

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Diane Allenbaugh - Assistant Secretary
Regis Steighner - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

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

Stoneybrook North Community Development District

Regular Meeting Agenda

Tuesday, July 28, 2026 at 2:00 P.M.

Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Teams Link: [Meeting Link](#)

Dial In: +1 312-667-7136

Meeting ID: 419 877 947#

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, July 28, 2026, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Consideration for Approval – Temporary License Agreement to Use District Property for Access for Pool Construction **Exhibit 1**
4. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026 **Exhibit 2**
 - B. Ratification of ECS Integrations – Numerical Doorking Clickers - \$4,180.00 **Exhibit 3**
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations
 - Field Report **Exhibit 4**
 - Crosscreek Pond Report
 - June 25, 2026 **Exhibit 5**
 - July 13, 2026 **Exhibit 6**

District Office:

Kai (formerly Breeze/BreezeHome)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, FL 33905

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
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Audette Bruce - District Manager
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➤ Consideration of Proposals

- Crosscreek – Aeration Mx and Repair Items - \$2,224.00 [Exhibit 7](#)
- Crosscreek – Shoreline Cleanup - \$7,100.00 [Exhibit 8](#)
- United Land Services – Dog Park Freeze Damaged Plants - \$15,002.20 [Exhibit 9](#)
- United Land Services – Cronin Sand LN Freeze Damaged Dwarf Ixora - \$16,362.94 [Exhibit 10](#)
- Florida Playgrounds – Playground Inspection - \$770.00 [Exhibit 11](#)
- Diamond Access Technology – North and South Entrance Gate System Replacement - \$50,598.28 [Exhibit 12](#)

D. District Manager

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

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

Sincerely,
Audette Bruce
District Manager

District Office:

Kai (*formerly Breeze/BreezeHome*)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, FL 33905

EXHIBIT 1

AGENDA

Temporary License Agreement

(to use District Property for access for Pool Construction)

This Temporary License Agreement (this “**Agreement**”) is entered into as of July ____, 2026, by and between the **Stoneybrook North Community Development District** (the “**District**”), a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose mailing address is c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, and **Glenn W. Havard** and **Dawn M. Havard** as husband and wife (together, the “**Licensee**”), whose address is 18525 Cronin Sand Lane, North Fort Myers, Florida 33917 (“**Licensee’s Property**”).

Background Information:

Licensee’s Property is owned by Licensee and is located within the boundaries of the District. The District owns Tract L-24 of North Brook Phase One as recorded in Instrument #2019000172912, of the Public Records of Lee County, Florida located immediately adjacent to Licensee’s Property as depicted in the plat thereof (the “**District Property**”). Licensee desires to construct a pool on Licensee’s Property and desires to use a portion of the District’s Property for ingress and egress in connection with such construction. The District has agreed to allow limited use of the District Property by Licensee on the conditions set forth in this Agreement. It is specifically noted that the District Property includes a stormwater tract that has a side slope; while this slope should be traversable for normal trucks and lawn equipment, it is not intended for large vehicles (dump trucks, cement truck, crane, backhoe, etc.) as they may damage the slope stability or may tip over.

Operative Provisions:

Now, therefore, in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Grant of License.**
 - a. The District hereby grants to Licensee and their contractor(s) a temporary non-exclusive license (the “**License**”) for ingress and egress over and across the District Property for the sole purpose of transporting equipment and materials to Licensee’s Property.
 - b. **This** License does not grant the right to use the District Property for any purpose other than access. Materials, vehicles, or construction operations may not be stored, parked, or performed on the District Property.
3. **Term of the License.**
 - a. This License shall become effective as of the date of this Agreement, and shall remain in effect for 6 months from the date of the Agreement, after which time the License shall terminate for all purposes, or upon completion of the construction, whichever occurs first.
 - b. Licensee shall send an email to the District Manager if any delays occur, and an extension is requested.
 - c. Extensions may be granted in writing (email is sufficient) at the sole discretion of the District.
4. **Damages and Restoration.**
 - a. Licensee shall send an email to the District Manager upon completion of the work and sign off by any applicable governmental body.
 - b. The District will inspect the District Property for any damage to the District Property.

- c. Licensee shall be fully responsible for repairing any damage and restoring any impacts to existing utilities/sidewalk they traverse and for repairing any damage and restoring the District Property to its pre-existing condition prior to use of the License (including restoration of finished grade), if necessary, and hereby agrees to pay all costs and expenses in connection with any restoration, including, without limitation, grading or re-grading, sod replacement, erosion, and engineering costs.
 - d. All restoration work shall be completed by Licensee in a timely manner and by the termination date of the License.
5. **Insurance.** Licensee shall maintain or cause Licensee's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than \$1,000,000.00 for the pool construction job. The foregoing insurance shall name the District as additional insured. Licensee shall or cause Licensee's contractor(s) to provide a certificate of insurance evidencing the insurance coverage prior to commencing the work. The insurance must be endorsed to state that coverage shall not be suspended, voided, or canceled except after 30 calendar days prior written notice, has been given to the District.
6. **Indemnification.** Licensee agrees to indemnify, defend, and hold the District, its Board of Supervisors and its employees, agents and assigns harmless from any claims for injury to any person or damages to adjacent property arising from the use of the License.
7. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
8. **Governing Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in the county where the District is located.
9. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, appellate proceedings, and engineers' fees and costs.
10. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by the parties hereto.
11. **Non-Recordable Instrument.** This document shall not be recorded in the public records.
12. **Notices:** Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered to the addresses above by certified mail, return receipt requested, by overnight courier service, or by email (havarddawn@yahoo.com if to the Licensee and Audette@hikai.com if to the District). In the event that the Licensee or the District undergoes a change in address, notification to the other party shall be made.
13. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.
14. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

15. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

Licensee:

**Stoneybrook North
Community Development District**

Glenn W. Havard

Michael Lawson
Chair of the Board of Supervisors

Dawn M. Havard

EXHIBIT 2

AGENDA

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community
5 Development District was held on Tuesday, June 23, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the
6 Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order at 2:05 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson (<i>online in Teams</i>)	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Diane Allenbaugh	Board Supervisor, Assistant Secretary
13 Regis Steighner	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also, present was:

