	USB flash drive, network upgrade, FTP remote upgrade
Mobile client	Mobile app for Apple [®] & Android [®] smart phones & tablets
Covert channel	Yes
Settings import/export	Import and export DVR settings
NETWORK	
LAN	Ethernet (1 x gigabit)
Streaming	960x480/576 (960H): 240fps 1280x720 (HD): 240fps 1920x1080 (HD): 240fps 2560x1600 (4MP): 120fps 2560x1944 (5MP): 80fps
Protocol	Fixed IP, DHCP, UPnP, DDNS
Web viewer	Live, playback and configuration up to 10 multiple connections
Client monitoring software	Mac [®] (Apple [®] S/W), C ₃ [™] (CMS S/W)
Network features	Dual stream, separate local recording and network transmission Network bandwidth control (25 Kbps - 1000 Mbps) Time synchronization by NTP server ("pool.ntp.org") Remote & E-mail notification, remote system reboot by IE, remote PTZ control PathFinder [™] P2P service (auto port forwarding)
Backup device	Local backup by USB and CMS over the network and FTP
System recovery after power failure	Auto-reboot and journaling file system
GENERAL	
Operating temperature and humidity	41°F - 104°F (5°C - 40°C), less than 80% (non-condensing)
Certification	CE & FCC & KCC & WEEE, RoHS
Power requirements	DC12V
Power consumption	39.6W, 3.3A
Dimension (W x D x H)	12.4" x 9.52" x 1.77" (315 x 242 x 45 mm) (1U)
Weight	2.86 lbs (1.3kg)
Warranty	5 year limited



2.1

Megapixel



Universal HD / Analog



LPR



50mph



IP66 Rated

5 YEAR

Warranty

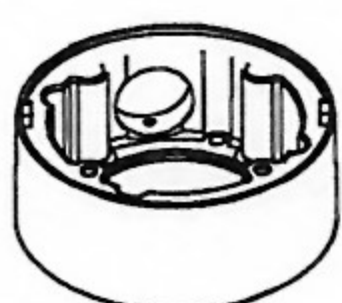
Summary

STAR-LIGHT™ 2.1MP Universal HD over COAX™ cameras deliver crystal-clear images and support real-time 30fps HD-Analog, HD-TVI, HD-CVI and all analog signals to 960H. The IP66 rated camera is engineered to capture license plates of moving vehicles in extreme light or weather conditions, from ranges of 13 to 100 feet at up to 50mph. STAR-LIGHT™ Universal HD over COAX® cameras are engineered to work with our VMAX A1™ Universal HD over COAX DVRs using your existing coax infrastructure.

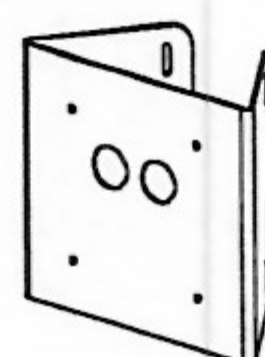
Features

- Universal HD over Coax™ Technology with HD-Analog, HD-TVI, HD-CVI and all Analog to 960H Signal Support
- 2.1MP 1/3" Image Sensor at Real-time 30fps
- HD Analog LPR™ License Plate Recognition Technology captures reflective license plates up to 50mph with a 13'~115' Capture Range
- Reliable Performance under Any Lighting Conditions
- External OSD and Lens Adjustment
- 6~50mm Varifocal P-Iris Lens
- OSD Control Via Coaxial (UTC)
- 115' Smart IR™ with Intelligent Camera Sync.
- Smart DNR™ 3D Digital Noise Reduction
- Highlight Masking Exposure (HME)
- Auto Sensing 24VAC/12VDC with Line Lock
- Easy Icon Driven OSD Menu with Built-in Joystick
- Programmable Privacy Zones
- Auto Gain Control (AGC)
- Backlight Compensation (BLC)
- Dynamic Range Compressor (DRC) Reveals Low Light Detail
- No Fog or Condensation Under any Weather Conditions
- IP66 Certified Weather and Tamper Resistant
- 5 Year Warranty

Accessories (Optional)



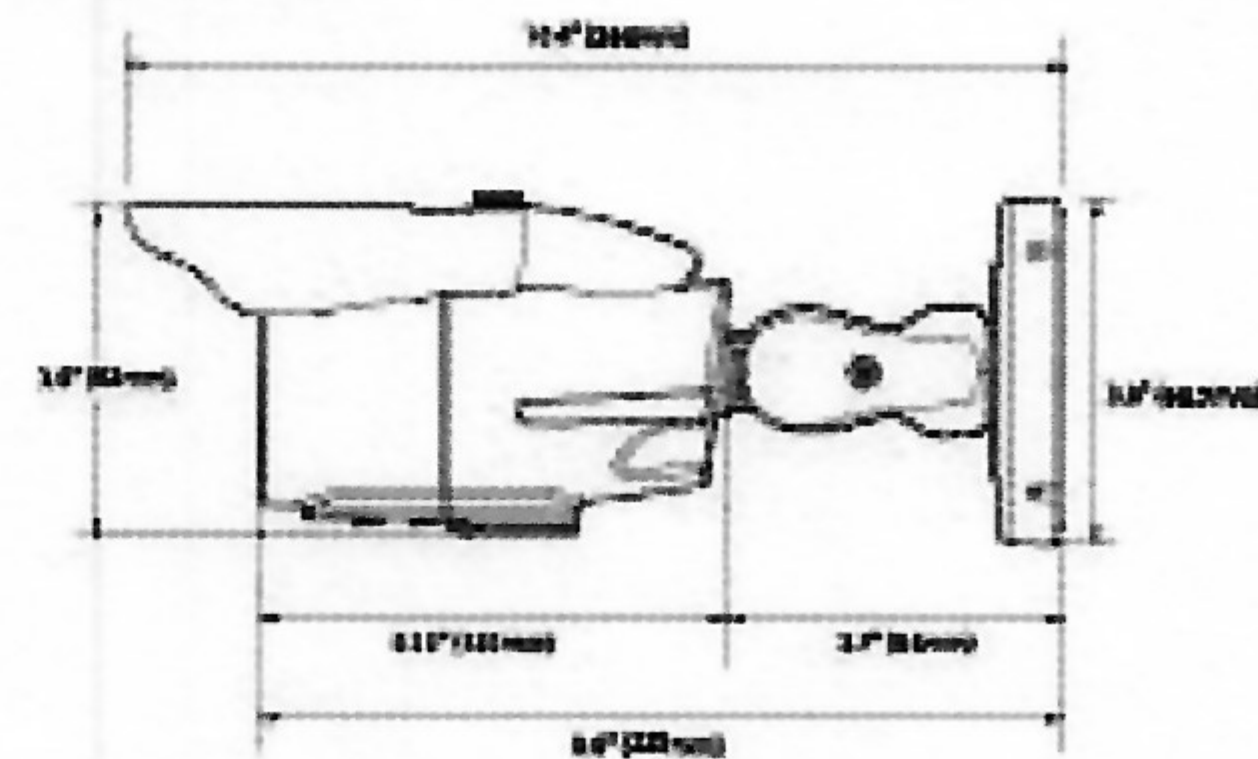
DWC-BLJUNC
Junction Box for B1, B2,
B5 & B6 Housing



DWC-PMB-BU
Pole Mount Bracket
for Bullet Cameras

Dimensions

unit: Inch (mm)