16 Audette Bruce	District Manager, Kai
17 Brian Quillen (<i>online in Teams</i>)	Operations Director, Kai
18 Tyson Waag (<i>online in Teams</i>)	District Engineer, Stantec
19 Whitney Souza (<i>online in Teams</i>)	District Counsel, Straley Robin Vericker

20 *The following is a summary of the discussions and actions taken at the June 23, 2026 Stoneybrook North*
21 *CDD Board of Supervisors Regular Meeting.*

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

24 There were 13 audience members present in the room, 14 were online.

25 **THIRD ORDER OF BUSINESS – Business Items**

26 A. Presentation of RFP Landscape and Irrigation Maintenance Services

27 Ms. Bruce explained that the agenda item concerned the reissued RFP. She stated that a mandatory
28 in-person meeting had been held for all prospective bidders and noted that every bidder present on
29 the agenda had attended that meeting. As a result, no outside bids had been received. She informed
30 the Board that the bid submissions had been provided to the supervisors in advance and requested
31 their direction on how they wished to proceed, including whether they wanted to ask questions,
32 invite bidders to present their proposals, or follow another process.

33 Mr. Lawson suggested that, as a courtesy to all bidders, any bidder speaking about their proposal
34 should do so while the other bidders waited outside the room.

35 Ms. Bruce then invited the other bidders to step outside the room while questions were addressed,
36 noting that the same courtesy would be extended to each bidder during their respective discussions.

37 After each proposal was presented by the respective landscape companies and votes of the Board
38 members were tallied, Ms. Bruce announced the final evaluation scores for the bidders. She
39 reported that Everyday received a score of 80.00, Florida Commercial Care received 76.12, Juniper
40 received 84.84, Sunrise received 78.22, Tony's Lawn and Landscaping received 77.48, and United
41 Land received 89.20.

42 Based on the final scores, United Land Services placed first. She thanked all of the bidders for
43 submitting proposals and expressed appreciation for the time, effort, and multiple visits they made

to the property and meetings throughout the process. She explained that the procurement process would now move into the objection period outlined in the RFP. She advised that any bidder wishing to file an objection was required to provide notice within 72 hours of the Board's decision and would then have up to seven days to submit a written objection.

Ms. Bruce requested a motion to approve awarding the contract to United Land for the next fiscal year, subject to formal Board approval.

- Exhibit 1: Florida Commercial Care
- Exhibit 2: Juniper
- Exhibit 3: Sunrise Landscape
- Exhibit 4: Tony's Lawn Care
- Exhibit 5: United Land Services
- Exhibit 6: Everyday / Yardnique
- Exhibit 7: Score Sheet

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved the landscape and irrigation maintenance services proposal provided by **United Land Services**, for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 8: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on May 26, 2026
- B. Exhibit 9: Ratification of Hutch Electric – Surge Protection Proposal - \$2,040.00

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **Items A and B under the Consent Agenda**, for the Stoneybrook North Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Ms. Allenbaugh raised the topic of the performance bonds and infrastructure concerns within the community. She recommended dedicating the July Board meeting to a comprehensive discussion of these matters. She proposed inviting District Counsel, the District Engineer, a representative from Lee County, and a representative from Metro to provide information and answer questions. She stated that the purpose of the discussion would be to develop a shared understanding of the issues, determine an appropriate path forward, and reduce the potential for misunderstandings or unnecessary litigation.

Ms. Sousa acknowledged the request and explained that, from the District's legal perspective, the performance bond process was separate from the District's responsibilities for maintaining infrastructure.

Ms. Allenbaugh expressed her belief that the matter should be addressed before the August budget process and before the Board's membership changed following the November election.

B. District Engineer

Mr. Waag reported that the signage contractor had recently completed the installation and reinstallation of the community's stop signs, roundabout signs, and speed limit signs. He stated that the signs should now be in place throughout the community. He also advised that he was working with the contractor to obtain a proposal for the additional informational signage previously requested by the Board. Mr. Waag said he would follow up with the contractor to confirm that all work had been completed as expected and apologized if any signage remained outstanding.

C. Field Operations

Ms. Allenbaugh informed the Board that she had installed alligator warning and no-fishing signs near the pond adjacent to her property because of the presence of an active alligator and frequent fishing activity in the area. She explained that the signs were located within the community easement near the lake and referenced a recent lawsuit involving an alligator attack and the absence of warning signage. She emphasized the importance of addressing community safety and liability concerns related to alligator warnings.

Ms. Allenbaugh stated that there remains invasive vegetation in the ponds. Although aquatic maintenance crews had recently applied herbicide treatments, she observed that much of the invasive vegetation remained. She also expressed concern that some desirable littoral plants had been affected during the treatment and stated that the spraying appeared to have been conducted indiscriminately rather than targeting only the invasive species.

Mr. Steighner agreed with Ms. Allenbaugh's observations regarding the pond conditions.

Ms. Allenbaugh further commented that, as she had previously noted during the landscape RFP discussions, the community's common areas were not being maintained to the expected standard.

Ms. Allenbaugh brought up the need for annual inspections of the playground equipment. She noted that a portion of the playground equipment had recently detached. Mr. Quillen agreed that the playground equipment should receive at least semiannual safety inspections. Ms. Allenbaugh also observed that the playground mulch had become very thin and indicated that it should be replenished. Ms. Bruce explained that a proposal for playground mulch replacement had previously been submitted by Sunrise and remained under consideration as part of the District's contingency items.

Ms. Allenbaugh also reported that the playground gate had not been properly repaired. Ms. Sousa advised that if any condition posed a safety hazard, the area should be temporarily secured or otherwise made safe until permanent repairs could be completed.

- Exhibit 10: Field Report
- Exhibit 11: Crosscreek Pond Report Dated June 11, 2026
- Consideration of Proposals

After discussing the replacement of mulch, Mr. Steighner made a motion to approve the proposal from Sunrise subject to a confirmation of pricing.

On a MOTION by Mr. Steighner, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **the replacement of mulch subject to confirmation of pricing**, for the Stoneybrook North Community Development District.

It was confirmed that United Land Services' contract would begin providing landscaping services before the start of the next fiscal year in October or November.

Ms. Bruce informed the Board that, with Sunrise no longer serving as the District's landscaping contractor, the Board needed to determine how to proceed with the maintenance of the community pet waste stations, which had previously been managed by Sunrise.