UNIVERSAL
HD COAX™

UTC

Specifications

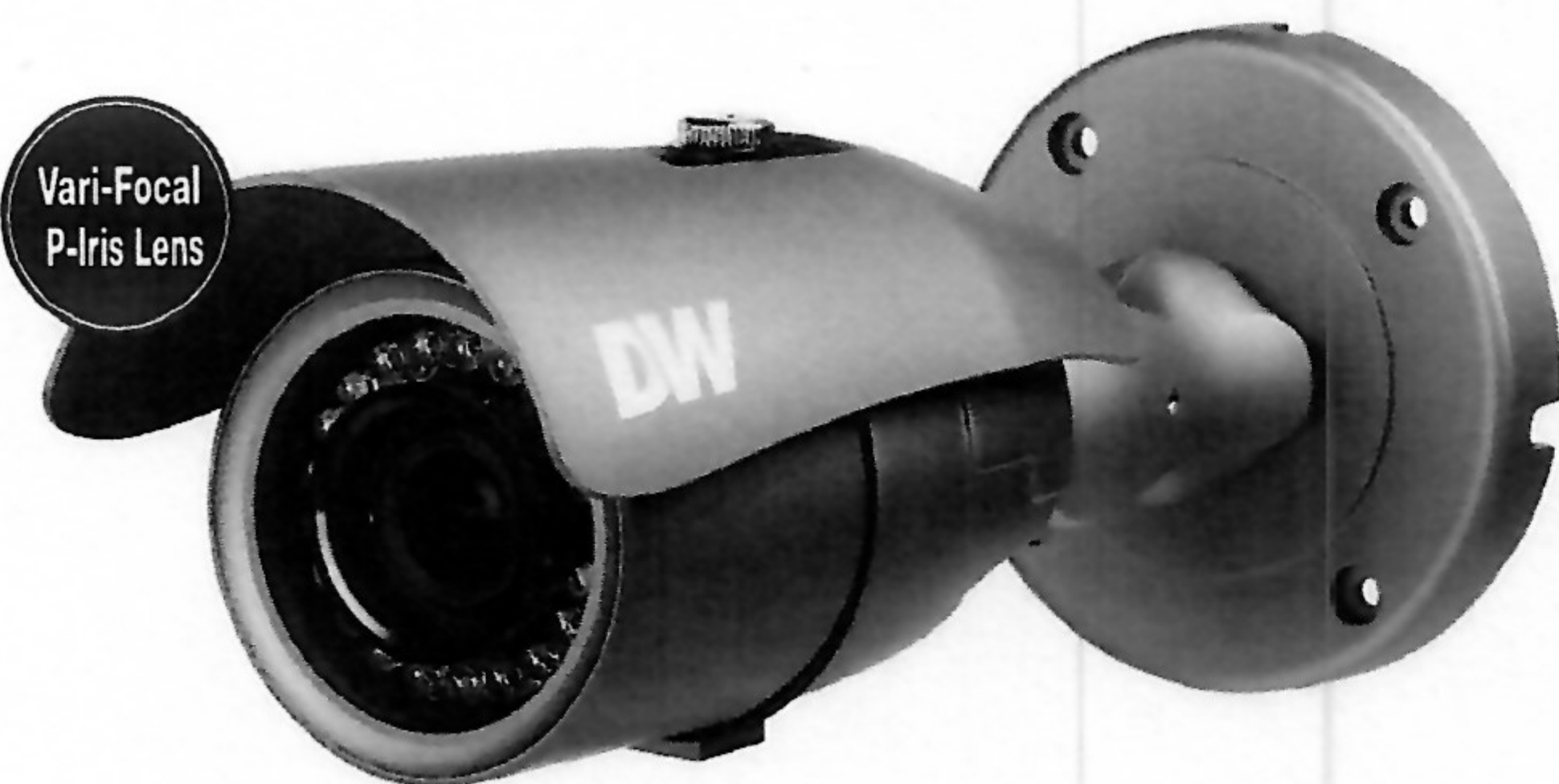
IMAGE	
Image Sensor	2.1 MP1/3" CMOS
Active Pixels	1944(H) x 1092(V)
Scanning System	Progressive scan
Frequency	60Hz/50Hz
Video Output	HD-Analog, HD-TVI, HD-CVI 2.1MP 1080p CVBS Analog up to 960H
Synchronization	Internal
Resolution	1920x1080 (1080p)
Minimum Scene Illumination	F1.4 (30IRE): 0 Lux (B/W)
S/N Ratio	55dB
Signal Technology	Universal HD over Coax® Technology with HD-Analog, HD-TVI, HD-CVI and all Analog to 960H Signal Support
Alarm Output	1 Alarm Output
LENS	
Focal Length	6~50
Lens Type	Varifocal P-Iris Lens
Field of View (FoV)	45.3° ~ 5.7°
IR Distance	115ft
OPERATIONAL	
Capture Image Range	13'~115'
Max. Vehicle Speed	50mph
Shutter Mode	Auto, Manual, FLC
Shutter Speed	1/30-1/30,000
Backlight	On, Off
Smart DNR™ 3D Digital Noise Reduction	Off, Low, Middle, High
Dynamic Range Compressor (DRC)	Off, Low, Middle, High
Day and Night	Night
Mirror/ Flip	Yes
Auto Gain Control	Max 60dB
Motion Detection	Yes
Privacy Zones	16 Privacy Zones
Sharpness	0 ~ 10
Gamma	0.45 ~ 0.75
RS485 / UTP Built-in	PELCO D / PELCO C
ENVIRONMENTAL	
Operating Temperature	-20°C ~ 50°C (-4°F ~ 122°F)
Operating Humidity	than 90% (Non-Condensing)
IP Rating	IP66 Certified Weather and Tamper Resistant
Other Certifications	FCC, CE, ROHS
ELECTRICAL	
Power Requirements	DC12V/AC24V Dual Voltage
Power Consumption	DC12V (LED ON): 6.12W AC24V (LED ON): 5.7W
MECHANICAL	
Material	Aluminum Bullet Housing
Dimensions	9.4" x 3.81" Inch (264 x 96.7mm)
Weight	1.83lbs

866.446.3595

sales@dwcc.tv

www.digital-watchdog.com

DW DIGITAL
WATCHDOG
Complete Surveillance Solutions



5MP

at 20fps



Universal HD / Analog



Star-Light Plus™



2.7-13.5mm

Vari-focal P-Iris Lens



WDR

5YEAR

Warranty

Summary

Featuring Star-Light Plus™ color in darkness, 5MP Star-Light Plus™ Universal HD over Coax® cameras deliver crystal-clear images and support HD-Analog, HD-TVI and HD-CVI signals, and all legacy analog signal. The weather resistant bullet cameras are IP66 rated and can be controlled via the same coax cable using UTC. All DW® Universal HD over Coax® cameras are engineered to work with our VMAX® A1 Plus™ DVRs using your existing coax infrastructure for a cost effective, high resolution surveillance solution.

Features

- Universal HD over Coax® technology with HD-Analog, HD-TVI, HD-CVI and all legacy analog signal support
- Star-Light Plus™ color in darkness technology
- 1/2.8" image sensor
- 5MP at 20fps, 4MP at real-time 30fps
- 2.7-13.5mm vari-focal p-iris lens
- True wide dynamic range (WDR)
- OSD control via coaxial (UTC)
- 100' Smart IR™ with intelligent camera sync.
- Smart DNR™ 3D digital noise reduction
- True day/night mechanical IR cut filter
- De-Fog™ extreme weather image compensation
- Auto sensing 24VAC/12VDC with line lock
- Easy icon driven OSD menu with built-in joystick
- Programmable privacy zones
- Auto gain control (AGC)
- Backlight compensation (BLC)
- Auto white balance (AWB)
- 1 alarm output
- IP66 environmental-rated dust-tight and water-resistant
- 5 year warranty

Accessories (Optional)

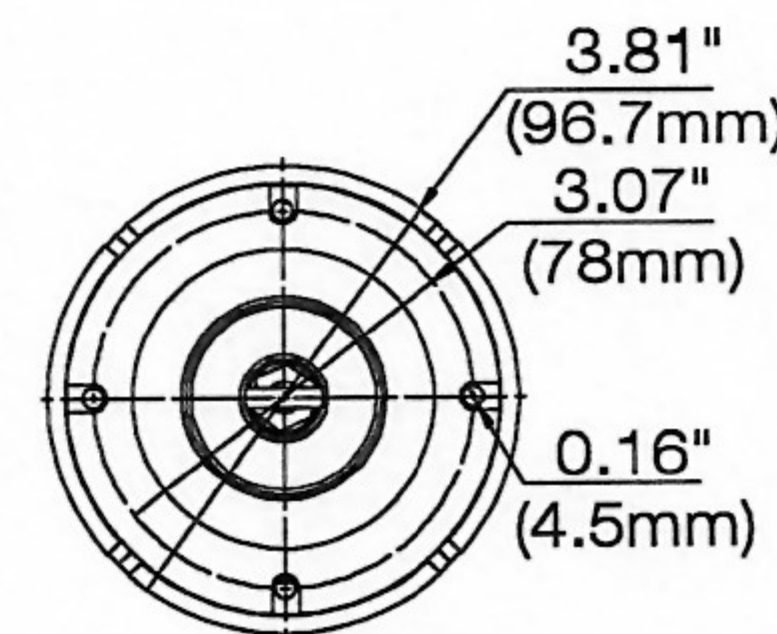
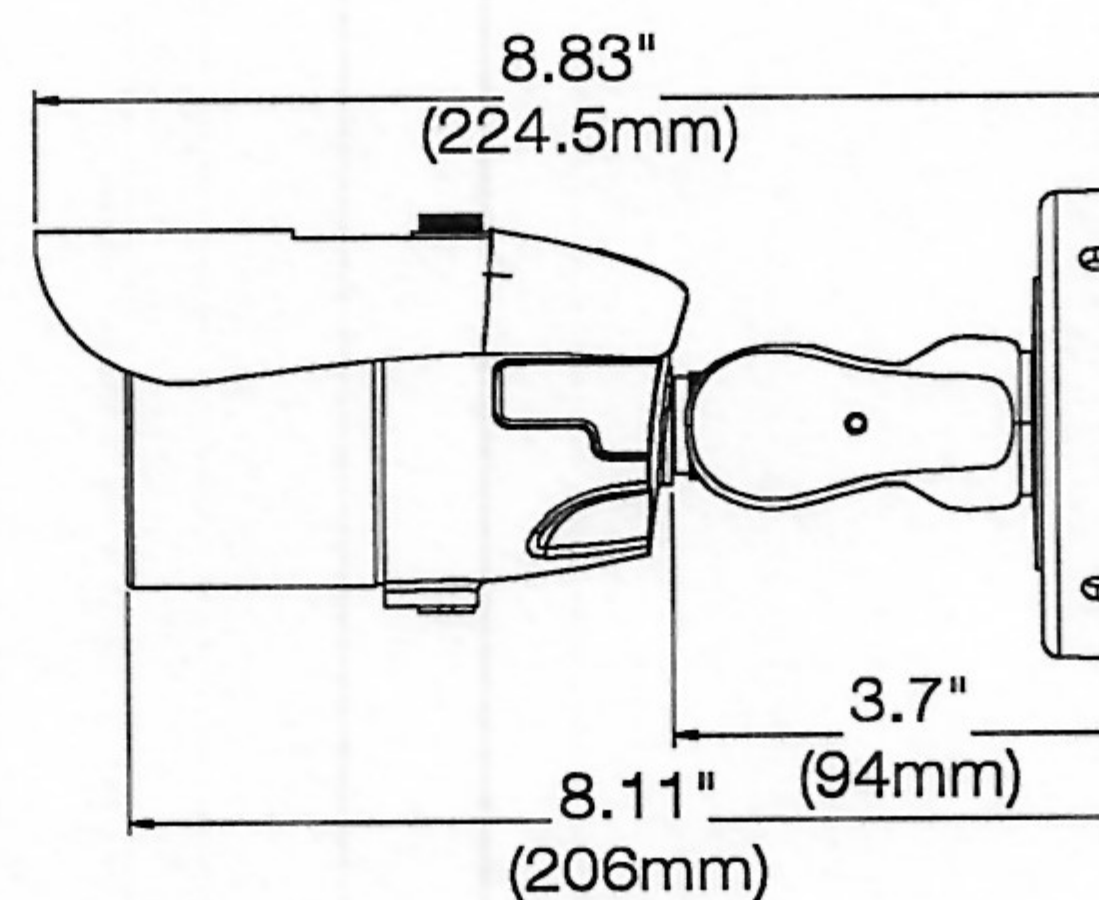