Mr. Steighner noted that Mr. Allenbaugh had been performing those maintenance duties on behalf of Sunrise for an extended period and was familiar with the community. Based on Mr. Allenbaugh's experience, familiarity with the neighborhood, and the proposed pricing, Mr. Steighner made a motion to approve Mr. Allenbaugh to perform the maintenance services for the community umbrellas and pet waste stations.

- Exhibit 12: Sunrise Landscape – Replacement of 3 Large Clusia - \$1,077.50
- Pet Waste Bid

1. Exhibit 13: Craig Allenbaugh – Pet Waste Service - \$170.00

On a MOTION by Mr. Steighner, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Pet Waste Service in the amount of \$170.00 for once a week service**, for the Stoneybrook North Community Development District.

2. Scoops of SWFL Inc

- i. Exhibit 14: Amenity Service Once a Week - \$148.00
- ii. Exhibit 15: Amenity Service Twice a Week - \$268.00
- iii. Exhibit 16: Station Service Once a Week - \$368.00
- iv. Exhibit 17: Station Service Twice a Week - \$688.00
- v. Exhibit 18: Certificate

3. Exhibit 19: Pet Waste Bids

Ms. Bruce provided an update on the community entry gates. She explained that, following the completion of recent electrical work, she contacted the District's current gate vendor, ECS, regarding restoring gate operations. ECS advised that repairs to the call box were still required before the system could be returned to service. Ms. Bruce stated that the repairs could be completed under the existing maintenance contract and would not require use of the funds previously allocated for full gate replacement. She requested the Board's input before authorizing the repairs, acknowledging prior concerns expressed by Board members regarding the existing system.

Mr. Steighner stated that his primary concern with repairing the existing call box was the ongoing issue of new residents not receiving their access fobs to enter the gates.

Ms. Bruce acknowledged the concern and advised that the District had also received a proposal from FDC for gate replacement and was awaiting additional proposals as well. She stated that the proposals were being used to establish pricing estimates as the District refined its budget, noting that the current estimate was approximately \$31,000 per gate, not including software management or video monitoring.

Ms. Allenbaugh reported receiving concerns from residents about the gates remaining open. She stated that residents had observed increased solicitation within the community and noted that a burglary had recently occurred at a home on Everson Miles, heightening concerns about community security. She also relayed reports that unauthorized vehicles, including four-wheelers, were entering through the open gates from the Metro area, using parking areas and community streets. Ms. Allenbaugh expressed the opinion that the District should develop a comprehensive approach

to addressing the operation of all community gates, including the north entrance, south entrance, and Sedgefield gate.

- Entry Gates

1. Exhibit 20: ECS Integrations – Callbox Wire Repair - \$2,170.00
2. Exhibit 21: FDC – North Side Operator and RFID Reader Installation \$31,042.49
3. Exhibit 22: FDC – South Side Operator and RFID Reader Installation - \$31,042.49
 - i. Exhibit 23: IRB – RET2
 - ii. Exhibit 24: Megatron 1400 Pro
 - iii. Exhibit 25: LR-3000 Product Sheet

Ms. Allenbaugh noted that the irrigation system should be evaluated because the irrigation was striking and damaging the towers. She recommended adjusting the sprinkler heads so they would no longer spray directly onto the towers. Additionally, she asked whether the proposed work included the removal of the referenced item or only the repair.

- Tower Staining

1. Exhibit 26: 4K's Construction Cleanup LCC – Tower Staining - \$29,300.00
2. Exhibit 27: WM Side Service LLC – Re-stain wooden Decorative Tower - \$6,500.00
3. Exhibit 28: WM Side Service LLC – Re-stain wooden Decorative Tower (2) - \$6,500.00

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **WM Side Service LLC – Re-stain wooden Decorative Tower in the amount of \$6,500.00**, for the Stoneybrook North Community Development District.

- Exhibit 29: Irrigation Plus – Water Meter Repair - \$6,385.00

1. Exhibit 30: Map

Ms. Bruce clarified that the discussion concerned repairing a water meter required by the South Florida Water Management District. She explained that readings had to be taken periodically and that there had been some confusion regarding whether the work had already been completed. She stated that this was a different location from the recharge well approved in 2025, identifying it as SW-4, which was shown on the map. She added that all required information had been received and that staff needed to move forward with the repair. She noted that the matter was a compliance requirement and asked whether the Board would approve the water meter repair.

On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **Irrigation Plus – Water Meter Repair in the amount of \$6,385.00**, for the Stoneybrook North Community Development District.

D. District Manager

- Discussion of Produce Vendor

Ms. Bruce reported that in discussions with the produce vendor, they asked if the location of the farmer's market could be changed to somewhere more accessible to the public or if we would be willing to host more vendors to reduce the burden on Asquith Produce to cover the County's fee per event.

Ms. Allenbaugh stated that she did not support changing the location, as she believed it was the safest location in the community and the least disruptive to traffic.

Ms. Bruce added that any additional participants would also need to qualify under the existing farmers market permit requirements, meaning they would need to be similar types of vendors. The Board declined to take action.

➤ Discussion on Towing Policy

Ms. Bruce explained the mix-up regarding the towing contract and lack of notification to the community which led to two residents being towed. She stated that she had spoken with the towing company, which agreed to waive the fee for one resident, while the District would reimburse the second resident because proper communication had not been provided. She added that she had not received any additional requests but invited affected individuals to contact her.

Ms. Bruce explained that, moving forward, the Board needed to formally codify its overnight parking policy. She noted that the Board had previously discussed prohibiting parking on the streets between midnight and 5:00 a.m. and asked that any desired changes be made before the policy was finalized. She explained that a prior resolution adopted in 2023 had authorized towing and established procedures that included placing 24-hour warning stickers. However, because the District did not have staff available on-site overnight to implement that process, the existing policy was no longer practical. She stated that the Board needed to establish a clear policy so that appropriate communication could be provided to residents before enforcement began.

Ms. Bruce then asked legal counsel whether any additional matters needed to be included in the discussion before the policy was prepared.

Board members discussed the challenges facing the community due to no additional parking spaces and emphasized finding long-term solutions. These solutions could include alternate-side of the street parking, working with Metro Lagoons to secure overflow parking spots for overnight guests or establishing a parking area on CDD property.

Ms. Sousa suggested that the Board designate a point person to work with District Counsel on developing a draft towing policy. She recommended appointing Ms. Allenbaugh to coordinate with staff, with the understanding that the proposed policy and accompanying resolution would be presented to the Board for full consideration and approval at the next meeting.