DWC-BLJUNC
Junction box



DWC-PMB-BU
Pole mount

Dimensions unit: Inch (mm)



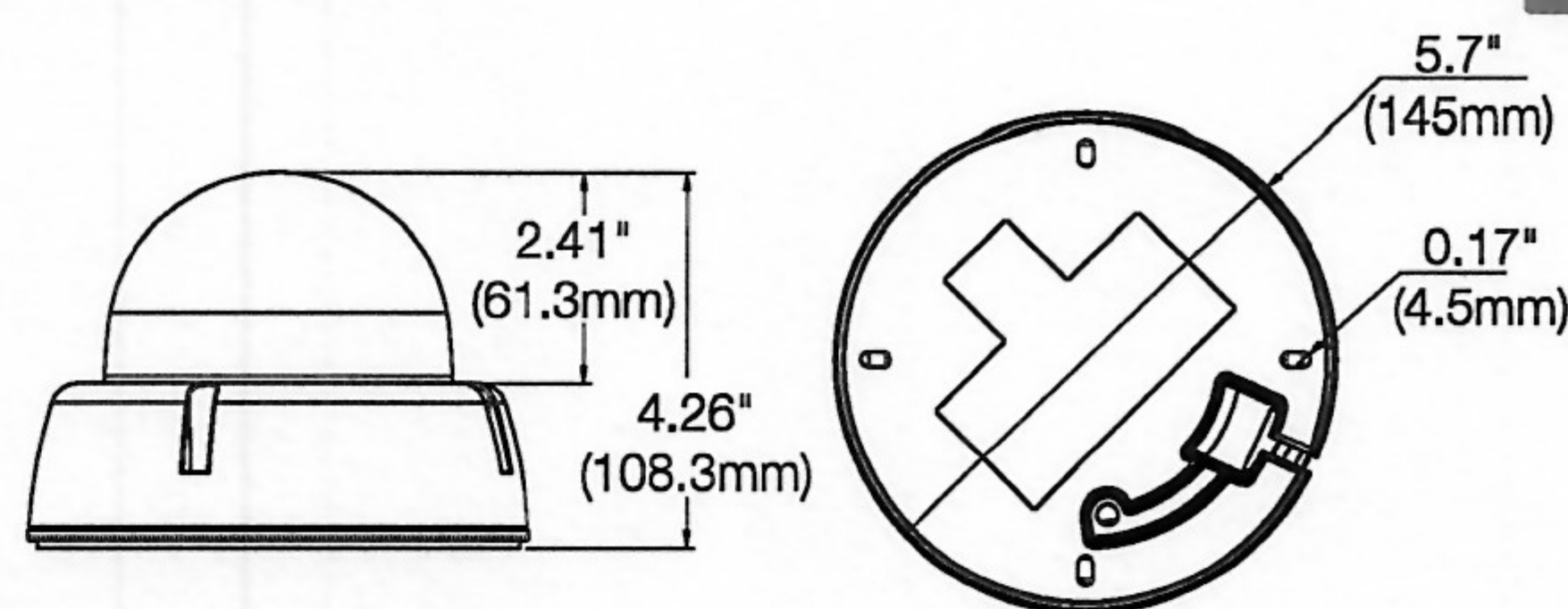
Specifications

IMAGE	
Image sensor	5MP 1/2.8" CMOS
Active pixels	2608(H) x 1960(V)
Scanning system	Progressive scan
Frequency	60Hz / 50Hz
Signal technology	Universal HD over Coax® technology with HD-Analog, HD-TVI, HD-CVI to 5MP and all analog to 960H
Synchronization	Internal
Resolution	2592(H) x 1944(V)
Minimum scene illumination	0.08 lux (color) 0 lux (B&W)
Video output	HD-Analog and HD-TVI: 5MP/1944p @ 20fps and 12.5fps HD-Analog, HD-TVI and HD-CVI: 4MP/1440p @ 30fps HD-Analog, HD-TVI and HD-CVI: 2.1MP/1080p @ 30fps HD-Analog, HD-TVI and HD-CVI: 720p @ 30fps Analog CVBS: Up to 960H @ 30fps
2nd video output	CVBS output for video testing
I/O	
Alarm output	1 alarm output
LENS	
Focal length	2.7 - 13.5mm
Lens type	Vari-focal p-iris lens
Field of view (FoV)	122 - 40.8°
IR distance	100ft range
OPERATIONAL	
Shutter mode	Auto
Shutter speed	1/30-1/30,000
Backlight (BLC)	Yes
Star-Light (sense-up)	Off - x32
Wide Dynamic Range (WDR)	Double shutter WDR
Wide dynamic range (WDR) dB	120dB
Smart DNR™ 3D digital noise reduction	3D/2D DNR
White balance	Yes
Day / night	Auto, day (color), night (B/W)
Mirror / flip	Yes
Auto gain control	Max 72dB
Motion detection	Yes
Privacy zones	Yes
Sharpness	Yes
Gamma	0.45
De-fog	Yes
RS485 / UTP built-in	Pelco D / UTC
ENVIRONMENTAL	
Operating temperature	-4°F - 122°F (-20°C - 50°C)
Operating humidity	10-90% RH (non-condensing)
IP rating	IP66 environmental-rated dust-tight and water-resistant
Other certifications	FCC, CE, ROHS
ELECTRICAL	
Power requirements	DC12V/AC24V dual voltage
Power consumption	DC12V(LED OFF): 3.3W (275mA) DC12V(LED ON): 5W (420mA)
	AC24V(LED OFF): 2.86W (220mA) AC24V(LED ON): 4.4W (310mA)
MECHANICAL	
Material	Aluminum bullet housing
Dimensions	8.83" x 3.81" (224.5 x 96.7 mm)
Weight	1.65lbs (0.75kg)



Dimensions

unit: Inch (mm)



Summary

Featuring Star-Light Plus™ color in darkness, 5MP Star-Light Plus™ Universal HD over Coax[®] cameras deliver crystal-clear images and support HD-Analog, HD-TVI and HD-CVI signals, and all legacy analog signal. The weather resistant vandal dome cameras are IP66 rated and can be controlled via the same coax cable using UTC. All DW[®] Universal HD over Coax[®] cameras are engineered to work with our VMAX[®] A1 Plus™ DVRs using your existing coax infrastructure for a cost effective, high resolution surveillance solution.

Features

- Universal HD over Coax[®] technology with HD-Analog, HD-TVI, HD-CVI and all legacy analog signal support
- Star-Light Plus™ color in darkness technology
- 1/2.8" image sensor
- 5MP at 20fps, 4MP at real-time 30fps
- 2.7-13.5mm vari-focal p-iris lens
- True wide dynamic range (WDR)
- OSD control via coaxial (UTC)
- CleanView™ hydrophobic dome coating repels water, dust and grease
- 100' Smart IR™ with intelligent camera sync.
- Smart DNR™ 3D digital noise reduction
- True day/night mechanical IR cut filter
- De-Fog™ extreme weather image compensation
- Auto sensing 24VAC/12VDC with line lock
- Easy icon driven OSD menu with built-in joystick
- Programmable privacy zones
- Auto gain control (AGC)
- Backlight compensation (BLC)
- Auto white balance (AWB)
- 1 alarm output
- IP66 environmental-rated dust-tight and water-resistant
- IK 10-rated impact-resistant
- 5 year warranty

Specifications

IMAGE	
Image sensor	5MP 1/2.8" CMOS
Active pixels	2608(H) x 1960(V)
Scanning system	Progressive scan
Frequency	60Hz / 50Hz
Signal technology	Universal HD over Coax [®] technology with HD-Analog, HD-TVI, HD-CVI to 5MP and all analog to 960H
Synchronization	Internal
Resolution	2592(H) x 1944(V)
Minimum scene illumination	0.08 lux (color) 0 lux (B&W)
Video output	HD-Analog and HD-TVI: 5MP/1944p @ 20fps and 12.5fps HD-Analog, HD-TVI and HD-CVI: 4MP/1440p @ 30fps HD-Analog, HD-TVI and HD-CVI: 2.1MP/1080p @ 30fps HD-Analog, HD-TVI and HD-CVI: 720p @ 30fps Analog CVBS: Up to 960H @ 30fps
2nd video output	CVBS output for video testing
I/O	
Alarm output	1 alarm output
LENS	
Focal length	2.7 - 13.5mm
Lens type	Vari-focal p-iris lens
Field of view (FoV)	122 - 40.8°
IR distance	100ft range
OPERATIONAL	
Shutter mode	Auto
Shutter speed	1/30-1/30,000
Backlight (BLC)	Yes
Star-Light (sense-up)	Off - x32
Wide Dynamic Range (WDR)	Double shutter WDR
Wide dynamic range (WDR) dB	120dB
Smart DNR™ 3D digital noise reduction	3D/2D DNR
White balance	Yes
Day / night	Auto, day (color), night (B/W)
Mirror / flip	Yes
Auto gain control	Max 72dB
Motion detection	Yes
Privacy zones	Yes
Sharpness	Yes
Gamma	0.45
De-fog	Yes
RS485 / UTP built-in	Pelco D / UTC
ENVIRONMENTAL	
Operating temperature	-4°F - 122°F (-20°C - 50°C)
Operating humidity	10-90% RH (non-condensing)
IP rating	IP66 environmental-rated dust-tight and water-resistant
IK rating	IK 10-rated impact-resistant
Other certifications	FCC, CE, ROHS
ELECTRICAL	
Power requirements	DC12V/AC24V dual voltage
Power consumption	DC12V(LED OFF): 3.3W (275mA) DC12V(LED ON): 5.9W (495mA) AC24V(LED OFF): 2.75W (200mA) AC24V(LED ON): 5.3W (360mA)
MECHANICAL	
Material	Aluminum vandal housing, polycarbonate dome
Dimensions	5.7" x 4.26" (145 x 108.3 mm)
Weight	1.98lbs (0.9kg)

Accessories (Optional)



DWC-V1WM
Wall mount bracket



DWC-V1CNM
Corner mount



DWC-V1JUNC
Junction box



DWC-V1CM
Ceiling mount bracket

Gate Pros Exhibit 13B



8920 Erie Lane
Parrish, FL 34219

(863) 781-2277 ph

GatePros

PROPOSAL

(941) 776-0857 fax

<u>PROPOSAL SUBMITTED TO</u> Lakeshore Ranch	<u>PHONE</u>	<u>DATE</u> 8/30/2019
<u>STREET</u>	<u>JOB NAME</u> Operator Replacement	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Main Entrance	
<u>ARCHITECT</u> CJK	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

QTY

PRICE

TOTAL

Remove existing gate operators and replace with

Viking F-1 operators	4	\$4,150.00	\$16,600.00
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Loop Detectors	6	\$175.00	\$1,050.00
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Replace damaged finials on gate	2	\$50.00	\$100.00
---------------------------------	---	---------	----------

2 Year Parts and 1 Year Labor Warranty

TOTAL	\$17,750.00
-------	-------------

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Printed Name

Date of Acceptance

-- Desired Start Date:

Liberty Exhibit 13C



Liberty Access Solutions LLC
645 Commiston Ln. Lutz, FL 33549
Email: mpope@libertyaccessolutions.com
Web: www.libertyaccessolutions.com
Cell: 813-410-3917

Quote #488

Generated on 8/29/19

Lakeshore Ranch

19730 Sundance Lake Blvd.
Land O Lakes, Fl. 3638
(813) 418-7473
Email: lore.yeira@dpfg.com
Attn: Lore

Replacing both Gate Operators

8/28/19: Was asked to provide a quote to remove existing out dated gate operators from both the entry and exit lanes and install new Viking gate operators (industry standard) in their place.

Proposal: Liberty will furnish the labor and materials needed to complete the following project:

- Install 4 new Viking F1 gate operators (2 in each lane)
- Install new safety photo eye to comply with UL standards (code)
- Install low voltage surge suppression
- Attach all existing wiring to new system
- Test system

Proposal Notes: Carefully read the notes listed below.

***Note:** Existing wiring will be used to perform this work. As it has been in the ground for years, the integrity of the wires cannot be verified other than for continuity so if issues are discovered at time of install, a quote will be provided to pull new wires.

Visit www.libertyaccesssolutions.com and become a member. Members receive 15% off on the cost of onsite service calls.

Labor Warranty: 1 year

Materials Warranty: 5 years on Viking, 1 year on peripherals

Total Price: \$13,250.00

Proposal Good for 60 days

Payment Terms: NET0/NO RETENTION

Please initial each page

Acceptance of Terms & Conditions Sign Here: _____

Printed Name of Buyer: _____

Date Signed: _____

Liberty Access Solutions LLC
645 Commiston Ln.
Lutz, FL. 33549
Service or free quotes call: 813-410-3917
mpope@libertyaccesssolutions.com
www.libertyaccesssolutions.com



Liberty Access Solutions LLC
645 Commiston Ln. Lutz, FL 33549
Email: mpope@libertyaccessolutions.com
Web: www.libertyaccessolutions.com
Cell: 813-410-3917

Quote #527

Generated on 1/8/2020

Lakeshore Ranch

19730 Sundance Lake Blvd.
Land O Lakes, Fl. 3638
(813) 418-7473
Email: lore.yeira@dpfg.com
Attn: Lore

Replacing both Gate Operators

1/8/2020: Was asked to provide a quote to remove existing out dated gate operators from both the entry and exit lanes and install new Viking gate operators (industry standard) in their place.

Proposal: Liberty will furnish the labor and materials needed to complete the following project:

- Install 4 new Viking T-21 gate operators (2 in each lane)
- Install new safety photo eye to comply with UL standards (code)
- Install low voltage surge suppression
- Attach all existing wiring to new system
- Test system

Proposal Notes: Carefully read the notes listed below.

***Note:** Existing wiring will be used to perform this work. As it has been in the ground for years, the integrity of the wires cannot be verified other than for continuity so if issues are discovered at time of install, a quote will be provided to pull new wires.

Visit www.libertyaccesssolutions.com and become a member. Members receive 15% off on the cost of onsite service calls.

Labor Warranty: 1 year

Materials Warranty: 5 years on Viking, 1 year on peripherals

Total Price: \$17,100.00

Proposal Good for 60 days

Payment Terms: NET0/NO RETENTION

Please initial each page

Acceptance of Terms & Conditions Sign Here: _____

Printed Name of Buyer: _____

Date Signed: _____

Liberty Access Solutions LLC
645 Commiston Ln.
Lutz, FL. 33549
Service or free quotes call: 813-410-3917
mpope@libertyaccesssolutions.com
www.libertyaccesssolutions.com

Complete IT Exhibit 13D



Lakeshore Ranch CDD Gate Operators Replacement

PREPARED FOR:

Lakeshore Ranch CDD

PREPARED BY:

Thomas Giella for Complete I.T.
25344 Wesley Chapel Blvd | Suite 116 & 117
Lutz, FL. 33559
Phone: (813) 444-4355
E-Mail: sales@completeit.io



FROM THOMAS GIELLA

MY AGREEMENT



Dear Lakeshore Ranch CDD,

It is our goal to partner with the Lakeshore Ranch CDD to provide new front gate operators for the entrance and exit gates. We have developed a proposal that will allow you to pick and choose the solutions that work best for the community.

Complete I.T. offers a host of technology solutions including but not limited to networks, computers, camera systems, internet, access control systems, audio & video solutions, and VoIP phones.

Sincerely,



WHY COMPLETE I.T.?

OUR HISTORY & BACKGROUND

Complete I.T. began as a marketing firm out of Dade City, FL in 2014 designing, building, and maintaining websites. However, with the leadership of Thomas Giella, the company was able to grow into a full-service technology solutions provider by 2016.

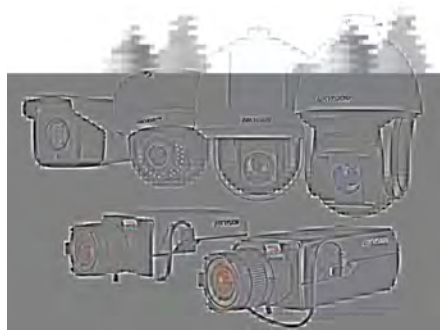
Complete I.T. has worked with small, one-employee businesses all the way up to Fortune 500 companies. No job is too big or too small.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

OUR APPROACH



WHAT WE DO DIFFERENTLY

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.

All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

OUR CLIENTS

GOOGLE REVIEWS

“★★★★★ Just needed a key replaced on my older computer. They had it done quickly & the pricing was good. If I have any other computer needs, I am [read more](#)



Donna CatMomma
3 days ago

“★★★★★ Complete I.T. was a huge help with our Wordpress website! We started to create our site and got stuck when it came to creating a membership area and [read more](#)



Jennifer Powell
27 days ago

“★★★★★ These guys took my computer in at 9:30 am and had it fixed by 3 pm the same day. Granted my problem wasn't major, but to have it done so quickly is a [read more](#)



P Klein
month ago

“★★★★★ Awesome. Knowledgeable, as well as time and cost efficient! Will definitely use you guys in the future, very grateful for you assistance



Jeremy Henderson
2 months ago

“★★★★★ Complete I.T. did a great job with our conference room project. They were friendly, knowledgeable and very thorough. I am very happy with the work [read more](#)



David Everett
4 months ago

“★★★★★ Tom completed the work to fix my laptop in one week. The hinge broke and caused a number of other problems, as a result. I was pleased with the [read more](#)



Michael Scotti
4 months ago

“★★★★★ Excellent service - from the initial introduction, to completed work!!! Brought in two laptops that had problematic hard drives - one having a [read more](#)



Stan Bayot
5 months ago

“★★★★★ Great experience from the initial phone call to the install. Thomas and Charlie did a great job setting up three wall mounted TVs for me. We had [read more](#)



Kevin Steinhoff
5 months ago

“★★★★★ Efficient, friendly quick service. Impressive it knowledg.Pricing very reasonable.Highly recommend.