Mr. Draper moved to authorize Ms. Allenbaugh to serve as the Board's liaison and work with District staff to prepare a draft towing policy for the Board's review.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **Ms. Allenbaugh to serve as the Board's liaison and coordinate with District Counsel to come up with the criteria for parking**, for the Stoneybrook North Community Development District.

It was discussed to authorize both Ms. Allenbaugh and Mr. Steighner to coordinate with Metro Lagoon staff to seek permission for parking.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **Ms. Allenbaugh and Mr. Steighner to coordinate with Metro Lagoon staff to discuss parking in the District**, for the Stoneybrook North Community Development District.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

A resident commented on the proposed parking policy, distinguishing between resident parking and guest parking, expressing her opposition to on-street parking, citing concerns about narrow, curved roads, reduced visibility, traffic safety, and access for service vehicles. The resident also expressed the opinion that limiting on-street parking would improve neighborhood visibility and security.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adjourned **the meeting**, for the Stoneybrook North 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 3

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM

Stoneybrook North CDD- 110 DK Clickers



Date:	6/25/2026	PROPOSAL	Proposal No:	TH26631
Submitted to:	Stoneybrook North CDD	Job Location:	Stoneybrook North CDD- 110 DK Clickers	
Attention:	Audette Bruce Title: LCAM	Attention:	Audette Bruce Title:	
Email:	audette@hikai.com	Email:	Audette@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	2502 N Rocky Point Drive # 1000	Address:	Lagoon resident gate entrance	
City / ST	Tampa / FL Zip: 33607	City / ST	Fort Myers / FL Zip: 33917	

SCOPE OF WORK:

110 - NUMERICAL DOOR KING CLICKERS . QUOTE INCLUDES POSTAGE TO RESIDENT . \$ 38.00 PER REMOTE / POSTAGE = \$ 4180.00

INCLUDED MATERIALS:

110 - NUMERICAL DOOR KING REMOTES . POSTAGE TO RESIDENT .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$4,180.00
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This proposal is valid through 7/25/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature)

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date: 7/1/26

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and/or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 4

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Jul 17, 2026 / Luis Martinez

Complete

Score	45 / 48 (93.75%)	Flagged items	3	Actions	0
-------	------------------	---------------	---	---------	---

Site conducted

Brightwater CDD (Shores Side)

Conducted on

17 Jul 2026 11:35 EDT

Prepared by

Luis Martinez

Location

8640 Sunny Page Ln, North Fort
Myers, FL 33917, USA

Bridges

2 / 2 (100%)

Entrance Bridge

Good



Photo 1



Photo 2



Photo 3

Exit Bridge

Good

The bottom rail of the wooden guardrail at the exit bridge has sustained minor cosmetic damage, with visible chipping and wear at the end section.



Photo 4



Photo 5



Photo 6

Monuments

2 / 2 (100%)

South Entrance

Good



Photo 7



Photo 8



Photo 9

North Entrance (Lennar)

Good



Photo 10

Lakes

16 / 16 (100%)

#30 South Entrance Lake (toward Lagoon)

Good



Photo 11



Photo 12

#30 South Entrance Lake (north side)

Good



Photo 13



Photo 14



Photo 15

#29 Lake Across from South Mail Center

Fair

The pond shoreline is in poor condition with bare soil, thinning vegetation, and declining aquatic plants, creating an unattractive appearance and increasing erosion potential.



Photo 16



Photo 17



Photo 18

#28 Everson Miles Circle Lake (Behind common area near mail center)

Fair

The pond water level appears adequate; however, the shoreline is in poor condition with bare soil, sparse vegetation, and declining aquatic growth.



Photo 19



Photo 20

#31 Behind 18192 Everson Miles Circle (Walking Path)

Fair

The pond appears to be in fair condition with a stable water level and generally clear water. However, there

is overgrown vegetation along portions of the shoreline that should be trimmed and maintained to improve appearance and help prevent excessive growth around the pond.



Photo 21



Photo 22

#25 Cascade Price Circle Lake

Fair

Similar notes to the other ponds. The literal is showing due to lack of water level.



Photo 23



Photo 24

#23 Pond & Pump Station at Marlin Kite Circle (L shaped goes to Cascade Price also)

Good

Pond Condition:

The pond appears to be in fair condition with an adequate water level and generally clear water. Some shoreline vegetation and weeds are present and should be monitored and maintained to improve the overall appearance of the pond.



Photo 25



Photo 26



Photo 27

River Burst Court Cul-de-sac Lake

Good



Photo 28



Photo 29

Between River Burst Court and Shimmer Dawn Court

Good



Photo 30

South side of Marlin Kite (Check near Water Sale)

Good



Photo 31

Pump Station & Lake at Water Sale Drive

Good



Photo 32



Photo 33



Photo 34



Photo 35

Marlin Kite West of Pump Station

Good

Water levels are low in pond.



Photo 36



Photo 37

Lake across from North Entrance Mail Center

Good



Photo 38

#24 Lake behind North Entrance Mail Center

Good



Photo 39



Photo 40

#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)

Good



Photo 41

Pump Station at corner of Sunny Page Ln & Everson Myles

Good

Court



Photo 42



Photo 43

Gates

1 flagged, 10 / 11 (90.91%)

Original Entrance Gate - before lagoon

Poor

Gate Call Box:

The gate call box is currently missing, leaving only the mounting post and electrical components exposed. Recommend replacing the call box to restore proper gate access functionality and improve the appearance of the entrance.