Nick Tawil
5 months ago

Project Overview

SCOPE OF WORK

Current Status:

Gates automatically close when vehicles are passing through the entrance and exit. Gates have a tendency to have one leaf open or closed all the way, while the second leaf is opening and closing randomly at times. Operators are said to be original to the construction of the CDD.

Proposed Solutions:

Replacement of all four gate operators and safety loops. The new replacement Viking operators have a built-in battery backup in case of property power failure. Option #2 also includes new AWID vehicle windshield tags and the Brivo Access Control System to control the system.

Replacement Gate Operators

What is the new standard?

#1 REASON: 5-Year Limited Manufacturer Warranty

#2 REASON: Built-in Battery Backup System

#3 REASON: 1-Year Complete I.T. Corp Limited Labor Warranty

Who is the Viking Access Manufacturer?:

The T-21™ Swing Gate Operator, has a 1/4" steel chassis with multi-layer corrosion protection. This ensures reliable, long-lasting operation in the harshest of environments at your home or business. Built-in heater with thermostat control, 120/240 VAC operation, Viking's true battery backup and smooth start / stop operation are all standard features in this operator. This powerful swing gate operator has gate capacity of up to 2000 lbs @ 12 ft. The removable power supply box includes LED indicators for your convenience and communicates to the V-Flex™ LCD screen, displaying the status of the AC line, surge protection and fuses of the operator. All Viking operators come with the most robust lightning strike protection built into every machine, offering peace of mind. The T-21™ comes with a 5 year commercial warranty.

T-21 SWING GATE OPERATOR



RESIDENTIAL AND COMMERCIAL
CLASS I, II, III, & IV VEHICULAR SWING GATE OPERATOR



COMPATIBLE WITH VIKING WIRELESS PRODUCTS

- Wireless Master/Slave Kit provides secure and reliable wireless communication.
- Remote access to the control board settings, programming, operator diagnostics, controls, gate status and error notifications, all from the convenience of a computer or any compatible hand held device.
- Plug & Play connection for the Viking wireless expansion products.

BATTERY BACKUP INCLUDED

- Standard Battery Backup provides 400 continuous cycles at 100% duty cycle.
- With Viking's "True" Battery Backup System, batteries are not used during normal operations, maximizing battery life.

LIGHTNING PROTECTION

- Advanced lightning strike protection up to 20,000 volts / 10,000 amps
- On-board surge protection monitoring.

PROTECTION

- Multi-Layer Corrosion Protection
- G90 Galvanized
- Clear Zinc Plating
- UV Rated Powder Coating
- 1/4" Steel Chassis

INTEGRATED HEATER

- Built-in heater for operating temperatures down to -20° F.
- This will allow you run your operator in the coldest conditions.

SOLAR SMART

- Power Saving technology minimizes current draw while at standby.

DIAGNOSTICS DISPLAY

- On-board LCD screen displays voltages, amps, gate status and diagnostics.

Operational Voltage	24 VDC 1 HP	Operating Speed	13-16 seconds per 90°
Main Power Source Options	120/240 VAC Single Phase	Operating Temperature	-20°F up to +160°F
Battery	7 AmpHr 12 VDC x 2	Max Gate Capacity	2000 lbs/ 12' or 1200 lbs/ 20'
Battery Backup	400 Full Contin. Cycles (2000 lbs)	Max Duty Cycle	100% Contin. Cycle

Replacement For Barcode Reader

AWID LR-2000



LR-2000™

UHF Long-Range Reader

AWID's LR-2000™ Long-Range Reader is a UHF tag and card reader used in RFID applications like gate access for vehicles, and physical access for people. Its electronics and antenna are integrated in a single compact enclosure. The LR-2000 is optimally designed for Automatic Vehicle Identification (AVI) and Access Control applications such as gate control in a parking facility. It also provides identification and access for people at doorways, wheelchairs at elevators, and gurneys in hospital entrances. The LR-2000 Reader assures security by use of AWID's proprietary encryption for communications between the reader and its UHF vehicle tags and hand-held cards.

The LR-2000 reader is suitable for outdoor applications. (A protective polycarbonate housing may be required – see Note below.) The LR-2000 offers price:performance advantage over conventional long-range proximity card and active-tag UHF systems. The LR-2000 can be combined with AWID's uAxxcess door access readers, allowing the same hand-held cards or tags to be used for both vehicle parking access and access by people at doors in buildings.



The LR-2000 operates in the license-free 902-928 MHz UHF band. It combines effective UHF technology with economical passive tags and cards, programmable read repeat rate and RF field strength, and simultaneous Wiegand and RS-232 data outputs. It can be interfaced with all standard access and AVI systems.

The LR-2000 offers an impressive combination of single unit construction, small size, and attractive appearance. Tag reading distance is commonly up to 25 feet and sometimes more, depending on reader mounting, credential type, and environment.

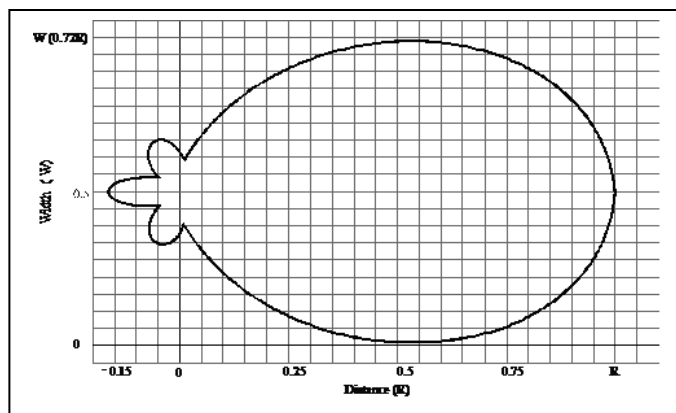
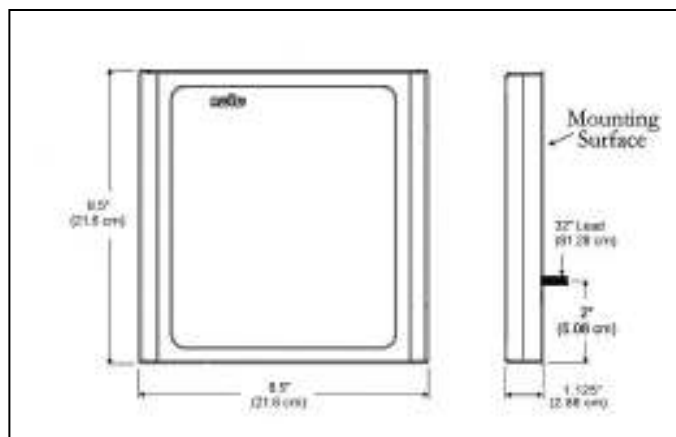
FEATURES

- **Longer reading distance ...**
Up to 25 feet between reader and tag
- **Small, attractive reader ...**
Single unit with antenna, 8.5" square
- **Easy reader installation ...**
No reader programming; simple wiring
- **Wide selection of credentials ...**
Varied vehicle tags and hand-held cards
- **Unlimited tag or card life ...**
Passive, battery-free credentials
- **Data output to fit the system ...**
Selectable read repeat rate
- **No interference between readers, no cross-reading between lanes ...**
Programmable RF field strength
- **RF transmission only as needed ...**
Uses vehicle sensor to arm the RF circuit
- **Dual antennas for difficult sites ...**
Optional LR-2000HiLo reader set
- **LR-2000 mixes with other readers ...**
Same code format as proximity readers
- **Easy interfacing to control systems ...**
Both Wiegand and RS-232 data output
- **Complies with certifications ...**
FCC Part 15; IC; RoHS
- **Ideal upgrade from old systems ...**
Hands-free car ID; cards for people ID
- **Eliminates stop-and-wait entry ...**
Cars continue moving past reader
- **For outdoor applications ...**
*Housing required for rain and sun **
- **Easy to buy and own ...**
Installer needs no FCC registration

* NOTE: WHEN INSTALLED OUTDOORS AND EXPOSED TO RAIN OR SNOW, OR TO DIRECT SUN IN A HOT ENVIRONMENT, THE LR-2000 READER MUST BE MOUNTED INSIDE A POLYCARBONATE HOUSING WITH MINIMUM IP54 RATING.

LR-2000™

UHF Long-Range Reader



ACCESSORIES AND SUPPLIES

- LR Installation Kit** -- A requirement for all installers. An effective way to demonstrate the LR-2000, to prove its operation, to measure its performance, to locate tags, and to aim the reader. A one-time purchase.
- Power supply** -- Each LR-2000 requires a separate, independent, dedicated power supply. Ask AWID for specifications. AWID offers PS-123.3A-0-0.
- Cable for power and data** -- Correct cable assures good reader performance. Ask AWID for specifications.
- Protective housing** -- To avoid rain, snow, hot sunlight and vandalism, AWID suggests Model PCH196 polycarbonate housing from The Housing Company.
- Mounting devices** -- Ask your supplier about brackets, poles, posts, pedestals, clamps, etc.
- System components** -- Ask your supplier about the access control package, gates, vehicle sensors, etc.
- Installation & operation** -- Download additional information from www.AWID.com.

CREDENTIAL OPTIONS (See Credentials Product Sheets for Full Part Numbers)

- Vehicle-mounting tags** -- For permanent or movable applications, inside or outside vehicles. Types of tags are Windshield (WS-UHF), Rearview Mirror (RV), Sunvisor (VT), Sideview Mirror (SV), and Metal-Mount (MT-UHF). Also Portable Tag (PT), Hangtag (HT), and Supertag (ST).
- Hand-held cards** -- For presenting to reader. Cards: Clamshell (CS-UHF) and Graphics (GR-UHF). Tags: Keytag (KT-UHF) and Hangtag (HT). Use these cards and tags also with uAxxess readers.