Photo 44



Photo 45

Resident Entrance Gate (South)

Good

Guest Entrance (South)

Good



Photo 46



Photo 47

Pedestrian Gate at south entrance

Good



Photo 48

Exit Gate at North Entrance (Lennar)

Good



Photo 49

Pedestrian Exit Gate at North Entrance

Good



Photo 50

Entrance Gate at North Entrance (Lennar)

Good



Photo 51



Photo 52

Pedestrian Entrance Gate at North Entrance

Good

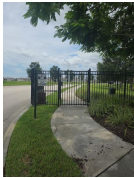


Photo 53

Pedestrian Gate at Sewell Brooks Court

Good



Photo 54

Resident Exit Gate (South)

Good



Photo 55

Original Exit Gate

Good



Photo 56

Mail Centers

4 / 4 (100%)

South Entrance Mail Center

Good



Photo 57



Photo 58

South Mail Center Island Landscape

Good



Photo 59

North Entrance Mail Center

Good

North Mail Center Island Landscape

Good



Photo 60



Photo 61



Photo 62

Miscellaneous

2 / 2 (100%)

Preserve Area near tot lot

Good



Photo 63



Photo 64



Photo 65

Gate at Sedgefield Rd

Fair

Amenities

3 / 3 (100%)

Tot Lot

Good



Photo 66



Photo 67



Photo 68

Dog Park - Small

Good



Photo 69



Photo 70

Dog Park - Large

Good



Photo 71



Photo 72



Photo 73

Pop Ash Creek

1 flagged, 0 / 1 (0%)

Pop Ash Creek 1

1 flagged, 0 / 1 (0%)

Pop Ash Creek

Poor

Creek Condition:

The creek drainage area has become overgrown with vegetation, which may restrict proper water flow. I will notify the landscaping vendor to clear the creek and surrounding drainage area to restore proper drainage.



Photo 74



Photo 75



Photo 76

Pop Ash Creek Location

Walking Path Off Marlin Kite Lane

Walking Path

1 / 1 (100%)

Walking Path 1

1 / 1 (100%)

Walking Path

Good



Photo 77



Photo 78

Walking Path Location

Garbage Cans

1 / 1 (100%)

Garbage Cans 1

1 / 1 (100%)

Garbage Can

Good



Photo 79



Photo 80

Garbage Can Location

Dog Park

Street Lights

1 / 1 (100%)

Street Lights 1

1 / 1 (100%)

Street Light

Good



Photo 81



Photo 82

Street Light Location

Throughout The Community

Landscape

1 / 1 (100%)

Landscape 1

1 / 1 (100%)

Landscape

Good



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



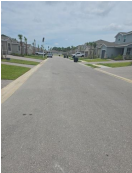
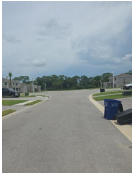
Photo 98



Photo 99

Landscape Location

Throughout The Community

Street Signs	1 / 1 (100%)
Street Signs 1	1 / 1 (100%)
Street Sign	Good
Straightened out leaning street sign.	
	
Photo 100	Photo 101
Street Sign Location	Everson Miles/ Sunny Paige Lane
Sidewalks	1 flagged, 0 / 1 (0%)
Sidewalks 1	1 flagged, 0 / 1 (0%)
Sidewalk	Poor
Sidewalk needs repair on River Burst Court	
	
Photo 102	
Sidewalk Location	Sidewalk Damage On River Burst Court
Roads	1 / 1 (100%)
Roads 1	1 / 1 (100%)
Road	Good
	
Photo 103	Photo 104
Road Location	Throughout The Community
Sign Off	

A handwritten signature in black ink, appearing to be 'L. M. K.' or similar, located in the top left corner of the page.

17 Jul 2026 18:23 EDT

Flagged items

3 flagged

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

Gate Call Box:
The gate call box is currently missing, leaving only the mounting post and electrical components exposed. Recommend replacing the call box to restore proper gate access functionality and improve the appearance of the entrance.



Photo 44



Photo 45

Title Page / Pop Ash Creek / Pop Ash Creek 1

Pop Ash Creek

Poor

Creek Condition:
The creek drainage area has become overgrown with vegetation, which may restrict proper water flow. I will notify the landscaping vendor to clear the creek and surrounding drainage area to restore proper drainage.