Ask AWID about tag selection and mounting methods.

OPERATING CHARACTERISTICS

Reading Distance:

Up to 25 feet (7.6 meters)

Frequency Band:

902 to 928 MHz
Frequency hopping technology

Antenna Output:

Circular-polarized RF field

Power Supply: *Separate for each long-range reader*

7 to 15 volts DC, linear rated, regulated output
At 12 volts DC, rated for 2 amperes or more
Separate, independent, dedicated to each reader

Communications Protocol:

Wiegand and RS-232, simultaneous

Code Formats:

Determined by AWID's tags & cards,
programmed with 26 bits to 50 bits

Cables: *All cables MUST be overall-shielded*

Power - 2 conductors, 18 gauge, shielded
Data - 3 conductors, 22 gauge, shielded
Stranded, color-coded, not twisted pairs
Up to 500 feet for Wiegand, 75 feet for RS-232

Field-Programmable Features:

Read repeat rate; RF power level

PHYSICAL CHARACTERISTICS

Dimensions:

8.5 x 8.5 x 1.125 inches (21.6 x 21.6 x 2.86 cm)

Weight:

37.5 oz (1.06 kg)

Material (Color):

ABS enclosure (beige); aluminum back-plate

Cable (Integrated with Reader):

10 conductors, 32 inches long
Overall shielded, plastic jacket

Mounting (Supplied by Installer):

Pan & tilt adjustable aiming; min. 6 inches long

ENVIRONMENT

Operating Temperature:

At 50% Duty Cycle -
-35°C to +65°C (-31°F to +150°F)
At 100% Duty Cycle -
-35°C to +45°C (-31°F to +115°F)

Operating Humidity:

0% to 95% non-condensing

Protection Class:

IP54 - Limited protection *

Avoiding Interference:

Avoid RF sources: other UHF readers, UHF communications, arc lighting, electric motors

CERTIFICATION

FCC Part 15; IC; RoHS



18300 Sutter Blvd, Morgan Hill, CA 95037
Tel: (408) 825-1100 Fax: (408) 782-7402
<http://www.awid.com>

DISCLAIMER: Specifications are subject to change without notice. AWID reserves the right to make changes to improve performance without impacting form, fit or function. The LR-2000 model designations are Trademarks of Applied Wireless Identifications Group, Inc. All other trademarks are property of their respective owners.

Replacement For Access Controller

Why's it better?

The Difference:

The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.

Rumors:

- If the internet goes out, the system can't operate. FALSE: If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down. FALSE: Each local control panel for 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES

Set specific times for entrances and alarms for automated access control

MANAGE PERMISSIONS

Allow different people different levels of access to your facility

MONITOR EVENTS

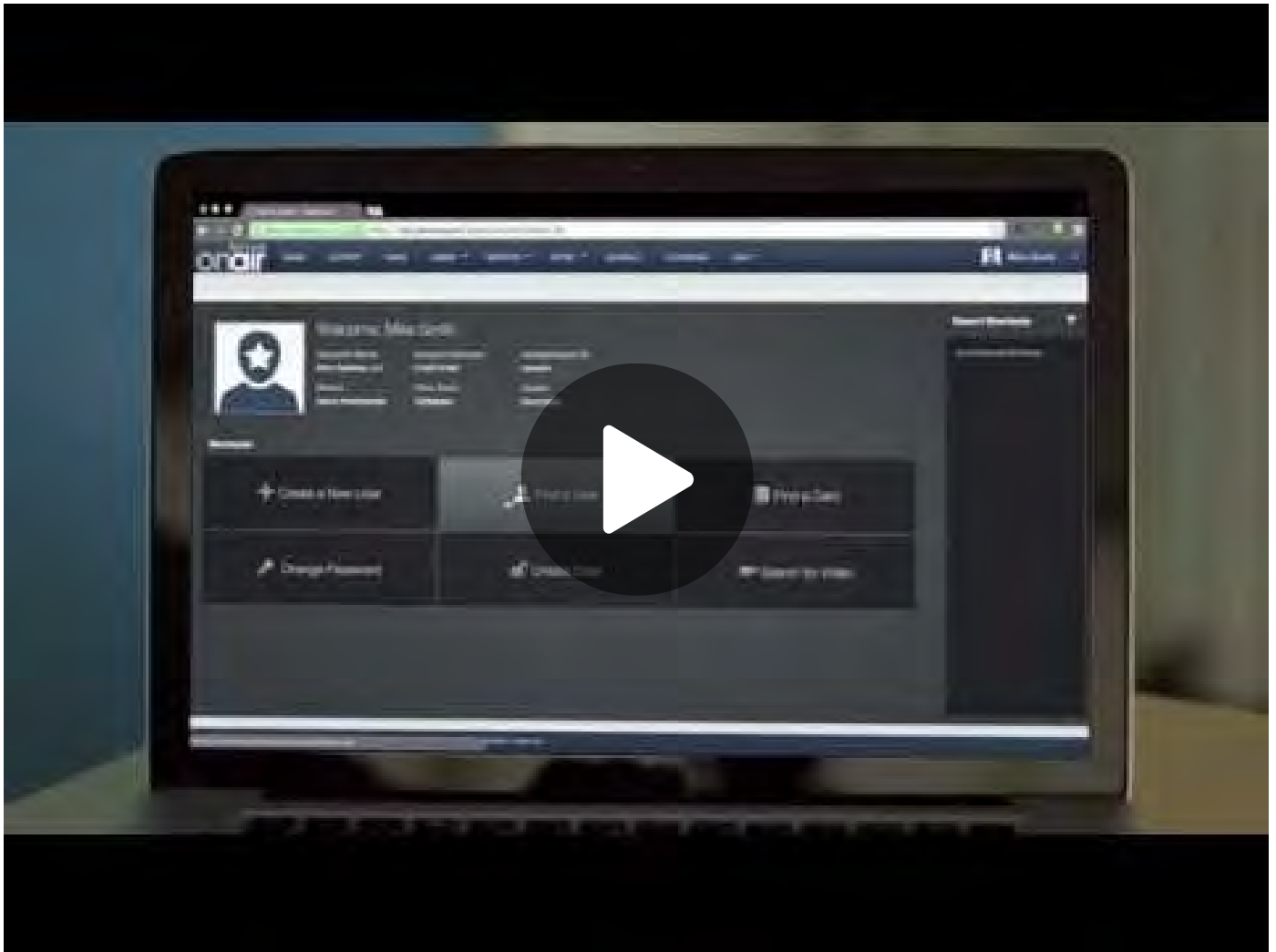
Get alerts, view activities and verify what's taking place with real-time video

VIEW REPORTS

Receive real-time or recorded info in easy-to-view reports

See Why We Say Brivo Is Simply Better:

<https://youtu.be/-kE0K2vQsAM>

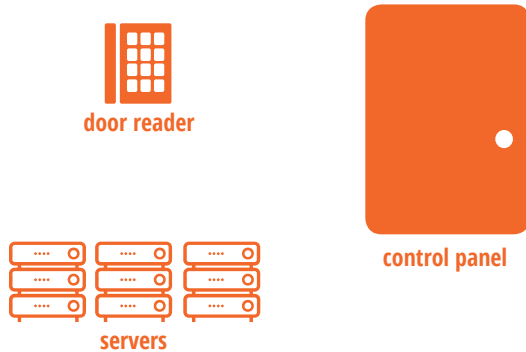




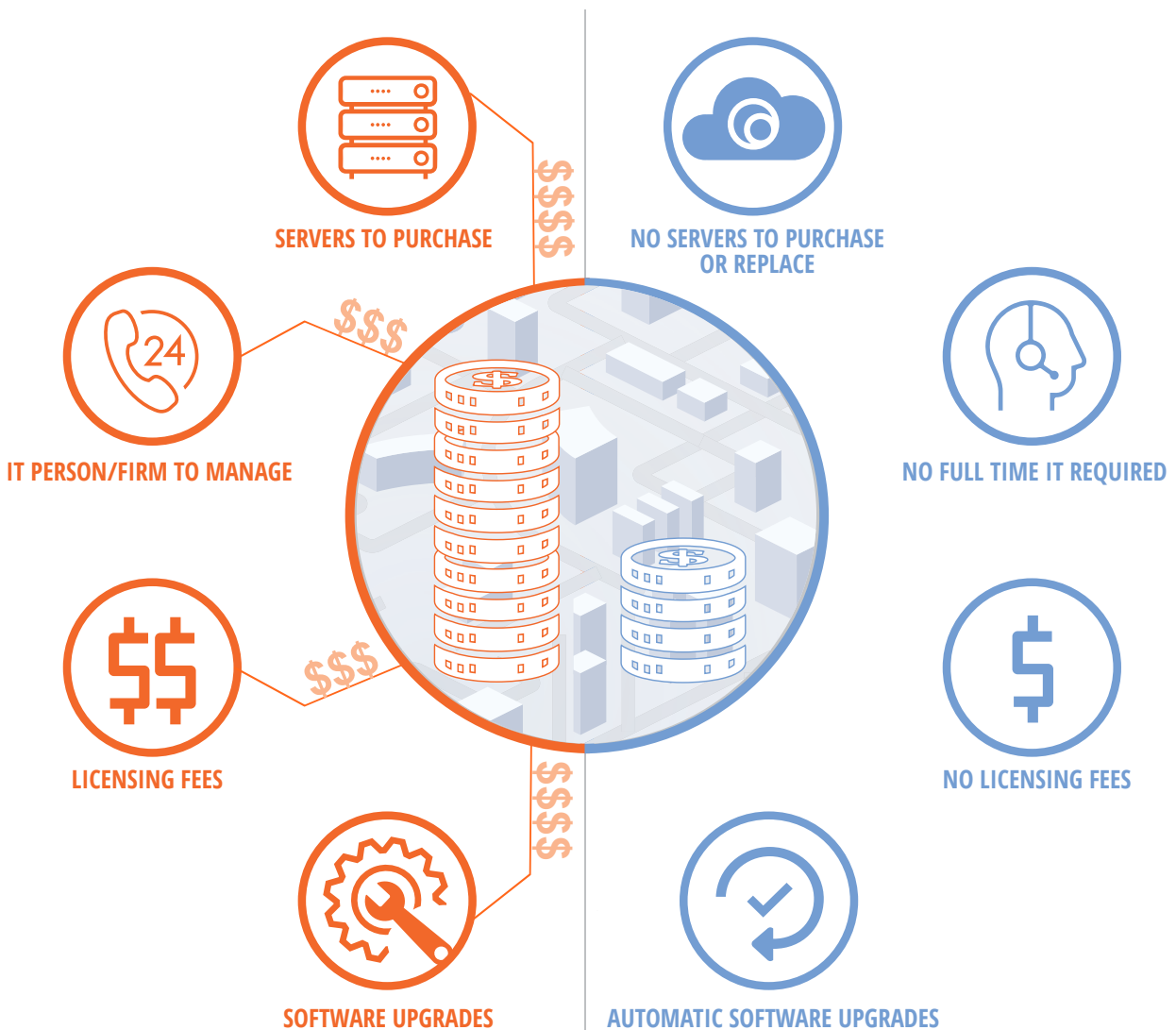
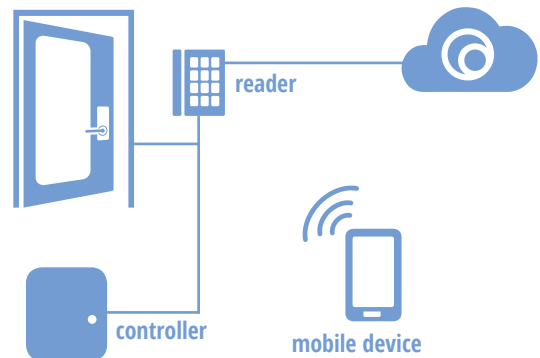
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

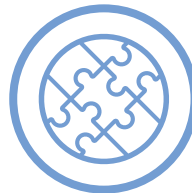


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

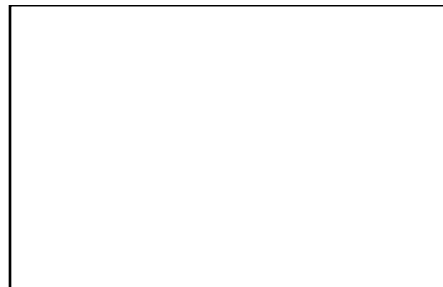
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.



Optional Entry Method

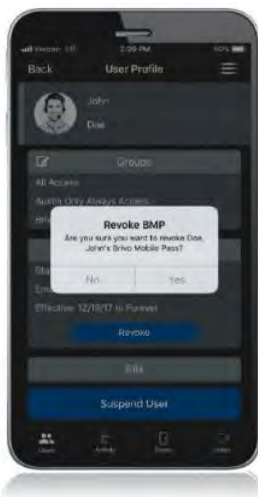
OPTIONAL: Brivo Mobile Pass

Building Blocks for Brivo Cloud-Based Building Security:

Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.

FOR ADMINISTRATORS



- > Manage access from anywhere, at anytime
- > View door activity and video footage
- > Change user rights quickly
- > Unlock doors remotely, even for temp passes
- > Add new users by using your phone's camera

FOR BUILDING USERS



- > Enter properties and buildings with just a click
- > Avoid loss of keycards or rekeying
- > Enhance user experience
- > Use one pass for multiple facilities
- > Customize views to the most used doors

Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

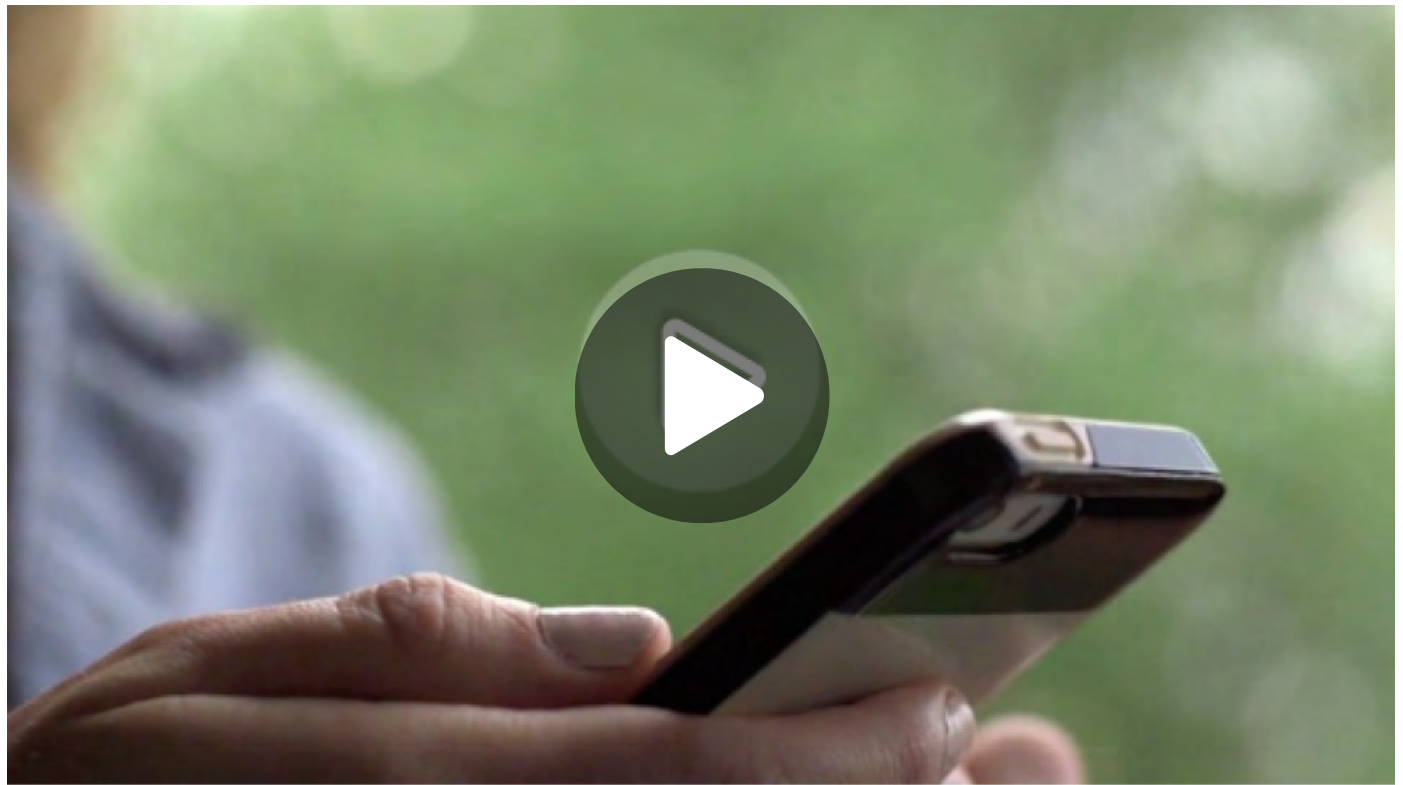
iPhone Screen Shots



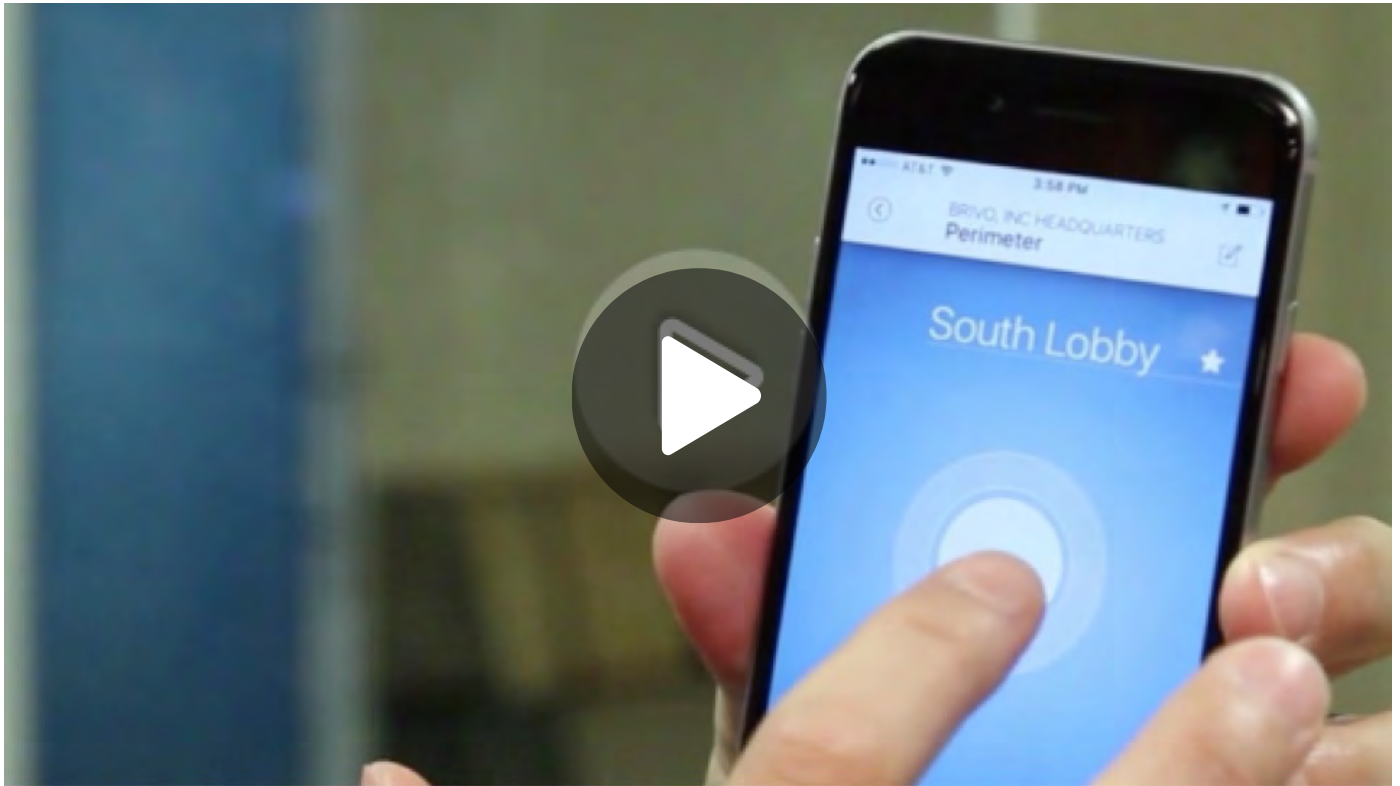
Android Screen Shots



How Brivo Onair Works



Brivo Onair Pass In Action



How to enter a building using Brivo Mobile Pass



Option 1: Viking Gate Operators

Using Current Barcode System



T-21 Swing gate Operator

Upfront Cost

Note: Every effort/attempt will be made to use existing equipment and/or infrastructure. If during the project it is found that the existing equipment and/or infrastructure will not work due to age, compatibility, or otherwise, a change order will be submitted for replacement of equipment and/or infrastructure. When using existing equipment and/or infrastructure, unknown labor charges can occur due to circumstances, original installation method, and etc.

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Replacement of existing operators with Viking T-21 Operators	
OMRON E3K reflective photocell	
Plug in style loop detectors for viking operators	

New concrete pads (will reuse if possible)	
Use existing 110v	
Use existing vehicle bar code reader	
Use Existing Access Control System Database if possible	
New Virtual Loops	
LED Strips for Gates	
Estimate Sub Total:	\$28,749.90

Quarterly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Quarterly Onsite Visit - Inspect Operators - Test Gate Operator - Provide report covering health of operators, and any future expenditures (replacement parts & labor) - Up to 2-hours of Onsite Testing & Inspection	1
Quarterly Total:	\$330

Option 2: Viking Gate Operators

Using New AWID System



T-21 Swing gate Operator

Upfront Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Replacement of existing operators with Viking T-21 Operators	
OMRON E3K reflective photocell	
Plug in style loop detectors for viking operators	
New concrete pads (will reuse if possible)	
Use existing 110v	
Replace vehicle bar code reader with AWID Long Range Reader LR-2000	
1300 AWID Windshield Tags	

Replacement of existing access control system with Brivo access control system	
New Virtual Loops	
LED Strips for Gates	
Estimate Sub Total:	\$48,179.90

Monthly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Brivo License for Front Gate - \$15 per door/gate input. Barcode reader/ AWIS/ WEIGAND Reader count as separate inputs.	2
Monthly Total:	\$30

Quarterly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Quarterly Onsite Visit - Inspect Operators - Test Gate Operator - Provide report covering health of operators, and any future expenditures (replacement parts & labor) - Up to 2-hours of Onsite Testing & Inspection	1
Quarterly Total:	\$330

Southern Automated Access Services

Exhibit 13E



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Estimate

Date	Estimate#
9/6/2019	1184

Name / Address

Lakeshore Ranch CDD
c/o DPFG
1060 Maitland Center Commons
Suite 340
Maitland, FL 32751

Description	Qty	Cost	Total
This estimate is to replace 4 existing swing gate operators with four new Viking F-1 swing gate operators. Three loop detectors are newer in the exit lanes, no need to replace. We will replace the two in the entrance lanes, they are the older plug in style.		13,150.00	13,150.00
Credit for two Omni boards and Omni surge boards installed last month in the entrance operators. Invoices 6613 \$378 and 6622 \$635.40. Operators have 5 year manufacturer warranty. Loop detectors have 1 year warranty. 1 year workmanship.		-1,013.00	-1,013.00
\$6,068.50 will be required in advance and remainder due upon completion. Completion defined by all components listed above are installed and operational. All material remains property of Southern Automated Access Services LLC until final payment is made.		0.00	0.00
Sales Tax		7.00%	0.00
Estimate valid for 30 days.		Total	\$12,137.00

Please sign and return if acceptable

Signature _____

Phone #

813-714-1430

E-mail

southernaccessservices@gmail.com

EXHIBIT 14

Home Repair Solutions
(352) 266-9776

WORK ESTIMATE

Date 1/31/2020
Estimate # 45

SERVICE PROVIDER	CUSTOMER
MIKE WHITE LLC. Phone (352) 266-9776	LAKE SHORE RANCH
Remove two park benches from behind basketball goal and reinstall in grassy area near dog park. install benches in concrete supplys	
	\$ 350.00
	\$ 40.00
TOTAL \$ 390.00	

EXHIBIT 15

STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400
Fax: (813) 223-5043

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

February 3, 2020

***Via Certified Mail/Return Receipt Requested
and First Class U.S. Mail***

Brian C. Chase, Esq.
Atlas Law
3902 N. Marguerite Street
Tampa, FL 33603

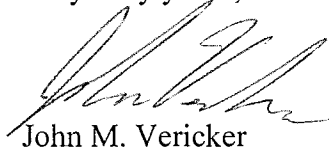
**Re: Lakeshore Ranch Community Development District
Request for Reimbursement**

Dear Mr. Chase:

This law firm represents the Lakeshore Ranch Community Development District (the "District"). Your client, Richard Cunningham, asked the District to reimburse him for the attorney's fees he incurred in his consultation with you. Please notify your client that the District will not be reimbursing him for his attorneys fees and further, the District is under no legal obligation to reimburse attorney's fees for any person consulting an attorney.

If you have any questions, please contact me at your convenience.

Very truly yours,



John M. Vericker
*Board Certified – City, County & Local
Government Law*

JMV/lab

cc: Patricia Comings-Thibault, District Manager *(via email)*
John Rose, CDD Supervisor *(via email)*

EXHIBIT 16

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Hollingsworth, James Lewis		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Lakeshore Ranch CDD	
MAILING ADDRESS 8421 Eagle Brook Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Land O Lakes	COUNTY Pasco	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED has not yet occurred		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS:	
		<input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, James Hollingsworth, hereby disclose that on August 12, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

On August 14, 2019 the CDD voted to renew the contract for Vesta Property Services.

On September 6, 2019, I met with Roy Deary (Vesta VP) to present the mail delivery notification service. At that time he agreed that Vesta would provide this service at no additional cost to LakeShore Ranch as a means of enhancing Vesta's portfolio. Since that time Vesta has been helping to defray the cost of web site hosting at the rate of \$60/month to my company (Solon Synergy).

This does mean that I will need to abstain from future voting on any matters relating to Vesta contract renewal.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 5, 2020

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

EXHIBIT 17

Audience Comment – New Business

Hello. Just moved in to LSR. I love it here. I have one question for everyone. It's regarding the lap pool hours. I get off work at 5. This makes the pool unusable to me for months out of the year given the sunset rule. The FL statute 64E-9 they cite in the pool hours says night time swimming is allowed if lights are provided. Does our pool not have any? I am not advocating keeping the pool open all night but at least matching hours with the people that have the club house open. If we don't have lights in it could we request them as one of those improvements they make that are super expensive? I don't mean to stir the pot here. I also don't know if this may have been something that was discussed in the past. TY.

EXHIBIT 18

Records Lake Mary

To: Patricia Thibault
Subject: RE: CDD areas

I am trying to find the rules or restrictions on residents hiking on CDD property. In particular at the west end of Lonesome Pine there is an area I have hiked which goes next to a large lake shaped like the state of Florida. Of course if I walk on any residents property I get permission first. My feeling is that we residents are paying for the maintenance of CDD property and should be allowed to hike on the property. What do you think?

To: Patricia Thibault
Subject: RE: Signage at Lakeshore

From: Jeff Krone [<mailto:JKrone@bbmkcontracting.com>]
Sent: Wednesday, January 15, 2020 8:09 PM
To: Patricia Thibault
Subject: Re: Signage at Lakeshore

Ok again- we specially asked if we could utilize the back pond- not for what ever we want not to fish or break any rules - I asked if we could walk around the pond and enjoy the quite scenery and was told yes as long as you abide by the rules- no fishing - keep dog on leases - clean up after you pet..

We have done this and I'm not trying to cause problems just doesn't seem right-