Photo 74



Photo 75



Photo 76

Title Page / Sidewalks / Sidewalks 1

Sidewalk

Poor

Sidewalk needs repair on River Burst Court



Photo 102

Approval

Date and time of approval

20 Jul 2026 12:00 EDT

Approver's signature



Brian Quillen
21 Jul 2026 11:59 EDT

Media summary



Photo 1

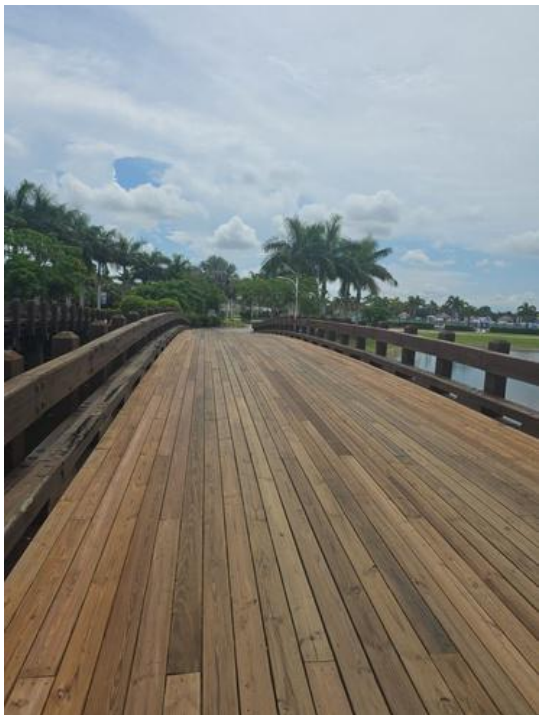


Photo 2



Photo 3



Photo 4



Photo 5

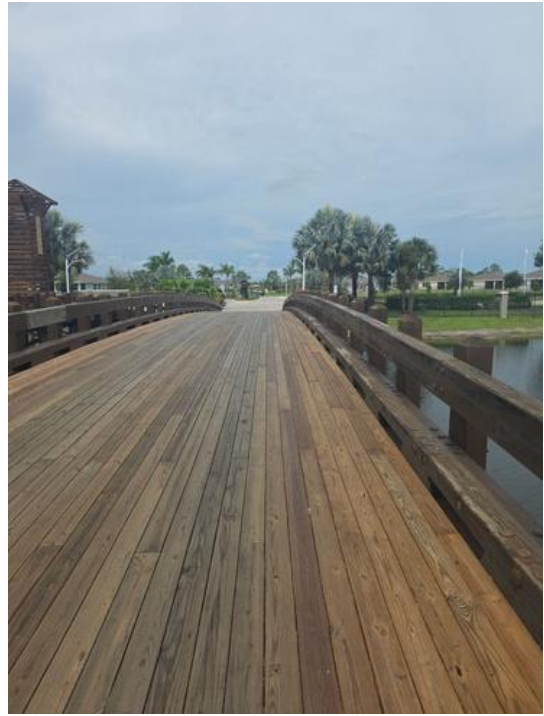


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

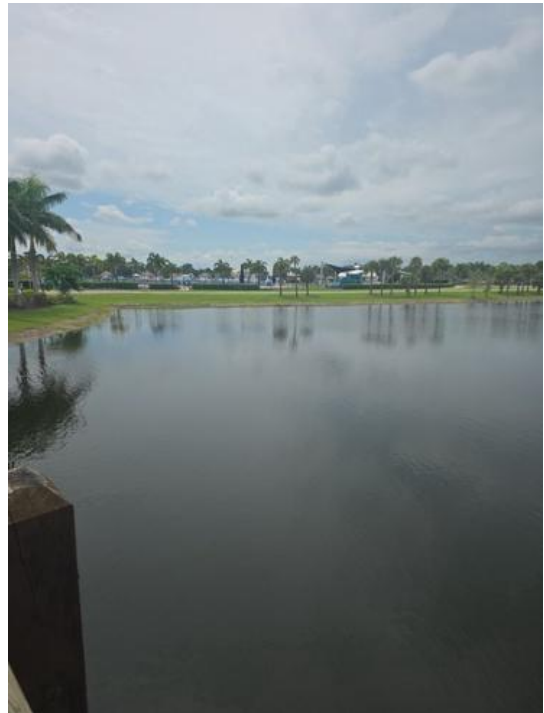


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85

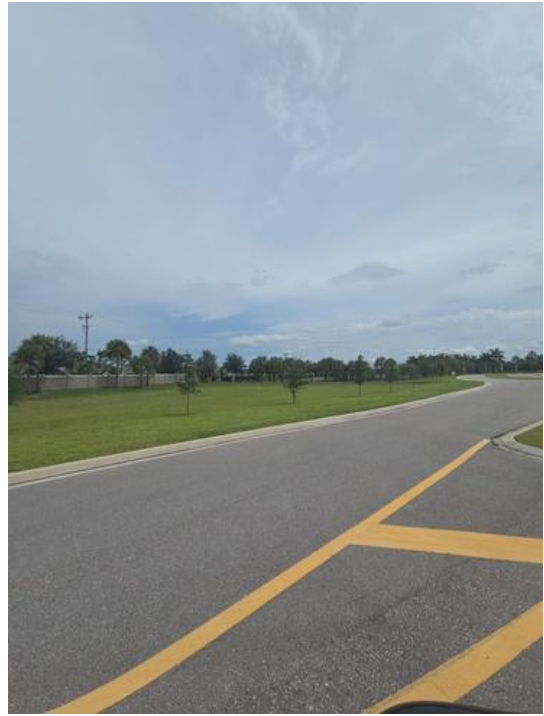


Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

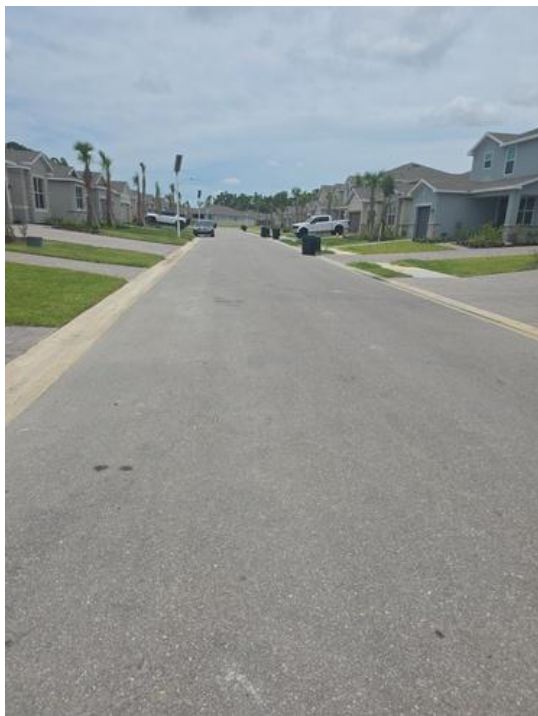


Photo 103



Photo 104

EXHIBIT 5

AGENDA



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD
Date: 2026-06-25
Technician: BryanL

Job: 644 - Stoney Brook North CDD - Lake Maintenance - Monthly
Time: 14:11

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
32			X						Low	
15a			X						Low	
23			X						Low	
21			X						Low	
22			X						Low	

Additional Comments

Treated lakes listed for heavy grasses broadleaf and brush.

Project Photos

Photo 1



32

Photo 2



Photo 3



EXHIBIT 6

AGENDA



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD

Job: 644 - Stoney Brook North CDD - Lake Maintenance - Monthly

Date: 2026-07-13

Time: 13:37

Technician: MichaelB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
#17			X						Low	
#18			X						Low	
#19			X						Low	
#20			X						Low	
#22			X						Low	
#23			X						Low	
24			X						Low	
25			X						Low	
#26			X						Low	
27			X						Low	
#28	X		X						Low	
#29	X		X						Low	
30			X						Low	
31			X						Low	
#32			X						Low	

Additional Comments

Treated all lakes for grasses and brushes and Treated algae, on lake #28 & 29, water level is low

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12



Project Photos

Photo 13



Photo 14



EXHIBIT 7

AGENDA



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/21/2026	15688

Name / Address
Stoney Brook North C/o Audette Bruce 2502 N. Rocky Point Drive Tampa, FL 33607

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Stoney Brook North CDD - Aeration Mx and Repair Items			
Revenue needed to replace and repair the following:			
Lake #18 High-Flow Air Filter	2	21.00	42.00
Lake #19 High-Flow Air Filter	2	21.00	42.00
Air Filter Canister	2	65.00	130.00
Box to be re-leveled due to wash out			
Lake #20 High-Flow Air Filter	2	21.00	42.00
Diffuser to be placed back in center			
Lake #21 High-Flow Air Filter	1	21.00	21.00
Lake #22 High-Flow Air Filter	2	21.00	42.00
Secure Box back to foundation pad			
Lake #23 High-Flow Air Filter	2	21.00	42.00
30uf-370V Capacitor	1	79.00	79.00
Lake #25 High-Flow Air Filter	1	21.00	21.00
Lake #28/#29 High-Flow Air Filter	4	21.00	84.00
Lake #30 High-Flow Air Filter	1	21.00	21.00
Air Filter Canister	1	65.00	65.00
Replacement Diffuser	1	295.00	295.00
300' Weighted Tubing - to replace missing diffuser	1	327.00	327.00
Lake #32 High-Flow Air Filter	1	21.00	21.00

Total

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/21/2026	15688

Name / Address

Stoney Brook North
C/o Audette Bruce
2502 N. Rocky Point Drive
Tampa, FL 33607

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Fountain Labor Note: Parts are not included with the maintenance contract. Any issues discovered with the fountain system(s) during the scheduled routine maintenance event will be reported to the customer along with a quote for all repairs. A \$75.00 per hour labor charge will be issued for any repairs or requests for inspection by the customer during the month's in-between the regularly scheduled maintenance months. This does not include any parts, only labor. A work order will be sent to the customer and must be signed and returned by the customer to Crosscreek Environmental before any inspections or repairs can take place.	10	95.00	950.00
Please sign and return or send back e-mail approval		Total	\$2,224.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

EXHIBIT 8

AGENDA



Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/6/2026	15602

Name / Address
Stoney Brook North C/o Audette Bruce 2502 N. Rocky Point Drive Tampa, FL 33607

Site Address

* Estimate is good for 30 days.

Description	Total
Stoney Brook North CDD - 1x Shoreline cleanup Provide 1x string-trimming of vegetation around the perimeter of 14 lakes Vegetation and brush around the shoreline will be cut down 30% deposit due prior to commencement of work. Amount to be deducted from final invoice.	7,100.00
Please sign and return or send back e-mail approval	Total \$7,100.00

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

EXHIBIT 9

AGENDA



Proposal #240938

Date: 7/15/2026

PO #

Chad Allen

BILL TO

Property:

Stoneybrook North CDD
9521 Pebble Brook Boulevard
Fort Myers, FL 33913

Dog Park freeze damaged plants

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Default Group

\$15,002.60

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				
Demo / Debris Removal / Site Prep/ Install	25.00	Hr	\$69.66	\$1,741.50
Clusia rosea	85.00	7 gal	\$45.00	\$3,825.00
Cocoplum 'Red Tip'	152.00	7 gal	\$45.00	\$6,840.00
Pine Bark Large Nuggets (Bag)	350.00	ea	\$5.00	\$1,750.00
Planting Soil	3.00	CY	\$150.00	\$450.00
Irrigation Repair				
Labor - GCS Irrigation	5.00	Hr	\$79.22	\$396.10
			Sale	\$15,002.60
			Sales Tax	\$0.00
			Total	\$15,002.60

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will

furnish insurance with \$1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Chad Allen

Date 7/15/2026
United Land Services

By _____

Date _____
Stoneybrook North CDD

EXHIBIT 10

AGENDA



Proposal #240940

Date: 7/15/2026

PO #

Chad Allen

BILL TO

Property:

Stoneybrook North CDD
9521 Pebble Brook Boulevard
Fort Myers, FL 33913

Cronin Sand LN freeze damaged dwarf ixora

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Default Group **\$16,362.94**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				
Demo / Debris Removal / Site Prep/ install	30.00	Hr	\$69.66	\$2,089.80
Ixora - 3g Plant Installed - GCS	720.00	3g	\$15.11	\$10,877.04
Pine Bark Large Nuggets (Bag)	450.00	ea	\$5.00	\$2,250.00
Planting Soil	5.00	CY	\$150.00	\$750.00
Irrigation Repair				
Labor - GCS Irrigation	5.00	Hr	\$79.22	\$396.10

Sale	\$16,362.94
Sales Tax	\$0.00
Total	\$16,362.94

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

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water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

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Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____

Chad Allen

Date 7/15/2026

United Land Services

By _____

Date _____

Stoneybrook North CDD

EXHIBIT 11

AGENDA



FLORIDA PLAYGROUNDS
(561) 354 - 4899
8021 Peters Rd., Unit 504
Plantation, FL 33324

Prepared For
Luis Martinez
Stoneybrook North CDD
18600 Marlin Kite Ln
North Fort Myers 33917

Estimate Date
07/14/2026

Estimate Number
180081721

Description	Rate	Qty	Line Total
CPSI INSPECTION - Playground Inspection CPSI Playground Safety Inspection – Comprehensive on-site inspection performed by a Certified Playground Safety Inspector (CPSI). Includes evaluation of playground equipment, surfacing, use zones, and safety hazards in accordance with ASTM, CPSC, and ADA guidelines, plus a detailed digital inspection report with photos and recommended corrective actions. Repair proposals, if required, are quoted separately.	\$385.00	2	\$770.00
Subtotal			770.00
Tax			0.00
Estimate Total (USD)			\$770.00

Terms

This estimate is valid for 30 days.

To accept this quotation, please sign, date and return with any other required materials. Once signed and accepted by seller, any changes must be submitted in writing and approved by the seller and buyer.

Purchaser promises to pay FLORIDA PLAYGROUNDS according to the payment terms of this proposal and agrees to pay, in addition to the final balance due or any other unpaid amount, all costs and expenses, including reasonable attorney fees associated with collection. Any final balance due or any unpaid amount not paid upon receipt of playground equipment, materials and installation costs, shall carry an interest rate of 15% per annum, until paid in full.

AUTHORIZED SIGNATURE

PRINT NAME

DATE

Thank you for being a valued customer!

EXHIBIT 12

AGENDA



*Diamond Access
Technology*

6360 Corporate Park Circle Ste 11
Ft. Myers, FL 33966
(833) 428-3748
service@diamondaccesstech.com

Estimate

ESTIMATE#	10676
DATE	06/12/2026
PO#	

CUSTOMER

Stoneybrook North CDD
Brightwater Ln
North Fort Myers Florida 33917
(813) 921-9866

SERVICE LOCATION

Stoneybrook North CDD
Brightwater Ln
North Fort Myers Florida 33917
(813) 921-9866

DESCRIPTION

Scope of Work – North and South Entrance Gate System Replacement

Diamond Access Technology proposes to replace the existing gate automation equipment at both the North Entrance and South Entrance gate systems.

The existing eight (8) swing gate operators will be removed and replaced with new operators. Each entrance consists of two (2) entrance gate operators and two (2) exit gate operators, for a total of four (4) operators per location and eight (8) operators overall.

The existing free exit loops and safety loops will be replaced at both gate locations to ensure reliable vehicle detection and safe gate operation.

Two (2) new LiftMaster CAPXLV2 telephone entry systems will be installed, one (1) at each entrance location. In addition, one (1) RFID reader will be installed at each entrance to provide convenient resident access control.

The CAPXLV2 is a network-based call box and requires a reliable internet connection. Internet connections are expected to be available from the previous kiosk.

The CAPXLV2 includes a built-in camera that records activity during use, 24-hour complimentary video storage on the cloud, and VOIP calling capability for contacting residents. 30 day activity video storage and video calling are available with the Advanced MyQ subscription package. A VOIP phone line is required and is included MyQ subscription.

A LiftMaster MyQ Community subscription is required for operation of the CAPXLV2 and CAP2D system and is not included in this quote. Diamond Access Technology will assist management in reviewing the available subscription options to determine which package best meets the community's needs.

The Access Only plan includes audio calling to residents, physical credential support, and 24-hour video storage. This plan does not include resident mobile app functionality. Pricing is available upon request.

The Access Plus plan includes mobile app gate activation for residents, audio calling, physical credentials, and 24-hour video storage. Pricing is available upon request.

The Basic Package is billed at \$2 per door per month and includes mobile app gate activation, audio calling, physical credentials, mobile credentials, guest pass creation, Siri and Apple Watch integration, and 24-hour video storage.

The Advanced Package is billed at \$4 per door per month and includes mobile app gate activation, audio and video calling to residents, physical credentials, mobile credentials, guest passes, Siri and Apple Watch integration, and 30-day video storage.

Diamond Access Technology will invoice the selected MyQ subscription annually once the system has been activated.

Each entrance will be equipped with an EVAC emergency access receiver, allowing authorized Fire, Police, and EMS personnel to activate the gates during emergency situations.

Surge protection devices and grounding systems will be installed at all gate operators and telephone entry systems to help protect the equipment from power surges and lightning-related electrical damage.

New monitored photo eyes will be installed on all swing gates to comply with current UL 325 safety requirements. Upon completion of the installation, all gate operators, loop detectors, RFID readers, telephone entry systems, EVAC receivers, surge protection devices, and safety equipment will be programmed, configured, and thoroughly tested to verify proper operation.

At the Sedgefield entrance, Diamond Access Technology will install one (1) new 20-foot ornamental aluminum gate. The gate will be supported by new 6-inch steel posts and will include a custom powder-coated plaque. This gate is intended as a manual gate only and does not include a gate operator. Upon completion, the gate will be adjusted and inspected to ensure proper alignment and smooth operation.

Customer Responsibilities

Internet service shall be available and operational at both gate locations prior to the start of installation.

The customer is responsible for providing all required electrical service to the gate equipment. The customer is responsible for obtaining and paying for any required electrical permits, inspections, and associated fees.

Any coordination with utility providers required to establish electrical service shall be the responsibility of the customer.

Landscaping, irrigation modifications, and restoration of disturbed areas are excluded unless specifically noted in this proposal.

Any paving, concrete, or asphalt restoration beyond the scope specifically identified in this proposal is excluded.

Data entry is not included with this estimate but can be completed for an additional cost.

RFID tags are also not included.

Estimate

Description	Qty	Rate	Total
LABOR-BL Skilled Technician labor	1.00		
Custom Gate DBL DR ESTATE GATE #8400 20'	1.00		
CAPXLV2 Callbox by LiftMaster. LiftMaster CAPXLV2 – Smart Video Intercom Call Box Network-based video intercom system with a 10-inch touchscreen display, built-in camera, and cloud-based video recording. Allows residents to receive calls on their phones, open gates remotely, and issue temporary guest passes. Uses VoIP phone service and requires an active internet connection. Provides secure, modern access control for gated communities and commercial properties.	2.00		
Infinity RFID Reader. Integrated UHF RFID Reader Includes Mounting Bracket, Wiegand Module, and 20ft Communication Cable, and Power Supply	2.00		
MISC PARTS Custom Fabricated Post for RFID Reader	2.00		

Description	Qty	Rate	Total
Concrete Anchor Stainless Steel anchor	48.00		
Concrete Pad 12' Round x 24' 12" Round form 24" Depth	2.00		
Saw Cut Loop Saw cut loop wiring	6.00		
Liftmaster Plug in Loop Detector. Plug in loop detector for 24v model operators	6.00		
EVAC RECEIVER* Emergency Vehicle Access Controller Gate operator sensor	2.00		
CONDUIT MISC Straights, 90s, 45s, couplings, and other misc conduit	1.00		
WIRE POWER / COMMUNICATION WIRE	1.00		
MISC SHOP SUPPLIES MISC SHOP SUPPLIES	1.00		
GROUND ROD 1/2in Copper Ground Rod	12.00		
GROUND ROD CLAMP 1/2in Ground Clamp	12.00		
Ditek POE/Ethernet Surge Protection Ethernet POE Power/Video/Data Surge Protector	2.00		
Ditek High Voltage Surge Protection - 120/240v* 120/240 VAC, 1-PHASE Surge Protector/Suppressor	8.00		
Ditek TeleEntry and Low Voltage Surge Telephone entry system surge protector. This model is designed to protect commercial gate entry systems. 4 pairs, 5v, 12v, 24v and telephone line protection.	2.00		
Concrete Mix Bags of fast setting concrete	8.00		

CUSTOMER MESSAGE

Special orders are non-refundable and non-returnable. Diamond Access Technology warrants the installation and installation materials it provides for one (1) year against defects in workmanship. This warranty does not cover Acts of God, vandalism, misuse, or tampering by the customer or others. The warranty period begins at completion of installation. If a warranty service call is requested and the issue is not related to installation workmanship, the customer may be charged for the visit and any materials. This estimate is based on our inspection and evaluation of the repair and/or service. It does not include material price increases, unforeseen labor or materials, or any required permits or fees. Estimates over \$1,000 require a 50% deposit to begin work, with the balance due upon completion. Estimate is valid for 30 days from the date it was created.

Estimate Total:

\$50,598.28



Scan this
QR code to
start a
financing
application

from **\$437/month**
[Click to start](#)

Checking options will not impact
your credit score

PRE-WORK SIGNATURE

Signed By: