INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oak Creek Community Development District

November 9, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 248 165 418 325 480 PASSCODE: tX3Zt39Y

Join the meeting now

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



Oak Creek
Community Development District

Board of Supervisors
Sam Watson, Chairman
Michael Rudman, Vice Chairperson
Ryan Gilbertsen, Assistant Secretary
Lisa Vaile, Assistant Secretary
David Gerald, Assistant Secretary

District Staff
Christina Newsome, District Manager
Cari Allen Webster, District Counsel
Robert Dvorak, District Engineer
Christian Haller, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda
Monday, November 9, 2026, at 6:00 p.m.

The Regular Meeting of the **Oak Creek Community Development District** will be held on Monday, November 9, 2026, at 6:00 p.m. at the Watergrass Clubhouse, at 32711 Windelstraw Dr., Wesley Chapel, FL 33545. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 248 165 418 325 480 **Passcode:** tX3Zt39Y

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **STAFF REPORTS**
   - **A.** District Accountant
     - **i.** Review of Financials
     - **ii.** Review of Financial Snapshot
   - **B.** District Counsel
   - **C.** District Engineer
   - **D.** District Manager
   - **E.** Field Manager Report
   - **F.** Aquatics Report
   - **G.** Landscape Report
     - **i.** Consideration of Irrigation Repair Proposals
6. **BUSINESS ITEM**
   - **A.** Consideration of Security Camera Proposals
     - **i.** Complete IT
     - **ii.** SCD Communications Inc.
     - **iii.** Florida Security Concepts

7. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held August 10 and October 12, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oak Creek Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds ..... Page 1

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund ..... Page 2 - 4

Debt Service Fund ..... Page 5

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments ..... Page 6

Cash and Investment Report ..... Page 7

Check Register ..... Page 8

Oak Creek
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 346,934	$ -	$ 346,934
Accounts Receivable	107	-	107
Investments:			
Money Market Account	385,013	-	385,013
Acquisition & Construction Account	-	9,195	9,195
Prepayment Fund (A-1)	-	378	378
Prepayment Fund (A-2)	-	3,418	3,418
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	83,121	83,121
Prepaid Items	16,870	-	16,870
Deposits	16,579	-	16,579
TOTAL ASSETS	**$ 765,503**	**$ 302,017**	**$ 1,067,520**
LIABILITIES			
Accounts Payable	$ 7,101	$ -	$ 7,101
TOTAL LIABILITIES	**7,101**	**-**	**7,101**
FUND BALANCES			
Nonspendable:			
Prepaid Items	16,870	-	16,870
Deposits	16,579	-	16,579
Restricted for:			
Debt Service	-	302,017	302,017
Assigned to:			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
Unassigned:	234,959	-	234,959
TOTAL FUND BALANCES	**$ 758,402**	**$ 302,017**	**$ 1,060,419**
TOTAL LIABILITIES & FUND BALANCES	**$ 765,503**	**$ 302,017**	**$ 1,067,520**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 33,815	$ 33,815
Interest - Tax Collector	-	-	966	966
Special Assmnts- Tax Collector	795,705	795,705	795,704	(1)
Special Assmnts- Discounts	(31,828)	(31,828)	(30,366)	1,462
Other Miscellaneous Revenues	-	-	13,084	13,084
TOTAL REVENUES	**763,877**	**763,877**	**813,203**	**49,326**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	20,000	20,000	19,800	200
FICA Taxes	800	800	444	356
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	28,000	28,000	28,509	(509)
ProfServ-Legal Services	8,000	8,000	13,207	(5,207)
ProfServ-Mgmt Consulting	48,959	48,959	48,960	(1)
ProfServ-Property Appraiser	150	150	150	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	1,552	7,205	(5,653)
Auditing Services	3,525	3,525	3,690	(165)
Postage and Freight	200	200	902	(702)
Rentals & Leases	500	500	1,375	(875)
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	1,000	341	659
Misc-Assessment Collection Cost	15,914	15,914	15,309	605
Misc-Contingency	-	-	936	(936)
Office Supplies	126	126	-	126
Annual District Filing Fee	175	175	175	-
Total Administration	137,257	137,257	149,000	(11,743)
Public Safety				
Contracts-Security Services	10,000	10,000	7,500	2,500
Misc-Contingency	31,500	31,500	20,515	10,985
Total Public Safety	41,500	41,500	28,015	13,485

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Electric Utility Services				
Electricity - Streetlights	25,000	25,000	22,314	2,686
Utility Services	10,000	10,000	15,288	(5,288)
Total Electric Utility Services	35,000	35,000	37,602	(2,602)
Garbage/Solid Waste Services				
Utility - Refuse Removal	1,000	1,000	1,091	(91)
Solid Waste Disposal Assessm.	1,000	1,000	1,072	(72)
Total Garbage/Solid Waste Services	2,000	2,000	2,163	(163)
Water-Sewer Comb Services				
Utility Services	13,000	13,000	11,696	1,304
Total Water-Sewer Comb Services	13,000	13,000	11,696	1,304
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	22,740	22,740	22,740	-
Contracts-Aerator Maintenance	3,000	3,000	-	3,000
Stormwater Assessment	894	894	885	9
R&M-Storm Water - Pond	74,000	74,000	58,085	15,915
Total Flood Control/Stormwater Mgmt	100,634	100,634	81,710	18,924
Other Physical Environment				
Contracts-Landscape	107,000	107,000	93,999	13,001
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	9,390	-	9,390
R&M-Irrigation	7,000	7,000	9,408	(2,408)
R&M-Mulch	19,000	19,000	1,319	17,681
R&M-Plant&Tree Replacement	17,000	17,000	4,090	12,910
R&M-Dog Park	17,000	17,000	32,859	(15,859)
Total Other Physical Environment	191,681	191,681	156,182	35,499
Capital Expenditures & Projects				
Misc-Holiday Lighting	7,000	7,000	6,800	200
Total Capital Expenditures & Projects	7,000	7,000	6,800	200
Road and Street Facilities				
R&M-Bike Paths & Asphalt	1,200	1,200	-	1,200
R&M-Parking Lots	1,200	1,200	-	1,200

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
R&M-Sidewalks	20,000	20,000	6,552	13,448
R&M-Pressure Washing	12,000	12,000	11,045	955
Total Road and Street Facilities	34,400	34,400	17,597	16,803
Clubhouse, Parks and Recreation				
ProfServ-Field Management	95,605	95,605	95,605	-
Contracts-Pools	16,000	16,000	14,985	1,015
Telephone/Fax/Internet Services	2,200	2,200	1,145	1,055
R&M-Facility	2,500	2,500	25,002	(22,502)
R&M-Pools	7,000	7,000	28,091	(21,091)
R&M Basketball Courts	7,000	7,000	-	7,000
R&M-Playground	1,000	1,000	-	1,000
Op Supplies - General	4,500	4,500	8,244	(3,744)
Total Clubhouse, Parks and Recreation	135,805	135,805	173,072	(37,267)
Reserves				
Reserve - Other	65,600	65,600	41,834	23,766
Total Reserves	65,600	65,600	41,834	23,766
TOTAL EXPENDITURES & RESERVES	**763,877**	**763,877**	**705,671**	**58,206**
Excess (deficiency) of revenues Over (under) expenditures	-	-	107,532	107,532
Net change in fund balance	$ -	$ -	$ 107,532	$ 107,532
FUND BALANCE, BEGINNING (OCT 1, 2025)	**650,870**	**650,870**	**650,870**	
FUND BALANCE, ENDING	**$ 650,870**	**$ 650,870**	**$ 758,402**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 12,752	$ 12,752
Special Assmnts- Tax Collector	437,163	437,163	437,162	(1)
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(17,487)	(16,683)	804
TOTAL REVENUES	**419,676**	**419,676**	**438,609**	**18,933**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,743	8,743	8,411	332
Total Administration	8,743	8,743	8,411	332
Debt Service				
Principal Debt Retirement A-1	200,000	200,000	200,000	-
Principal Debt Retirement A-2	60,000	60,000	50,000	10,000
Prepayments Series A-1	-	-	5,000	(5,000)
Interest Expense Series A-1	105,575	105,575	109,575	(4,000)
Interest Expense Series A-2	37,800	37,800	34,388	3,412
Total Debt Service	403,375	403,375	398,963	4,412
TOTAL EXPENDITURES	**412,118**	**412,118**	**407,374**	**4,744**
Excess (deficiency) of revenues Over (under) expenditures	7,558	7,558	31,235	23,677
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,558	-	-	-
TOTAL FINANCING SOURCES (USES)	**7,558**	**-**	**-**	**-**
Net change in fund balance	$ 7,558	$ 7,558	$ 31,235	$ 23,677
FUND BALANCE, BEGINNING (OCT 1, 2025)	**270,782**	**270,782**	**270,782**	
FUND BALANCE, ENDING	**$ 278,340**	**$ 278,340**	**$ 302,017**	

Oak Creek
Community Development District

Supporting Schedules

September 30, 2026

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND: General Fund	ALLOCATION BY FUND: Debt Service Fund
Assessments Levied FY 2026				$ 1,232,868	$ 795,705	$ 437,163
Allocation %				100%	65%	35%
11/06/25	14,333	730	293	15,355	9,910	5,445
11/14/25	61,296	2,606	1,251	65,153	42,051	23,103
11/20/25	23,017	979	470	24,465	15,790	8,675
11/26/25	34,494	1,467	704	36,665	23,664	13,001
12/05/25	899,128	38,228	18,350	955,706	616,822	338,884
12/11/25	53,939	2,274	1,101	57,314	36,991	20,323
12/18/25	1,025	32	21	1,078	696	382
01/09/26	16,895	533	345	17,772	11,471	6,302
02/11/26	13,300	277	271	13,848	8,938	4,910
03/12/26	13,556	155	277	13,987	9,027	4,960
04/09/26	16,142	24	329	16,496	10,647	5,849
05/12/26	2,707	(61)	55	2,701	1,743	958
06/08/26	2,463	(73)	50	2,440	1,575	865
06/15/26	9,802	(121)	204	9,885	6,380	3,505
TOTAL	**$ 1,162,097**	**$ 47,049**	**$ 23,720**	**$ 1,232,866**	**$ 795,704**	**$ 437,162**
% COLLECTED				100%	100%	100%
TOTAL O/S				**$ -**	**$ -**	**$ -**

Cash and Investment Report
September 30, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Checking Account - Operating	Valley Bank	Interest Checking	n/a	3.56%	346,934
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	385,013
			Subtotal-General Fund		$731,947
DEBT SERVICE FUND					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	9,195
Series 2015 Prepayment A-1	US Bank	Commercial Paper	n/a	3.50%	378
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	3.50%	3,418
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	3.50%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	3.50%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	3.50%	83,121
			Subtotal-Debt Service Fund		$302,017
			Total - All Funds		**$1,033,965**

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/01/2026 to 9/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100111	09/04/26	INFRAMARK LLC	188545	DISTRICT MANAGEMENT SEPT 2026	September 2026 District Management Services	531027-51201	$4,080.00
001	100111	09/04/26	INFRAMARK LLC	188545	DISTRICT MANAGEMENT SEPT 2026	September 2026 Record storage fee	549900-51301	$8.33
001	100111	09/04/26	INFRAMARK LLC	188545	DISTRICT MANAGEMENT SEPT 2026	September 2026 Personnel Services	531016-57231	$7,967.08
001	100112	09/04/26	BLUE WATER AQUATICS, INC	36106	AQUATIC SERVICE AUG 26	September 2026 Monthly pond services	534067-53801	$1,895.00
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	413460	July 2026 Irrigation repairs, controller 7	R&M-Irrigation	546041-53908	$1,110.63
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	413461	July 2026 Irrigation repairs, controller 4	R&M-Irrigation	546041-53908	$1,049.94
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	413463	July 2026 Irrigation repairs, main line break Handcart Rd	R&M-Irrigation	546041-53908	$672.28
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	413464	July 2026 Irrigation repairs, controller 11 valve	R&M-Irrigation	546041-53908	$550.25
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	413462	June 2026 Irrigation repairs, controller 12	R&M-Irrigation	546041-53908	$1,049.94
001	100113	09/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	415454	SEPT 2026 LANDSCAPE MAINTENANCE	September 2025 Monthly landscaping services	534050-53908	$7,949.02
001	100114	09/04/26	AQUA TRIANGLE 1 CORP	0576146	POOL MAINTENANCE SEPT 2026	September 2026 Monthly pool servcies	534078-57231	$1,265.00
001	100115	09/04/26	COMPLETE I.T. SERVICE & SOLUTIONS	21060	Tech Labor 8/24/26	Service Call	549900-52001	$330.00
001	100116	09/04/26	FOUNTAIN KINGS INC	INV-1358	Aerator Maintenance 8/21/26	Aerator Maintenance	546086-53801	$1,775.00
001	100116	09/04/26	FOUNTAIN KINGS INC	INV-1357	Aerator Maintenance 8/4/26	Aerator Maintenance	546086-53801	$500.00
001	100117	09/16/26	AQUA TRIANGLE 1 CORP	077633310	Clean and degrease filter 9/3/26	Pool Repairs	546074-57231	$175.00
001	100118	09/16/26	BRLETIC DVORAK, INC	2583	DISTRICT ENGINEER AUG 26	ENGINEERING SERV	531013-51501	$3,945.00
001	100119	09/22/26	COMPLETE I.T. SERVICE & SOLUTIONS	21321	MONTHLY DATA PLAN SEP 2026	GOOGLE FOR BUSINESS	531094-51301	$132.00
001	100119	09/22/26	COMPLETE I.T. SERVICE & SOLUTIONS	21325	Service Call	ProfServ-Web Site Maintenance	531094-51301	$430.00
001	100119	09/22/26	COMPLETE I.T. SERVICE & SOLUTIONS	21347	GOOGLE FOR BUSINESS 9/15/26	GOOGLE FOR BUSINESS	531094-51301	$130.00
001	100120	09/22/26	BUSINESS OBSERVER INC	26-02281P	LEGAL SERVICES THROUGH 09/11/2026	Legal Advertisement	531023-51401	$80.94
001	100121	09/22/26	EGIS INSURANCE ADVISORS	33947	Insurance Policy #100126761 10/01/26-10/01/2027	Insurance	155000-0	$16,270.00
001	100122	09/29/26	WATERGRASS CDD2	07463	Meeting Room Rental September 2026	September Meeting Room Rental 09/14/2026	544025-51301	$125.00
001	100123	09/29/26	INFRAMARK LLC	189638	Dissemination	Postage	541006-51301	$3.12
001	100123	09/29/26	INFRAMARK LLC	189638	Dissemination	Dissemination Services	531012-51301	$1,000.00
001	100123	09/29/26	INFRAMARK LLC	189638	Dissemination	Mail notice	541006-51301	$617.74
001	100124	09/29/26	FIELDS CONSULTING GROUP, LLC	3881	Install Signage	Install Signage	546024-57231	$200.00
001	15053	09/02/26	GULF COAST FENCE & HOME SOLUTIONS	3734	FENCE REPAIRS - DEPOSIT	Misc-Contingency	549900-57231	$857.97
001	15054	09/09/26	WATERGRASS CDD2	07422	Meeting Room Rental August 2026	August 2026 Room rental	544025-51301	$125.00
001	15055	09/14/26	GULF COAST FENCE & HOME SOLUTIONS	3734 - FINAL	FENCE REPAIRS - FINAL	Misc-Contingency	549900-57231	$857.97
001	15056	09/30/26	ALPHA FOUNDATION SPECIALISTS, LLC	1002	Deposit-Sidewalk Repairs-5 Yr Serv Plan Incl	R&M-Sidewalks	546084-54101	$3,951.84
001	300141	09/03/26	VALLEY BANK CREDIT CARD	083126-7599	8/31/2026 Valley credit card,	Op Supplies - General	552001-57231	$39.59
001	300142	09/08/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-2305-ACH	SVC 07/06/26-08/04/26	service date 07/06-08/04/26	543063-53601	$132.08
001	300143	09/08/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-5520-ACH	SVC 07/06/26-08/04/26	service date 07/06-08/04/26	543063-53601	$11.00
001	300144	09/24/26	FRONTIER FLORIDA LLC - ACH	090126-2317-ACH	Billing Period: Sep 01 - Sep 30 2026	SERVICE DATE Sep 2026	541009-57231	$74.49
001	300145	09/22/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8371-ACH	SVC 08/11/26-09/10/26	SERVICE DATE 08/11-09/10/26	543063-53100	$40.73
001	300146	09/22/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8370-ACH	SVC 08/11/26-09/10/26	SERVICE DATE 08/11/26-09/10/26	543063-53100	$136.16
001	300147	09/22/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8366	SVC 08/11/26-09/10/26	SERVICE DATE 08/11/26-09/10/26	543063-53100	$44.48
001	300148	09/22/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8372-ACH	SVC 08/11/26-09/10/26	SERVICE DATE 08/11/26-09/10/26	543063-53100	$40.16
001	300149	09/25/26	WASTE CONNECTIONS OF FLORIDA - ACH	2279504W426	OCT 2026 SERVICE	OCT 2026 SERVICES	543020-53401	$97.05
001	300150	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	0922026-2305-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$85.18
001	300151	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-2315ACH	SERVICE DATE 08/04/26-09/03/26	SERVICE DATE 08/04/26-09/03/26	543063-53601	$25.84
001	300152	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-5520-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$31.82
001	300153	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-4855-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$21.41
001	300154	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-4525-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$66.52
001	300155	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-6435-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$11.00
001	300156	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-2305-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$85.18
001	300157	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-2320-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$77.89
001	300158	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-2325-ACH	SERVICE DATE 08/04/26-09/03/26	service date 8/04-09/03/26	543063-53601	$64.01
001	300159	09/22/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	092226-2310-ACH	SERVICE DATE 08/04/26-09/03/26	service date 08/04-09/03/26	543063-53601	$24.88
001	300160	09/15/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8364-ACH	SERVICE DATE 08/11/26-09/10/10/26	SERVICE DATE 08/11-09/10/26	543063-53100	$41.30
001	300161	09/15/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8369-ACH	SERVICE DATE 08/11/26-09/10/10/26	SERVICE DATE 08/11-09/10/26	543063-53100	$82.71
001	300162	09/15/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8363-ACH	SERVICE DATE 08/11/26-09/10/10/26	SERVICE DATE 08/11-09/10/26	543063-53100	$252.18
001	300163	09/15/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8365-ACH	SERVICE DATE 08/11/26-09/10/10/26	SERVICE DATE 8/11-9/10/25	543063-53100	$660.29
001	300164	09/15/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	091526-8362-ACH	SERVICE DATE 08/11/26-09/10/10/26	SERVICE DATE 08/11-09/10/26	531013-53100	$2,267.18
001	DD1032	09/10/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	07626-6435-ACH	SVC-06/04/26-07/06/26	SVC-06/04/26-07/06/26	543063-53601	$14.47
							Fund Total	**$63,531.65**

Total Checks Paid	**$63,531.65**

OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 9, 2026

- **Current Cash Balances:**
  - Valley Operating: $344,635.19
  - BankUnited MM: $385,013.08
- **Assessment collections:**
  - We are 100% collected on the tax roll.
- **Expenses:**
  - Current expenses make up 92% of the annual budget through the end of September 2026.
  - Total expenses for 12 months are approximately $705,671.This puts your average monthly burn rate of approximately $58,805 per month.
  - September financials will be distributed to the board by October 20th.

Chris Thompson

Blue Water Aquatics, Inc.

24 Photos

Oak Creek CDD

October 2026 – Monthly Aquatics Management Summary



October 2026 – Monthly Aquatics Management Summary

Blue Water Aquatics, Inc. | October 1–27, 2026 | Tampa Bay Area

Weather and Seasonal Pond Conditions
October marks the transition from Florida's rainy season into the typically drier fall months. Daytime temperatures remain warm, while cooler evenings, shorter daylight hours, and changing rainfall patterns are beginning to slow aquatic vegetation growth. Water levels may gradually decline as seasonal rainfall decreases, although conditions will vary depending on each pond's drainage area and recent storm activity.

As temperatures drop, some ponds may experience changes in water clarity and algae activity. Nutrients accumulated during the summer can continue supporting algae growth well into the fall, particularly in shallow areas receiving direct sunlight. Cooler weather does not immediately eliminate algae, and continued monitoring and treatment remain important.

Aquatic Vegetation and Algae Management
Throughout October, our technicians have continued routine shoreline inspections and treatments targeting nuisance vegetation, including torpedo grass, Alligator weed, creeping water primrose, sedges, and other invasive or undesirable growth. As seasonal growth begins to slow, treatment efforts focus on controlling established vegetation and preventing excessive shoreline encroachment.

Filamentous and planktonic algae remain concerns in some stormwater ponds, particularly where nutrient levels are elevated. Treatments are performed as needed and in accordance with approved product labels. Pond dye may also be used where appropriate to reduce sunlight penetration and help suppress algae and submerged vegetation.

It is important to remember that some algae is a normal part of Florida's aquatic ecosystems. Our objective is to manage excessive growth, maintain proper stormwater function, and support healthy pond conditions rather than eliminate all naturally occurring algae.

Resident Reminders
Residents can help maintain healthier ponds by keeping fertilizer at least 10 feet from the water's edge, preventing grass clippings and leaves from entering ponds or storm drains, and properly disposing of pet waste. Pool backwash and other household chemicals should never be discharged into stormwater ponds. These simple practices help reduce excess nutrients, improve water quality, and limit unnecessary algae growth.

October Weather Data
Latest available figures, October 1–26

Tampa rainfall

5.06 in.
Average temperature

77.9°F
October 1–26 daily mean

Tampa's reported October rainfall was substantially above its full-month historical normal of approximately 2.34 inches, with significant rain events occurring early in the month.

1



Pond Map

Project: Oak Creek CDD
Creator: Chris Thompson

2



1
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

3



1
Native plant: ***Sagittaria lancifolia***
Common name: **Duck-potato**

Project: Oak Creek CDD
Creator: Chris Thompson

4



6
Treated:
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

5



20
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

6



Wildlife spotted: Florida River Otter
Learn more - Click here

Project: Oak Creek CDD
Creator: Chris Thompson

7



21
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

8



26A
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

9



26B
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

10



Pond 15
EROSION: Minor erosion by the skimmer.

Project: Oak Creek CDD
Creator: Chris Thompson

11



S1
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

12



S2
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

13



S3
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

14



16
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

15



18
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.
A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed…

Project: Oak Creek CDD
Creator: Chris Thompson

16



A
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

17



23
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

18



457
Treated:
- **Grasses**
- **Brush**

Project: Oak Creek CDD
Creator: Chris Thompson

19



457
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

20



457
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

21



457
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

22



8B
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

23



8B,9
Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

24



12,11A,11B
Treated:
- **Grasses**
- **Brush**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

Aquatic Services Report

Technician
Chris Thompson

Job Details

Service Date	10/28/2026
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	NE@6mph
Temperature	79
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	18,23,24,25,S6
Service Performed	Treatment
Work Performed	☑ Algae ☑ Brush ☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated the shorelines for Torpedo grass, sedges and collected trash.
Pictures	

Aquatic Services Report



18



18n



WCS walk path



S6

Aquatic Services Report



24



21



23



24

Aquatic Services Report





25	25
2 of 3	
Pond Numbers	8B,9,10,457,17,26B
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated the shorelines for Torpedo grass, sedges and collected trash.
Pictures	

Aquatic Services Report



10n



457nn



457n



457n

Aquatic Services Report



17n



26Bn



8Bn



9n

3 of 3

Pond Numbers	1,6,11A,11B,12
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack

Aquatic Services Report

D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated the shorelines for Torpedo grass, sedges and collected trash.

Pictures



1



6



6



11 spillway

Aquatic Services Report



12



12



11

Aquatic Services Report

Technician
Chris Thompson

Job Details

Service Date	10/19/2026
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	NNE@5mph
Temperature	79
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	10,18,19,20,21,24,25,26,A,S6
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated the shorelines for Torpedo grass and sedges. I added dye to 19 and 25.
Pictures	

Aquatic Services Report



26



S6



25



21

Aquatic Services Report



19



A



20



18 looking south

Aquatic Services Report





18 looking north	10

2 of 2

Pond Numbers	6,8B,9,457
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated shoreline Torpedo grass, sedges and creeping water primrose.

Pictures

Aquatic Services Report



8B



457 Littoral



457 WCS is clear



9

Aquatic Services Report



457



457



6

Irrigation Repair

Job Details

Date:
10/26/2026

Time:
03:42 PM

Account Owner Name: ANGEL QUINONES

Property Name:
Oak Creek CDD (Includes Add. #1)

Are Repairs Billable:
Yes

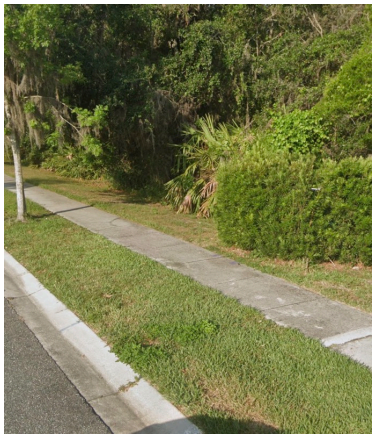
New Customer:

Location and Details

Location of Repair	Parts	Qty	Repairs Completed	Additional Repairs Required
Controller No. 6 on Sparking Way is faulty and is unable to maintain the battery charge.			No	Yes

Description of Additional Repair:

1 man 2 hrs replacement bad controller - 1 Hunter XC Hybrid 6 station



Technician Name: Ricardo Burgos Sepulveda

Job Stop Time: 03:48 PM

Supervisor Name: Crescencio Baranda

Irrigation Repair

Job Details

Date:
10/26/2026

Time:
03:37 PM

Account Owner Name: ANGEL QUINONES

Property Name:
Oak Creek CDD (Includes Add. #1)

Are Repairs Billable:
Yes

New Customer:

Location and Details

Location of Repair	Parts	Qty	Repairs Completed	Additional Repairs Required
Controller #2 The clubhouse irrigation controller is damaged and is not sending the required voltage to activate the irrigation zones.	Hunter ICC2 Controller with flow, 8-station base model, plastic wall mount cabinet	1	Yes	Yes
Controller #2 The clubhouse irrigation controller is damaged and is not sending the required voltage to activate the irrigation zones.	Hunter ICC/ICC2 Expansion Module 8 Station	1	Yes	Yes
Controller #2 The clubhouse irrigation controller is damaged and is not sending the required voltage to activate the irrigation zones.	Irrigation Technician Labor	4	Yes	Yes

Description of Additional Repair:

During the wet check we found the controller not working properly need replacement: 1 man 4 hrs replacement bad controller - 1 ICC2 controller 8 station and 1 expansion modular 8 station

Technician Name: Ricardo Burgos Sepulveda

Job Stop Time: 03:41 PM

Supervisor Name: Crescencio Baranda

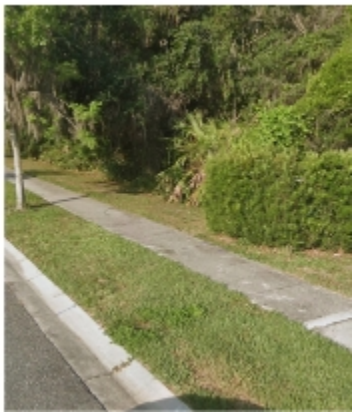
Proposal

Proposal No.: **425197**

Proposed Date: 10/28/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	October 2026 Irrigation Repair - Controller 6 - Hybrid 6 Station

October 2026 Irrigation Repair: Replacement of damage controller



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					**$488.46**
Irrigation Tech Labor	2.00	HR	$45.00	$90.00	
XC Hybrid Controller, 6-Station (Battery-Operated, Plastic Cabinet, Indoor/Outdoor)	1.00	EA	$398.46	$398.46	

Total: $488.46

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

10/28/2026

Signature - Representative **Date**

Proposal

Proposal No.: **425198**

Proposed Date: 10/28/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	October 2026 Irrigation Repair - Clubhouse Controller 2 - Damaged Controller

October 2026 Irrigation Repair - Clubhouse Controller 2 - Damaged Controller: Controller not functioning properly and requires replacement. Proposed repairs include installing one ICC2 8-station controller and one 8-station expansion module.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					**$1,398.90**
Irrigation Tech Labor	4.00	HR	$45.00	$180.00	
ICC2 Controller, 8-Station, Plastic Wall Mount Cabinet	1.00	EA	$467.80	$467.80	
RM EAGLE PLUS 8-STA EXPANSION MODULE KIT	1.00	EA	$751.10	$751.10	
				Total:	**$1,398.90**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

10/28/2026

Signature - Representative **Date**

Clubhouse Camera System with Nighttime Monitoring

Revised 8-25-26

Prepared for: Oakcreek CDD

Created by: **Thomas Giella | CEO of Complete I.T. Corp**

Email: **Thomas@completeit.io**

Phone: **(813) 444-4355**

Complete I.T.
SERVICE & SOLUTIONS

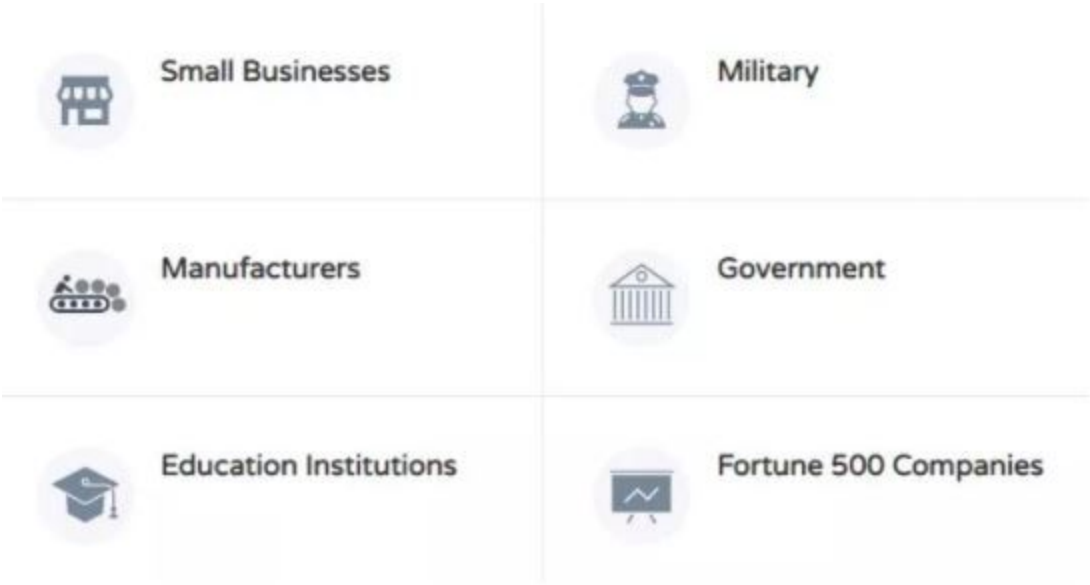
- Your Technology Professionals -

Sales, Training, & Support

Hi Oakcreek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

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.



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.

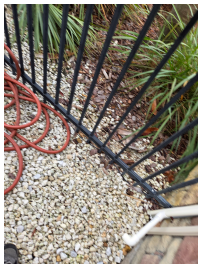
State of Current Camera Installation:

- District is using residential cameras for commercial use.
- Camera in rear of pool are held together with electrical tape. All wiring is exposed. Relied on the pool WiFi rather than a dedicated point to point wireless bridge system.
- PTZ viewing the playground is attached to a tree with zipties with wires exposed
- POE injector next to the pool equipment for a point to point wireless unit is unplugged and laying on the ground exposed. Wire from this POE injector to the wireless unit uses exposed ethernet cable. Small amount is ok, but this is the entire cable.
- Frontier fiber for internet ISP that enters the location is 1ft away from the aluminum fence next to pool equipment. Fiber connector is exposed. Weave sheathing for fiber is fraying. Fiber connector is exposed to the elements and can be easily disconnected rendering any security system disabled.
- Ethernet cable that was installed at the location is exposed and not installed in conduit. Ethernet cable ran along the roof is ziptied together below the sofit, to the sofit. Ethernet cable going leading down the building is ziptied to water PVC pipe.
- Black ethernet cable leading from the building to the dog park camera is laying on top of the rock, soil, and mulch. No attempt to hide the wire or shield it from the elements. If it were direct burial, it should still be below top soil.










EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



Eagle Eye Cloud Video Management System

TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.

CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.

OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.

CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.

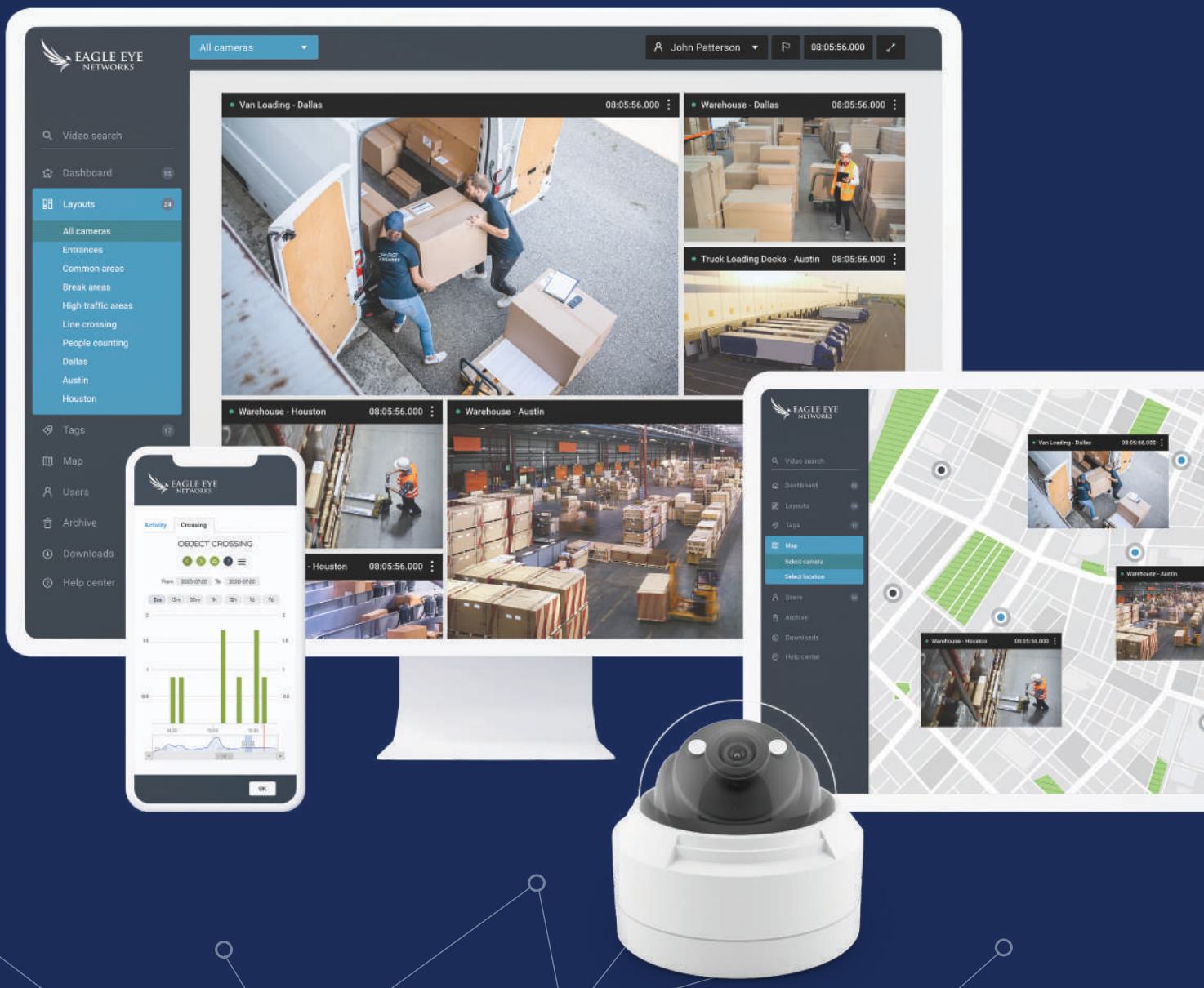
AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.

EAGLE EYE NETWORKS

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

FAQ Sheet – Nightime Monitoring



1. Detection

Q What happens when a person is detected after hours?

A When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

2. Response

Q 2. What is the first response?

A If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q 3. What happens if the person does not leave?

A If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.



4. Contacted

Q Who is contacted next if the person still does not leave?

A If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

5. Dispatch

Q How is law enforcement involvement handled?

A Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

Nightime Monitoring

6. Cancellation

Q What if the trespasser leaves before police arrive?

A If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q Will we receive a report of the incident?

A Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

Q Can this process be customized?

A Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.





Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.

Option 1: Revised Project Scope by Complete I.T.

- See map and pricing below

Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T.

Description	Price

Clubhouse Camera Solution -
• Remove all cameras currently onsite
• New cameras will consist of
  • (1) EEN 180 degree cameras
  • (1) EEN DT01
  • (4) EEN DT03 Turret cameras with Starlight
• (7) CAT6 (replacing all ethernet cable with CAT6)
  • Cameras, PAs
• Ditek surge for CAT6 cameras
• AXIS PA Horn Speaker
  • Allows automated closing announcements at night time for the pool
  • Allows onsite staff to talk through the camera system or phone system
• Labor
	$10,678.00

Estimated Project Total	**$10,678.00**

Monthly:

Description	Price	QTY
Eagle Eye VMS PR1 30 Days Cloud Recording Monthly • Minimum 30 Days onsite and 30-days backup preview stream cloud recording	$9.50	6
EEN Intercom PA	$20.00	1
Nightime Monitoring	$100.00	2
Estimated Monthly		**$277.00**

Option 2: Revised Project Scope by Complete I.T.

- See map and pricing below

Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T.

Description	Price

Clubhouse Camera Solution -
• Remove all cameras currently onsite
• New cameras will consist of
  • (1) EEN 180 degree cameras
  • (4) EEN DT01
  • (5) EEN DT03 Turret cameras with Starlight
• EEN POE switch
• (18) CAT6 (replacing all ethernet cable with CAT6)
  • Cameras, PAs
• Ditek surge for CAT6 cameras
• (3) AXIS PA Horn Speaker
  • Allows automated closing announcements at night time for the pool
  • Allows onsite staff to talk through the camera system or phone system
• Point to Point wireless for back of property
• Conduit & Trenching
• Labor
	$23,503.00

Estimated Project Total	**$23,503.00**

Monthly:

Description	Price	QTY
Eagle Eye VMS PR1 30 Days Cloud Recording Monthly • Minimum 30 Days onsite and 30-days backup preview stream cloud recording	$9.50	10
EEN Intercom PA	$20.00	3
Nightime Monitoring	$100.00	4
Estimated Monthly		**$555.00**

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: $165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): $247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer’s expense.

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 40234 Townsend Rd, Dade City, FL 33525 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

(a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

(b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

(c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

(d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

(e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

(f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

(a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

(b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District, except for temporary or emergency measures expressly permitted under Section 6.4. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

2.4 Equipment Orders and Special-Order Materials. Equipment may be ordered specifically for District after receipt of the required deposit or other authorization. Custom, configured, licensed, special-order, non-stock, or non-returnable Equipment and materials may not be cancelable or returnable after ordering. District is responsible for such committed costs even if District later delays, reduces, or cancels the applicable project, except to the extent a vendor accepts a return or cancellation and Contractor receives the corresponding credit.

2.5 Ownership of Equipment. Except for leased, financed, licensed, subscription-based, or third-party-owned items, ownership of Equipment sold by Contractor transfers to District only after Contractor receives full payment for that Equipment and all related project amounts then due. Software, SaaS, cloud services, licenses, firmware, and intellectual property are licensed or provided under applicable terms and are not transferred as owned goods merely because associated Equipment is purchased.

2.6 Risk of Loss. Risk of loss, theft, vandalism, casualty, or damage to Equipment passes to District when the Equipment is delivered to the Premises, delivered to District or District's designee, or placed in District's possession or control, whichever occurs first, except for damage directly caused by Contractor while the Equipment remains in Contractor's physical custody for installation or service. Equipment stored solely at Contractor's facility remains at Contractor's risk until delivery.

2.7 Equipment Inspection and Acceptance. District shall inspect Equipment and installed work promptly. District must provide written notice describing any material nonconformity within five (5) business days after delivery or installation of the affected item, as applicable. If District does not provide timely written notice, the Equipment is deemed accepted, without waiving any valid manufacturer warranty or Contractor labor warranty that otherwise applies.

2.8 Project Substantial Completion; Punch List; Deemed Acceptance. For purposes of this Agreement, "Substantial Completion" means the point at which the applicable Equipment or Services are materially installed, configured, activated, or available for their intended use, notwithstanding punch-list items, cosmetic work, documentation, training, testing, or minor corrective items that do not materially prevent such intended use. Contractor may provide written notice when a project has reached Substantial Completion. District shall have five (5) business days after such notice, or after District first begins beneficial use of the applicable system if earlier, to provide a written punch list identifying material items that District reasonably contends remain incomplete or nonconforming. If District does not provide a timely written punch list, or if District places the system into normal beneficial use, the project is deemed accepted as substantially complete, subject to valid warranty obligations. Punch-list items that do not materially prevent intended use do not delay Substantial Completion, acceptance, or payment.

2.9 Returns, Restocking, and Freight. No Equipment may be returned without Contractor's prior written authorization. Special-order, custom, configured, activated, licensed, used, or vendor-designated non-returnable items are non-returnable. Approved returns may be subject to manufacturer or distributor restocking charges, return freight, shipping, handling, de-installation, configuration, and related costs.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless a different term is expressly stated in Exhibit A, the standard Initial Term of this Agreement shall be one (1) year. The Initial Term begins upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii)

Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training. For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term.

3.3 Termination During a Committed Term. Except where this Agreement, Exhibit A, or applicable law expressly permits early termination, neither Party may terminate the Initial Term or a renewal term merely for convenience before the applicable committed term expires. If District terminates, cancels, discontinues, or otherwise ceases the Services before expiration of the then-current committed term for any reason other than Contractor's uncured material breach or another termination right expressly provided by this Agreement or applicable law, or if Contractor terminates because of District's material breach or nonpayment, then, to the fullest extent permitted by law, all unpaid recurring charges that would have become due through the expiration of the then-current committed term shall become immediately due and payable. District shall also remain responsible for committed third-party licensing, Equipment, Services performed, Services scheduled or in progress, materials procured, transition services, and other non-cancelable costs. The Parties acknowledge that committed-term pricing reflects Contractor's staffing, purchasing, licensing, scheduling, and third-party commitments and that these payment obligations are agreed contract consideration and not a penalty.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor. District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints. Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays. Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the

implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense. If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, continuity of Services, life safety, or protection of property. Where such temporary solutions result in additional cost, Contractor may implement them without prior written approval only when reasonably necessary because of site conditions, third-party delays, utility issues, resident-related issues, emergencies, or other circumstances outside Contractor's reasonable control that materially affect safety, system operation, or project continuity. Contractor shall document the reason for the temporary measure and provide the associated cost to District as soon as commercially practicable. Such costs shall be billed as additional costs to District.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at $165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at $247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancellable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services may increase over time. Routine pricing adjustments may be approximately five percent (5%) on an annual basis, but may be greater when driven by manufacturer, software, carrier, tariff, labor, or market changes. Contractor may pass through documented third-party cost increases as they occur, and such pass-through increases are not limited to five percent (5%).

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

11.5 Invoice Disputes. District shall notify Contractor in writing of any good-faith invoice dispute within ten (10) calendar days after the invoice date and shall identify the specific charge disputed and the basis for the dispute. District shall timely pay all undisputed amounts. Failure to submit a timely written dispute constitutes acceptance of the invoiced charges, except for manifest mathematical error, fraud, or another matter that applicable law does not permit the Parties to waive.

11.6 Payment-Instruction Verification. District shall independently verify any request to change Contractor's ACH, wire, bank, remittance, or other electronic payment instructions by contacting Contractor through a telephone number or other verification method previously known to District and not supplied solely in the change request. Contractor is not responsible for funds sent to a fraudulent or unauthorized account when District fails to follow this verification procedure, except to the extent caused by Contractor's negligence or willful misconduct.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

12.3 Safety, Security, Legal, and Access Suspension. In addition to suspension for non-payment, Contractor may refuse, postpone, isolate, disable, or suspend affected work or Services when Contractor reasonably determines that continued performance would create a material safety risk, cybersecurity risk, unlawful condition, risk to Contractor personnel, risk of material damage, absence of required permits or approvals, lack of safe or authorized access, District interference with required tools, or instructions outside Contractor's lawful authority. Contractor shall use commercially reasonable efforts to limit any suspension to the affected work or Services. District remains responsible for costs, commitments, remobilization, and delays caused by conditions within District's responsibility.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Full-Project Labor Warranty. When District purchases from Contractor both (a) all Equipment for the applicable project and (b) all installation labor for that Equipment, Contractor provides a one (1) year labor warranty covering workmanship defects in Contractor's installation. The one-year labor-warranty period begins upon Substantial Completion of the applicable project.

14.6 Limited Labor Warranty for Other Work. For service, repair, replacement, troubleshooting, partial installations, District-furnished or third-party-furnished Equipment, or any project for which Contractor did not supply both all Equipment and all installation labor, Contractor provides a thirty (30) day labor warranty covering workmanship defects only. The thirty-day labor-warranty period begins upon completion of the applicable work.

14.7 Manufacturer Equipment Failures; Labor Not Included. A manufacturer's warranty applies to the Equipment itself in accordance with the manufacturer's terms. Unless Exhibit A expressly states otherwise, a manufacturer warranty or manufacturer-approved replacement does not include Contractor's labor, travel, removal, reinstallation, shipping, handling, RMA processing, configuration, programming, data restoration, testing, or other related Services. Such costs are billable at Contractor's applicable rates even when the manufacturer repairs, credits, or replaces the affected Equipment.

14.8 Labor-Warranty Exclusions. The labor warranties in Sections 14.5 and 14.6 do not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, unauthorized repair or modification, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, impact, obstruction, ordinary wear,

consumable items, or other natural or external events, nor do they apply to any condition, failure, or event outside Contractor's reasonable control.

14.9 DISCLAIMER OF IMPLIED WARRANTIES. EXCEPT FOR THE EXPRESS MANUFACTURER WARRANTY AND CONTRACTOR LABOR WARRANTIES EXPRESSLY STATED IN THIS AGREEMENT, AND TO THE FULLEST EXTENT PERMITTED BY LAW, EQUIPMENT AND SERVICES ARE PROVIDED "AS IS" AND "WITH ALL FAULTS." CONTRACTOR DISCLAIMS ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY, THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND ANY WARRANTY ARISING FROM COURSE OF DEALING, COURSE OF PERFORMANCE, OR USAGE OF TRADE. NO ORAL OR WRITTEN STATEMENT CREATES A WARRANTY UNLESS EXPRESSLY INCLUDED IN THIS AGREEMENT OR EXHIBIT A.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Aggregate Liability Cap. To the fullest extent permitted by law, Contractor's total aggregate liability arising out of or related to this Agreement, the Services, Equipment, or any occurrence or series of related occurrences shall not exceed the total fees actually paid by District to Contractor during the one (1) month immediately preceding the event giving rise to the claim.

15.3 Third-Party Services and Providers. To the fullest extent permitted by law, Contractor shall not be responsible or liable for outages, failures, delays, errors, acts, omissions, availability, response times, or performance of third parties, including utilities, Internet service providers, telecommunications carriers, cloud or SaaS providers, manufacturers, software platforms, alarm or monitoring central stations, subcontracted monitoring providers, or other vendors or subcontractors. District acknowledges that such third-party services and providers may be necessary to deliver portions of the Services but remain subject to their own systems, personnel, terms, limitations, and operating conditions.

15.4 Exclusion of Damages. To the fullest extent permitted by law, in no event shall Contractor be liable for death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, loss of security, loss of access, or any other damage, loss, claim, cost, or expense arising out of or related to this Agreement, the Services, Equipment, monitoring, or any system malfunction, failure, interruption, non-detection, delayed detection, or third-party act or omission, regardless of cause. To the extent any liability cannot lawfully be excluded, such liability shall remain subject to the limitation in Section 15.2.

15.5 System Failure and Condition Risk. To the fullest extent permitted by law, District expressly assumes all risk associated with system failures, site conditions, and changing conditions, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, environmental conditions, obstructions, misuse, third-party interference, acts of God, and other failures, hazards, or conditions regardless of cause. District acknowledges that Contractor is not continuously onsite and cannot continuously identify changing site conditions, damage, obstructions, emerging hazards, or other conditions that may affect system operation or safety.

15.6 Camera and Monitoring Service Limitations. Unless Exhibit A expressly includes active Monitoring Services, cameras, recording systems, analytics, and related equipment are provided as technology systems only, and Contractor has no duty to continuously watch, review, verify, detect, report, escalate, or respond to activity. Where active Monitoring Services are expressly included, Contractor shall not be liable, to the fullest extent permitted by law, for losses, damages, injuries, claims, costs, or expenses arising from or related to:

(a) criminal activity, unauthorized access, or emergency situations that occur despite the presence of cameras, analytics, recording, or monitoring;

(b) failure of a camera, analytic, automated detection system, human reviewer, Contractor personnel, or third-party monitoring provider to observe, detect, verify, escalate, or report an event;

(c) delays in notification, inability to reach designated contacts, delays in requesting dispatch, or delays or failures in police, fire, medical, or other third-party response;

(d) misinterpretation of observed activity, analytic errors, false alarms, missed alarms, image-quality limitations, or incomplete information;

(e) technical failures affecting cameras, audio, recording, storage, analytics, networking, communications, monitoring platforms, or notification capability; and

(f) District's failure to review camera views where no active monitoring is included, maintain required site conditions or sight lines, respond to notifications, report known issues, or take appropriate action.

15.7 Technology, Security, and Monitoring Role. Contractor is an information technology and security services company and may provide, as applicable, information technology, networking, cybersecurity, alarm, camera, access control, gate, and monitoring-related services. Contractor may subcontract some or all monitoring functions to a qualified third-party monitoring provider or central station. Contractor is not an insurer, guard service, law-enforcement agency, fire department, medical provider, or emergency-response agency and does not guarantee that any event will be prevented, detected, verified, reported, or result in a particular response. To the fullest extent permitted by law, Contractor shall not be liable for underlying criminal activity, theft, vandalism, trespass, personal injury, property damage, or the failure or delay of any emergency response occurring during or despite the Services. Any liability that cannot lawfully be excluded remains subject to Section 15.2.

15.8 Access Control and Gate Exclusions. To the fullest extent permitted by law, Contractor shall not be liable for losses, damages, injuries, claims, costs, or expenses arising from or related to access control systems, doors, credentials, vehicle gates, gate operators, or related equipment, regardless of cause, including but not limited to:

(a) unauthorized access due to system bypass, tailgating, credential sharing, credential compromise, door propping, vehicle following, forced entry, or other circumvention;

(b) inability to enter or exit during emergencies, power failures, communication failures, internet failures, or system malfunctions;

(c) injury or death resulting from gate operator contact, movement, impact, crushing, or entrapment;

(d) vehicle or property damage from gate movement, impact, obstruction, malfunction, or user action;

(e) emergency response delays or failures associated with access control, doors, credentials, gates, or emergency override systems;

(f) fire code, egress, permitting, inspection, or life-safety compliance issues; and

(g) user error, improper operation, misuse, inadequate training, failure to follow instructions, failure to maintain a safe site, or failure to promptly report known or suspected unsafe conditions.

15.9 Gate Operator and Site Safety Responsibility. District acknowledges that automated gate systems present inherent risks of serious injury, death, and property damage and that Contractor is not onsite twenty-four (24) hours per day, seven (7) days per week. Contractor therefore cannot continuously inspect gates or know when site conditions, equipment damage, obstructions, traffic patterns, user conduct, safety devices, landscaping, or other conditions change. District assumes responsibility for ongoing observation of gate areas and site conditions; user conduct; adequacy and placement of warnings, training, and traffic controls; actions of residents, guests, vendors, and other third parties; maintaining clear and safe gate areas; and promptly reporting any unsafe, abnormal, damaged, obstructed, or malfunctioning condition. District shall not operate or permit continued use of a gate known or reasonably suspected to be unsafe until the condition is evaluated. To the fullest extent permitted by law, Contractor shall not be liable for claims arising from such conditions, whether known or unknown to Contractor.

15.10 Allocation of Risk; Insurance. District acknowledges that Contractor's fees are not insurance premiums and are based on the limitations of liability and allocation of risk stated in this Agreement. Contractor is not an insurer of District's property, residents, guests, operations, data, equipment, or security risks. District is responsible for maintaining insurance it considers appropriate for risks including theft, property damage, bodily injury, business interruption, cyber or data loss, equipment failure, gate incidents, and other losses. The limitations and exclusions in this Section are material terms of the Parties' bargain and apply regardless of the theory of liability, to the fullest extent permitted by law.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor’s negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District’s misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:

[INSERT DISTRICT ADDRESS]

Contractor:

Complete IT Corp
40234 Townsend Rd
Dade City, FL 33525

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers’ compensation and employer’s liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum: (The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: $1,000,000 per occurrence / $2,000,000 aggregate
- Automobile Liability: $1,000,000 combined single limit
- Umbrella / Excess Liability: $5,000,000 aggregate
- Workers' Compensation and Employer's Liability: $1,000,000 limits
- Professional Liability: $1,000,000 per occurrence / $1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts required under Section 3.3, including, where applicable, unpaid recurring charges through the expiration of the then-current committed term, Services performed, Equipment provided, third-party obligations, Services scheduled or in progress, materials procured, transition services, and other non-cancelable costs, to the fullest extent permitted by law.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Supplemental Security System Disclaimer. The limitations in this Section supplement and shall be read together with Sections 1.5, 14.4, and 15. Security systems, access control systems, camera systems, and monitoring services are deterrents and technology tools only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Technology and Security Services / Third-Party Monitoring Providers. Contractor is an information technology and security services company providing technology, networking, cybersecurity, security technology, monitoring, access control, video surveillance, gate, alarm, and related services. Contractor may perform monitoring, event review, notification, and related services directly and may also subcontract or utilize qualified third-party monitoring providers, including central monitoring stations, for nighttime, after-hours, or other monitoring services. When included in Exhibit A, such third-party providers may perform event review, verification, notification, dispatch requests, or

related monitoring functions. Contractor is not a police, fire, medical, guard, or governmental emergency response agency and does not guarantee any particular response time, dispatch outcome, or prevention of loss.

25.3 Emergency Response Disclaimer. Contractor does not itself provide police, fire, medical, or governmental emergency response services. Where monitoring services are included in Exhibit A, Contractor or a subcontracted third-party monitoring provider may notify designated contacts, contact applicable non-emergency law enforcement, or request emergency dispatch when authorized and appropriate under the applicable monitoring service. Contractor shall have no responsibility or liability for response times, actions taken, failure to respond, or other acts or omissions of police, fire, medical, emergency response agencies, or other third parties.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Camera Visibility, Environmental Obstructions, and Maintenance. District acknowledges that camera performance, video quality, analytics, event detection, and usable recordings depend on a clear, clean, and unobstructed field of view. Contractor shall not be responsible for diminished image quality, blind spots, missed or false detections, obstructed views, or unusable recordings caused by conditions outside Contractor's control, including but not limited to sun glare, changing sunlight or shadows, weather, fog, rain, trees, bushes, landscaping or vegetation growth, insects or spider webs, dirt, dust, pollen, water spots, debris, condensation, construction activity, parked vehicles, signs, decorations, or other temporary or permanent obstructions. District is responsible for routine visual inspection of camera views and for promptly reporting conditions that may affect system performance. Unless expressly included in Exhibit A or a maintenance plan, routine camera cleaning, lens or dome cleaning, camera adjustment or repositioning, and similar maintenance requested of Contractor shall be billable at Contractor's applicable rates. Landscaping, tree trimming, vegetation removal, and removal of non-camera obstructions remain the responsibility of District unless Contractor expressly agrees otherwise in writing.

25.7 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.8 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.9 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.10 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor’s responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. INTELLECTUAL PROPERTY; PROPRIETARY METHODS; TRADE SECRETS

28.1 Contractor Intellectual Property. District acknowledges that Contractor may utilize proprietary knowledge, methods, processes, system designs, configurations, templates, programming, scripts, workflows, integrations, automation logic, analytics configurations, documentation, standards, deployment methodologies, installation techniques, system architecture, and other technical know-how developed or utilized by Contractor in connection with the Services ("Contractor Intellectual Property").

28.2 Ownership and Third-Party Rights. Except for Equipment expressly sold to District and District-owned data, nothing in this Agreement transfers to District any ownership interest in Contractor Intellectual Property. Third-party software, cloud platforms, firmware, and manufacturer technologies remain subject to the ownership and licensing rights of their respective providers.

28.3 Limited Right of Use. District receives only a non-exclusive right to use Contractor Intellectual Property to the extent incorporated into systems delivered to District and as reasonably necessary for District's operation and use of those systems. District shall not knowingly reproduce, reverse engineer, disclose, distribute, provide to a competing service provider, or use Contractor Intellectual Property for the purpose of replicating Contractor's proprietary solution, methodology, or configuration, except as required by applicable law or with Contractor's prior written consent.

28.4 Proprietary Methods and Trade Secrets. Certain Contractor Intellectual Property may constitute confidential proprietary information or trade secrets, including combinations of products, configurations, programming, workflows, integration methods, system architecture, automation processes, technical documentation, security configurations, deployment methodologies, and other methods or processes that

derive independent economic value from not being generally known. To the extent such information qualifies as a trade secret under Section 688.002, Florida Statutes, or is otherwise confidential or exempt from public disclosure under applicable law, District shall maintain such information as confidential and exempt and shall not disclose it except as authorized or required by law.

28.5 Security System Information and Public-Records Exemptions. Nothing in this Agreement is intended to designate information as exempt from Florida public-records requirements when no applicable statutory exemption exists. However, the Parties acknowledge that qualifying trade secrets held by a public agency may be confidential and exempt pursuant to Section 119.0715, Florida Statutes, and certain security system plans, layouts, diagrams, configurations, recommendations, consultations, photographs, recordings, surveys, and other information relating directly to physical security or revealing security systems may separately qualify for protection under Section 119.071(3), Florida Statutes.

28.6 Notice of Public-Records Requests. If District receives a public-records request that reasonably appears to seek Contractor Intellectual Property, proprietary information, trade-secret information, or protected security-system information, District shall, to the extent legally permitted and reasonably practicable, promptly notify Contractor before disclosure so Contractor may identify any applicable exemption or seek appropriate legal protection.

28.7 No Transfer of Ownership by Disclosure. Disclosure of a record pursuant to applicable public-records law does not, by itself, transfer ownership of Contractor's intellectual property or grant the requesting party any license or authorization to reproduce, commercialize, modify, reverse engineer, or otherwise exploit Contractor Intellectual Property beyond rights granted by applicable law.

SECTION 29. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

(a) Keep and maintain public records required by the District to perform the Services;

(b) Upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if Contractor retains such records;

(d) Records Following Completion or Termination. Upon completion or termination of this Agreement, Contractor may elect to keep and maintain public records relating to the Services rather than transfer all such records to District. Any public records retained by Contractor shall be maintained in accordance with applicable Florida public-records retention requirements. Contractor acknowledges that records relating to the Services may be subject to public inspection and disclosure unless such records, or portions thereof, are confidential or exempt from disclosure under applicable law. Contractor shall continue to protect records that are confidential or exempt from disclosure and shall not disclose such records except as authorized or required by law.
Upon request from District's custodian of public records, Contractor shall provide responsive public records in its possession within a reasonable time and, for electronically stored records, in a format reasonably compatible with District's information technology systems, as required by applicable law.

To the extent permitted by Chapter 119, Florida Statutes, and other applicable law, Contractor may charge District or the requesting party, as applicable, for the actual costs reasonably incurred in responding to a public-records request, including permitted duplication, media, materials, shipping, and other reproduction costs, together with any reasonable special service charge authorized by law for extensive use of information technology resources or extensive clerical, technical, or supervisory labor. Any such charges shall not exceed the amounts permitted by applicable law. Nothing in this paragraph authorizes a charge for any transfer of public records that applicable law expressly requires Contractor to make to District at no cost upon completion of the Agreement.

Nothing in this Section requires Contractor to destroy or relinquish business, accounting, service, warranty, insurance, technical, cybersecurity, maintenance, or other records that Contractor is otherwise legally permitted or required to retain, provided Contractor continues to comply with applicable public-records, confidentiality, and retention requirements.

(e) Protected Records and Contractor Intellectual Property. Nothing in this Section requires disclosure of records that are confidential or exempt under applicable law, including qualifying trade secrets, security system plans or security-system information, or other records protected under Section 28 of this Agreement and applicable Florida law.

SECTION 30. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 31. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 32. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 33. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT: TELEPHONE: _____; EMAIL: _____; MAILING ADDRESS: _____.

SIGNATURES

DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

CONTRACTOR

COMPLETE IT CORP
By: _____
Name: _____
Title: _____
Date: _____

SGD Communications Inc
PO Box 9740
Tampa, FL 33674 USA
8135141597
info@sgdcommunications.com
www.sgdcommunications.com

Estimate 4178

ADDRESS
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

SHIP TO
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

DATE	TOTAL
03/24/2026	**$18,410.51**

ACTIVITY	QTY
The project entails the comprehensive installation of three 180-degree cameras strategically positioned to oversee key areas: the front entryway, the front dog park, and the back of the dog park. These cameras will provide a wide field of view, ensuring that all activities in these areas are well-monitored. In addition to the cameras, we will install three high-quality AXIS PA loudspeakers, which will enhance the auditory experience in the basketball and playground area, the pool deck, and the rear pavilions. These speakers are designed to deliver clear audio, making announcements and music easily audible in bustling outdoor environments. Moreover, we will be installing a total of eight cameras to cover additional critical locations, including the tennis court, the south corner of the pool, the pool equipment area, the back gate, the front gate, the playground, the pool gate, and the parking lot. This comprehensive coverage will ensure that all essential areas are under constant surveillance. Our team at SGD will responsibly remove any existing cameras and outdated ethernet cables as part of the upgrade process. We will then replace all ethernet cables with new, high-quality ones, ensuring they are installed correctly in line with building codes; any cables running outdoors will be placed in durable conduit for added protection. The cameras provided by SGD will feature advanced turret designs equipped with state-of-the-art night vision starlight sensors. These sensors are capable of capturing stunningly clear images even in total darkness, thanks to their large image sensor size which optimizes light sensitivity. This complete security system will be outfitted with everything needed for effective installation and operation, ensuring peace of mind and optimal performance for all monitored areas.	1
Monthly Turing Camera System ($26.50 Per Camera) Quickly identify & search critical events, generate and receive custom alerts, store video clips offsite, and access Turing intelligence dashboard, associated with the attached video feed	11
Category 6 Wire	18
Turing Video SMART 16-Channel 16-PoE Direct-to-Cloud NVR, 2 SATA	1

Division of Torres Electric, LLC. EC-13008190/13006668

ACTIVITY	QTY
Turing Video CORE AI VSaaS License-Enabled 4MP Low Light Turret IP Camera, 2.8mm Fixed Lens, White	8
Turing Video Smart 5MP Panoramic IP Turret Camera with CORE1Y License	3
Video Fixed Lens Turret and Dome Wall Mount with Junction Box	5
70V Class D Mixer-Amplifier, 60W, 1-Channel	1
TRENDnet 10-Port Gigabit PoE++ Switch, 20Gbps	1
Trendnet Outdoor Wi-Fi 14 dBi PoE Preconfigured Point-to-Point Bridge Kit	1
Commercial Series 70/25V Weather Resistant PA Horn Speaker, Khaki	3
16/2 Stranded Riser Speaker Cable, Unshielded, CL3R, FT4	1
4 in. x 4 in. x 124 in. Black Aluminum Fence Post Includes Post Cap	3
The service charge for travel covers up to 40 miles; anything over this will incur an additional charge.	6
Certificate of Insurance	1
Rate per Service Charge and 1st Hour of Labor for T & M Service (1 Hour Minimum)Monday -Friday 8:30 AM - 4:30 PM	20
ALL SGD WARRANTIES ARE VOIDED IF DAMAGES ARE CAUSED BY NATURAL DISASTERS. LABOR IS NOT INCLUDED AS PART OF ANY OF OUR WARRANTIES.	1
This proposal includes an estimate of the equipment and labor rate per hour. Should additional labor or equipment be required, the total will be adjusted accordingly. If a site survey was not performed prior to receiving this estimate. A site survey will need to be conducted before scheduling installations to guarantee estimate pricing. By signing this estimate, you agree to the terms of payment and cost of the estimate. The quoted price may not include any applicable sales tax or shipping charges. If you are tax-exempt, please provide the tax exemption certificate via email. Please note: Past due balances are subject to a 2.5% charge monthly, a finance charge, and a $25 late fee. Product returns may be subject to a 20% restocking fee. 60% of the estimate is due upon placement of the order 40% Due on receipt upon completion of service* All quoted prices are valid for a total of fifteen (15) business days from the receipt date of this proposal. At which time the potential customer must call to confirm pricing due to potential fluctuations in material costs. All materials utilized adhere to industry standards, ensuring optimal performance for the products we sell, install, and service. Please feel free to contact us if you have any questions regarding the aforementioned information. We have technicians on call twenty-four hours a day to assist you. Thank you for considering S.G.D. Communications, Inc. Phone: 813-514-1597 Fax: 813-514-2327 Email: service@sgdcommunications.com	1

Contact SGD Communications Inc to pay.
I HAVE REMOVED THE TAX FROM THE ESTIMATES.
THANK YOU FOR YOUR TAX EXEMPT FORM

http://www.sgdcommunications.com
Division of Torres Electric, LLC. EC -13008190/13006668

SGD Communications specializes in Voice and Data Communications. Services offered: Burglar alarm system, Fire Alarm system, Surveillance Camera System, Structured Cabling, VoIP Telephone system, Television Installation, WiFi System, Electrical Outlet, MAC, Smart Hand Service, Etc.

* Technicians on call to serve you 24/7! *
8:00 AM to 4:30 PM 1-HOUR MINIMUM
4:30 PM to 7:59 AM 2-HOUR MINIMUM

CALLS MAY BE MONITORED OR RECORDED

If an Estimate or invoice isn't paid in full by the due date, we'll need to add a fee of $25.00 per month or 2.5% per day on the remaining balance, whichever is higher. Not the amount will increase each month until paid in full. We appreciate your understanding. Please know that any collection charges or attorney fees may be applicable if necessary. Thank you for your prompt attention!

SUBTOTAL	21,659.42
DISCOUNT 15%	-3,248.91
TAX	0.00
TOTAL	$18,410.51

THANK YOU.

Accepted By

Accepted Date

SGD Communications Inc
PO Box 9740
Tampa, FL 33674 USA
8135141597
info@sgdcommunications.com
www.sgdcommunications.com

Estimate 4183

ADDRESS
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

SHIP TO
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

DATE
03/29/2026

TOTAL
$15,828.72

ACTIVITY	QTY
The project entails the comprehensive installation of three 180-degree cameras strategically positioned to oversee key areas: the front entryway, the front dog park, and the back of the dog park. These cameras will provide a wide field of view, ensuring that all activities in these areas are well-monitored. In addition to the cameras, we will install three high-quality AXIS PA loudspeakers, which will enhance the auditory experience in the basketball and playground area, the pool deck, and the rear pavilions. These speakers are designed to deliver clear audio, making announcements and music easily audible in bustling outdoor environments. Moreover, we will be installing a total of eight cameras to cover additional critical locations, including the tennis court, the south corner of the pool, the pool equipment area, the back gate, the front gate, the playground, the pool gate, and the parking lot. This comprehensive coverage will ensure that all essential areas are under constant surveillance. Our team at SGD will responsibly remove any existing cameras and outdated ethernet cables as part of the upgrade process. We will then replace all ethernet cables with new, high-quality ones, ensuring they are installed correctly in line with building codes; any cables running outdoors will be placed in durable conduit for added protection. The cameras provided by SGD will feature advanced turret designs equipped with state-of-the-art night vision starlight sensors. These sensors are capable of capturing stunningly clear images even in total darkness, thanks to their large image sensor size which optimizes light sensitivity. This complete security system will be outfitted with everything needed for effective installation and operation, ensuring peace of mind and optimal performance for all monitored areas.	1
Monthly Charge for Maintenance and Updates: This recurring fee includes comprehensive maintenance services, such as routine system checks, performance monitoring, and troubleshooting. Additionally, it covers the implementation of necessary updates to software and security protocols, ensuring that the system remains efficient, up-to-date, and secure against potential vulnerabilities.	1

Division of Torres Electric, LLC. EC-13008190/13006668

ACTIVITY	QTY
Category 6 Wire	18
16-Channel 5MP NVR with 4TB HDD	1
5MP IP LumiLuxLite Turret Camera with 2.8mm Lens	8
Luminys 4MP IP LumiDeterrent Stitched Turret Camera, 2.8mm Fixed Lens	3
70V Class D Mixer-Amplifier, 60W, 1-Channel	1
TRENDnet 10-Port Gigabit PoE++ Switch, 20Gbps	1
Commercial Series 70/25V Weather Resistant PA Horn Speaker, Khaki	3
Trendnet Outdoor Wi-Fi 14 dBi PoE Preconfigured Point-to-Point Bridge Kit	1
16/2 Stranded Riser Speaker Cable, Unshielded, CL3R, FT4	1
Luminys Camera Wall Mount Bracket, White	3
4 in. x 4 in. x 124 in. Black Aluminum Fence Post Includes Post Cap	3
The service charge for travel covers up to 40 miles; anything over this will incur an additional charge.	6
Certificate of Insurance	1
Rate per Service Charge and 1st Hour of Labor for T & M Service (1 Hour Minimum)Monday -Friday 8:30 AM - 4:30 PM	20
ALL SGD WARRANTIES ARE VOIDED IF DAMAGES ARE CAUSED BY NATURAL DISASTERS. LABOR IS NOT INCLUDED AS PART OF ANY OF OUR WARRANTIES.	1
This proposal includes an estimate of the equipment and labor rate per hour. Should additional labor or equipment be required, the total will be adjusted accordingly. If a site survey was not performed prior to receiving this estimate. A site survey will need to be conducted before scheduling installations to guarantee estimate pricing. By signing this estimate, you agree to the terms of payment and cost of the estimate. The quoted price may not include any applicable sales tax or shipping charges. If you are tax-exempt, please provide the tax exemption certificate via email. Please note: Past due balances are subject to a 2.5% charge monthly, a finance charge, and a $25 late fee. Product returns may be subject to a 20% restocking fee. 60% of the estimate is due upon placement of the order 40% Due on receipt upon completion of service* All quoted prices are valid for a total of fifteen (15) business days from the receipt date of this proposal. At which time the potential customer must call to confirm pricing due to potential fluctuations in material costs. All materials utilized adhere to industry standards, ensuring optimal performance for the products we sell, install, and service. Please feel free to contact us if you have any questions regarding the aforementioned information. We have technicians on call twenty-four hours a day to assist you. Thank you for considering S.G.D. Communications, Inc. Phone: 813-514-1597 Fax: 813-514-2327 Email: service@sgdcommunications.com	1

Division of Torres Electric, LLC. EC-13008190/13006668

Contact SGD Communications Inc to pay.
I HAVE REMOVED THE TAX FROM THE ESTIMATES.
THANK YOU FOR YOUR TAX EXEMPT FORM

http://www.sgdcommunications.com
Division of Torres Electric, LLC. EC -13008190/13006668

SGD Communications specializes in Voice and Data Communications. Services offered: Burglar alarm system, Fire Alarm system, Surveillance Camera System, Structured Cabling, VoIP Telephone system, Television Installation, WiFi System, Electrical Outlet, MAC, Smart Hand Service, Etc.

* Technicians on call to serve you 24/7! *
8:00 AM to 4:30 PM 1-HOUR MINIMUM
4:30 PM to 7:59 AM 2-HOUR MINIMUM

CALLS MAY BE MONITORED OR RECORDED

If an Estimate or invoice isn't paid in full by the due date, we'll need to add a fee of $25.00 per month or 2.5% per day on the remaining balance, whichever is higher. Not the amount will increase each month until paid in full. We appreciate your understanding. Please know that any collection charges or attorney fees may be applicable if necessary. Thank you for your prompt attention!

SUBTOTAL	17,587.47
DISCOUNT 10%	-1,758.75
TAX	0.00
TOTAL	$15,828.72

THANK YOU.

Accepted By

Accepted Date

Florida Security Concepts
6646 County Road 561
Clermont, FL 34714
(352) 282-0692
caleb@floridasecurityconcepts.com
floridasecurityconcepts.com

Security Camera System Proposal

Prepared for
Oak Creek
Attn: Lisa Vaile
34300 Spring Oak Trail
Wesley Chapel, FL 33545

Proposal # FSC-2026-1023-03
Date: 10/23/2026
Valid through: 11/22/2026 (30 days)
Prepared by: Caleb Illig

Project Overview

Florida Security Concepts is pleased to present this proposal for a professionally installed, fully networked security camera system at Oak Creek. The system below delivers clear day and night video, AI-powered detection and secure remote access from anywhere.

- **Recording:** 16-channel 4K network video recorder (NVR) with built-in PoE and a 16TB surveillance-grade hard drive for weeks of continuous recording.
- **Active deterrence / talk-down (7 cameras):** four 5MP thermal + color AI cameras with audio alarm and red/blue strobe that detect people and vehicles in total darkness, fog or glare; two 8MP (4K) PTZ cameras with 37x optical zoom, auto-tracking and two-way audio; and one 12MP 360° fisheye camera with audio. These allow live or automated voice warnings to stop trespassing before it happens.
- **Area coverage:** four 8MP (4K) turret cameras with motorized zoom and facial recognition AI.
- **Mounting:** four 4" x 4" x 20' black aluminum camera poles (direct burial, 17' above grade) plus weatherproof junction boxes, back box and PTZ brackets.
- **Wiring & connectivity:** All cameras and the NVR include materials and labor for wiring to and from each device location. Where a Cat6 or fiber cable route is not available, a wireless (Wi-Fi) bridge will be installed at no additional cost.

Monthly monitoring: Live monitoring / talk-down service is quoted separately as a monthly service and is not included in the total below.

Included With Your System

- Professional installation and mounting of all equipment
- Camera aiming, focus and image optimization
- NVR programming, recording schedules and AI motion/person/vehicle detection settings
- Remote viewing setup on your phone, tablet or computer
- System walkthrough and user training

Equipment & Pricing

Item	Qty	Unit Price	Total

16-Channel 4K Network Video Recorder (NVR) with PoE Cortex 16-Channel 4K Network Video Recorder – records up to 16 cameras in 4K with H.265 compression; 16 built-in PoE ports power each camera over one cable; 4 drive bays for future storage expansion; remote viewing by phone app. Model: COR-IPN16-P16H4.	1	$1,230.00	$1,230.00
16TB Surveillance-Grade Hard Drive Seagate SkyHawk 16TB Surveillance Hard Drive – 24/7 surveillance-rated drive giving weeks of continuous recording history. Model: COR-HDDS Seagate 16TB.	1	$1,861.00	$1,861.00
8MP (4K) Turret Camera, Motorized Zoom, Facial Recognition AI Cortex 8MP (4K) Starlight Turret Camera – 2.8-12mm motorized zoom adjustable remotely; AI facial recognition; Sony Starlight sensor and infrared for clear day and night images. Model: COR-IP8TRVA.	4	$887.50	$3,550.00
5MP Thermal + Color AI Camera with Active Deterrence (Talk-Down) Cortex 5MP Dual-Spectrum Thermal AI Camera – combines thermal and ColorMax color imaging to detect people and vehicles in total darkness, fog or glare; AI intrusion alerts for perimeter protection. Model: COR-IP5BTDA. Talk-down / active deterrence capable.	4	$1,450.00	$5,800.00
8MP (4K) PTZ Camera, 37x Optical Zoom, Two-Way Audio Cortex 8MP (4K) PTZ Camera with 37x Optical Zoom – pan, tilt and zoom across large areas with automatic tracking of people and vehicles; ColorMax full-color night imaging. Model: COR-IP8SPD37X. Talk-down / active deterrence capable.	2	$2,297.00	$4,594.00
12MP 360° Fisheye Camera, Two-Way Audio Cortex 12MP 360° Fisheye Camera – one camera covers an entire room or open area with no blind spots; infrared night vision, built-in microphone and onboard SD backup recording. Model: COR-IP8FISH.	1	$1,062.50	$1,062.50
Fisheye Camera Back Box Fisheye Camera Back Box – weatherproof mounting box for the 360° fisheye camera. Model: COR-IPBBF.	1	$197.50	$197.50
PTZ Pendant Mounting Bracket PTZ Pendant Mounting Bracket – heavy-duty bracket for secure mounting of the PTZ camera. Model: COR-IPSPDPB-2026.	2	$240.00	$480.00
Weatherproof Camera Junction Box Weatherproof Junction Box – conceals and protects camera wiring connections at each bullet/turret camera for a clean, tamper-resistant install. Model: COR-IPBBL.	4	$195.00	$780.00
4" x 4" x 20' Black Aluminum Camera Pole 4" x 4" x 20' Black Aluminum Camera Mounting Pole – powder-coated, corrosion-resistant aluminum, direct burial 3' in ground for 17' of mounting height above grade; provides a clean, dedicated elevated mount for cameras.	4	$815.00	$3,260.00

Total Investment	**$22,815.00**
50% Mobilization Deposit (due upon acceptance)	$11,407.50
50% Balance (due upon completion)	$11,407.50

Wiring: All cameras and the NVR include materials and labor for wiring to and from each device location. Where a Cat6 or fiber cable route is not available, a wireless (Wi-Fi) bridge will be installed at no additional cost.

Installation, programming, and remote viewing setup included. Prices are for complete, installed equipment. Sales tax not included unless noted.

Terms & Conditions

Scope of Work. Contractor will perform only the work described in this proposal. Any changes to the scope of work must be agreed upon in writing via a signed change order prior to the additional work commencing. Additional work may affect the project timeline and total cost.

Payment Terms. A 50% mobilization deposit is due upon acceptance and is required before parts are purchased and the job is scheduled. The remaining 50% is due upon completion. Late payments may be subject to additional fees.

Customer Responsibilities. Customer agrees to provide reasonable access to the work site during agreed-upon hours, and to ensure that all necessary preconditions—including permits, approvals, HOA authorizations, and utility access—are satisfied prior to the start of work. Delays caused by Customer's failure to meet these responsibilities may affect the project timeline and cost.

Damages & Liability. Contractor will perform work in a professional manner using reasonable care. Contractor is not liable for damages resulting from pre-existing conditions, acts of nature, or circumstances outside Contractor's control. In no event shall Contractor's total liability exceed the amount paid by Customer under this agreement.

Disclosures

Equipment. Manufacturer specifications and availability may change; FSC may substitute equivalent or better equipment. Equipment remains FSC property until paid in full. Customer is responsible for power, internet/network service, and any owner-supplied equipment.

Warranty. Manufacturer equipment warranties pass through to Customer. FSC warrants its workmanship for 1 year from completion. Warranties exclude damage from vehicles, vandalism, lightning/power surges, weather/acts of God, misuse, or third-party modifications.

Underground. Locates will be requested through Sunshine 811 where required. FSC is not responsible for damage to unmarked or private underground utilities, irrigation, or other hidden conditions. Rock, concrete, or unforeseen subsurface conditions will be billed as additional work.

Incidents. This system is a deterrent and recording aid, not a guarantee against theft, damage, injury, or crime. FSC is not liable for incidents, losses, or availability of footage. Recording retention depends on storage capacity and settings.

Work Not Shown. Network cabling (or a wireless bridge) for the devices listed is included. Any other work not listed in this proposal is excluded and will be quoted separately, including trenching/boring, permits, new electrical circuits, internet (ISP) service, monitoring, and repairs to existing systems.

Acceptance

By signing below, Customer accepts this proposal and authorizes Florida Security Concepts to proceed with the work described.

Customer Signature	Date
Printed Name / Title	Florida Security Concepts

MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, August 10, 2026, and called to order at 6:00 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Sam Watson	Chairperson
Michael Rudman	Vice Chairperson
Ryan Gilbertsen	Assistant Secretary
Lisa Vaile	Assistant Secretary
David Gerald	Assistant Secretary

Also present, either in person or via communication media technology, were:

Christina Newsome	District Manager, Inframark
Mark Vega	District Manager, Inframark
Robert Dvorak	District Engineer, BDI Engineering
Carlos Santana	Onsite Manager, Inframark
Tyler Gore	Alpha Foundations
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Ms. Newsome called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Approval of Agenda**

The Board approved the agenda.

FOURTH ORDER OF BUSINESS **Audience Comments**

Bruce Vasquez read a statement to the Board regarding incidents that occurred during his employment with the District.

A resident commented on the ponds not being mowed consistently.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials

ii. Review of Financial Snapshot

The Board reviewed the financial and snapshot reports.

B. District Counsel

Mr. Vega read the following report to the Board on behalf of District Counsel:

"As a follow up to discussions had at the July meeting, we recommend that Board members refrain from discussing past actions involving employees of the District. This includes discussions at a Board meeting and individual discussions with former employees. Doing so creates exposure to actions taken by the Board and could open the District up to liability. We cannot change what has happened in the past but the Board can strive toward best practices and policies going forward. If a Board member desires to make any changes to the District's policies, employees, or vendors, it should be brought up during Supervisor Requests."

C. District Engineer

Mr. Dvorak presented his report and answered questions from the Board.

D. District Manager

Ms. Newsome presented her report. And answered all board questions.

E. Field Manager Report

i. Consideration of CCTV Wire Replacement Proposal

The Board reviewed the CCTV Wire Replacement Proposal. No action was taken. Mr. Santana mentioned it was recommended that the board install a lightening rod to help ground the electrical lines connected to the cameras.

ii. Presentation of Sidewalk Visual Inspection Report

The Board reviewed the Sidewalk Visual Inspection Report.

iii. Consideration of ACPLM Sidewalk Repair Proposal *(Under Separate Cover)*

No action taken.

iv. Consideration of Sidewalk Replacement Proposal

The Board reviewed the Alpha Foundations' Proposal. Mr. Gore have a presentation to the board and reviewed the warranty program with them. They will do a visual inspection once a year. The Engineer inquired about references for the product being used.

On MOTION by Mr. Gilbertsen, seconded by Mr. Gerald, with Mr. Gerald opposed, the Board approved the proposal for Alpha Foundations in the amount of $15,807.37, subject to approval of references by the District Engineer.

F. Aquatics Report

The Board reviewed the report and requested that additional details regarding erosion be included in future monthly report.

G. Landscape Report

Mr. Angel Q. presented the report and answered questions from the Board. The solar controller could not be located; therefore, the Board directed that it be moved. The tree removal was scheduled for Friday.

> On MOTION by Mr. Gilbertsen, seconded by Mr. Gerald, with all in favor, the Board approved Proposal No. 412902 in the amount of $1,789.

SIXTH ORER OF BUSINESS **Business Item**

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

> On MOTION by Mr. Watson, second by Mr. Gerald, the Board approved the open Public Hearing at 7:06 p.m.

Audience Comments

Comments were taken from the audience regarding the budget and the financials. Comments were also made regarding the dog park and what projects the board is currently working on.

Ms. Vaile addressed the Board regarding district staffing costs during the period when the District utilized Engage EPO. She expressed concern that, with staffing and pool monitor services now bundled under Inframark, the Board no longer has visibility into individual staff compensation and may be foregoing approximately $20,000 in potential savings.

Mr. Vega and Ms. Newsome explained that, as part of the transition to bundled services, several previously separate line items were consolidated such as access card management and project management which were removed because those duties are now performed by onsite staff. They further explained that any unused pool monitor hours will be reconciled at the end of the fiscal year, and any applicable credit will be returned to the District following the September 30 fiscal year-end review. Mr. Vega also noted that onsite staff receive benefits and paid time off (PTO), which were not available to personnel under the District's previous arrangement with Engage PEO.

> On MOTION by Mr. Gilbertsen, second by Mr. Watson, the Board approved the close Public Hearing at 7:48 p.m.

i. Consideration of Resolution 2026-08; Adopting Final Budget for FY 2027

> On MOTION by Mr. Watson, seconded by Mr. Gilbertsen, Mr. Gerald and Ms. Vaile opposed, the Board adopted Resolution 2026-08; Adopting Final Budget for FY 2027.

ii. Consideration of Resolution 2026-09; Levying O&M Assessments

On MOTION by Mr. Gilbertsen, seconded by Mr. Watson, with all in favor, the Board adopted Resolution 2026-09; Levying O&M Assessments.

B. Consideration of Resolution 2026-10; Goals and Objectives

On MOTION by Mr. Gilbertsen, seconded by Mr. Rudman, with all in favor, the Board approved Resolution 2026-10; Goals and Objectives.

C. Consideration of Resolution 2026-11; Setting FY 2027 Annual Meeting Schedule

On MOTION by Mr. Watson, seconded by Mr. Gilbertsen, with all in favor, the Board approved Resolution 2026-11; Setting FY 2027 Annual Meeting Schedule.

D. Consideration of Resolution 2026-12; Designating the District Manager and Field Manager as Representatives of the District

On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, the Board approved Resolution 2026-12; Designating the District Manager and Field Manager as Representatives of the District.

E. Consideration of Revised Amenity Policies

During discussion the bord discussed having security instead of pool monitors, they should have security instead. They also discussed other options such as no monitors and signage. The topic will be further discussed at a later date, but signage will be obtained and installed at the pool. Mr. Watson requested 12 weeks of security guard coverage at the pool during Spring Break.

On MOTION by Mr. Gilbertsen, seconded by Mr. Gerald, with all in favor, the Board approved Revised Amenity Policies.

SEVENTH ORER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting Held July 13, 2026

On MOTION by Mr. Rudman, seconded by Mr. Gerald, with all in favor, the minutes of the meeting held July 13, 2026, were approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests and Comments

Mr. Gerald read a statement to the Board regarding staffing matters that occurred during his tenure as Board Chair. His comments related to the hiring of Mrs. Rudman as a pool monitor

and his belief that the hiring was improper and a conflict of interest for supervisor Rudman and that favoritism was shown and that is why she was hired.. Mr. Vega noted that the matter had previously been submitted to the Florida Commission on Ethics, which found no conflict of interest and determined that Mr. Rudman had not committed an ethics violation.

Discussion followed regarding the former District management structure and the hiring and supervision of onsite staff during that period. Ms. Vaile expressed her belief that Mr. Vasquez was not afforded a fair opportunity and stated that he had been terminated by Inframark, referencing the August 2025 meeting minutes as showing the motion being passed. Mr. Vega clarified that, at the time, Mr. Gerald, who served as Board Chair, declined to sign the termination paperwork; therefore, Mr. Vasquez remained employed until the September 2025 meeting, where the Board approved a motion to terminate the Engage PEO agreement. As a result of that action, all onsite staff positions were eliminated.

Mr. Gerald was then told that he can file another cmplaint with the ethics cpmmitee if he believes that there is still issue with outcome as there is no action for the board to take. Mr. Gerald asked that the statement be retained in the District's records and provided to District Counsel. The statement will be attached to the meeting minutes.Mr. Gilbertsen noted weeds by the pool required attention.
Mr. Rudman referenced a prior ethics complaint filed against him and stated that the State determined that no ethics violation had occurred.

NINETH ORDER OF BUSINESS **Adjournment**

With there being no other business,

On MOTION by Ms. Vaile, seconded by Mr. Watson, with all in favor, the meeting was adjourned at 8:48 p.m.

_____
Sam Watson, Chairman

1 of 3

Formal Narrative Statement Regarding Pool Monitor Hiring and Related Incident Allegations

This statement is intended to summarize concerns regarding the hiring of Patricia Rudman as a pool monitor for Oak Creek CDD, the involvement of Board Member Michael Rudman in advocating for that hiring, the subsequent incident report involving maintenance employee Bruce Vasquez, and the handling of related documentation, video, and audio records.

Background

During the week of June 26, 2025, Board Member Michael Rudman advocated for his wife, Patricia Rudman, to be hired as a pool monitor. Michael Rudman approached Oak Creek CDD on-site manager Carlos Santana and stated that it appeared the district needed additional pool monitors. He further informed Carlos Santana that his wife was available for the position.

Following that conversation, Carlos Santana contacted District Manager Lisa Castoria and informed her of Michael Rudman's request regarding Patricia Rudman. Without approval from the CDD Board, Lisa Castoria hired Patricia Rudman as a pool monitor.

Incident Report Involving Bruce Vasquez

On or about August 3, 2025, Patricia Rudman and Michael Rudman authored an incident report making allegations against Oak Creek CDD maintenance employee Bruce Vasquez. The allegations against Bruce Vasquez were not properly documented or investigated. During Bruce Vasquez's five years working as the district's maintenance person, there had not been a known issue raised by a fellow employee against him.

Documentation Requested by the Board Chairman

The Chairman of the CDD Board, David Gerald, asked Carlos Santana to document in his daily reports what had occurred regarding Michael Rudman advocating for his wife to be hired as a pool monitor. These entries were intended to preserve a written record of the circumstances surrounding the hiring concern.

There is an email from Lisa Castoria to Michael Rudman in which she stated that, when she asked Carlos Santana about the entries in his daily report, Carlos told her that Chairman David Gerald had asked him to make those entries. Lisa Castoria then told Carlos Santana that the entries were not necessary. This conduct appears to have pressured Carlos Santana to remove or discontinue those entries and raises concerns that Lisa Castoria and Michael Rudman may have been acting in coordination to limit or prevent documentation of the hiring issue.

Video and Audio Records

Chairman David Gerald repeatedly asked Carlos Santana to have Lisa Castoria produce all available video and audio from the district's camera systems relating to these matters. However, sufficient time was allowed to pass, and the video and audio records were lost. As a result, potentially important evidence relating to the allegations against Bruce Vasquez and the events surrounding the hiring of Patricia Rudman was not preserved.

Ethics and Legal Concerns

There are serious concerns that the hiring of Patricia Rudman may have violated applicable Florida ethics requirements governing Community Development Districts. It is understood that a CDD board may not legally approve the hiring of a board member's spouse and that district officials are bound by the Florida Code of Ethics. It is also understood that a district manager may not hire a board member's spouse under Florida Statutes section 190.007, and that the use of a third-party staffing agency or professional employer organization does not create a loophole to avoid those restrictions.

Conclusion

The facts described above raise concerns regarding improper influence by a CDD board member, the hiring of that board member's spouse without board approval, possible pressure on an employee to alter or omit documentation, failure to preserve relevant video and audio records, and the lack of a proper investigation into allegations made against Bruce Vasquez. These matters should be reviewed carefully to determine whether there were violations of Florida ethics requirements, district policies, or appropriate public records and evidence-preservation practices.

I want to make a formal statement for the record regarding a severe violation of Florida law and district policy. It has come to light that the District Management Company and the District Manager hired a Supervisor's spouse as a pool monitor. Under Florida Statute Section 112.3135, this is a clear violation of anti-nepotism laws. Furthermore, under Section 190.007, the District Manager has no authority to allocate public funds for personnel without full board authorization, which was deliberately withheld.

Because a portion of this board is actively attempting to conceal this conflict of interest, I am formally moving to launch an independent investigation into this hiring process and the management company's actions. I request that my full objection, the names of the supervisors involved, and the results of this vote be explicitly detailed in tonight's official meeting minutes."

MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, October 12, 2026, and called to order at 6:00 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Sam Watson	Chairperson
Michael Rudman	Vice Chairperson
Ryan Gilbertsen	Assistant Secretary
Lisa Vaile	Assistant Secretary
David Gerald	Assistant Secretary

Also present, either in person or via communication media technology, were:

Christina Newsome	District Manager, Inframark
Robert Dvorak	District Engineer, JMT
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Ms. Newsome called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Approval of Agenda**

The Board approved the agenda.

FOURTH ORDER OF BUSINESS **Public Comments**

Mr. Vasquez addressed the board and read them a letter that he had written. His note will be added to the meeting minutes as an Exhibit A. It was also mentioned that the statements made in the letter about Mr. Rudman and his were sent to the Florida Commission of Ethics and deemed to not be a conflict of interest and there was no wrong doing on his part.

Mr. Venger commented on audience comments listed in the meeting minutes. also that outgoing board members should refrain from making decisions monetarily since there is a chance that those board members may not be on board going forward.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials

ii. Review of Financial Snapshot

The Board reviewed the financial and snapshot reports. Ms. Vaile gave a presentation on the numbers for the amenity management contract from previous years and the breakdown of district services. and how it will be impacted going forward. Ms. Newsome mentioned that she had already spoken to Ms. Vaile about creating a new contract for district and amenity services where those services will be listed.

B. District Counsel

None.

C. District Engineer

None.

D. District Manager

Ms. Newsome told board that Carlos has taken a new position and will no longer be the onsite manager at Oak Creek. We have put out a job listing for the position and they will not be billed for amenity services for the month of October.

i. PDT Legal Update

Ms. Newsome gave updates to the board from PDT Legal who is asking if the board wants to have a jury present, they decide not to have one. Mr. Dvorak spoke to the board and asked what they wanted to do as far as it pertains to making the repair. The Board also directed staff to find a forensic engineer who specializes in that work to certify the project.

On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, the proposal #2383 from Finn Outdoor in the amount of 32,800.00 was approved. 5-0

E. Field Manager Report

Ms. Newsome provided an update on the sidewalk project, which is scheduled to begin on October 15. The Board also noted that the back gate needs to be addressed.

F. Aquatics Report

The Board reviewed the report.

G. Landscape Report

The Juniper gave updates to board. Oak tree & maple by amenities are being removed on 10/13/26.

i. Consideration of Roadway Tree Clerance

No action was taken.

ii. Consideration of Cypress Tree Replacement

No action was taken.

iii. Consideration of Hazardous Oak Tree Removal

No action was taken.

iv. Consideration of Gate Area Grading and Bahia Sod Installation

No action was taken.

H. Onsite Manager

None.

SIXTH ORER OF BUSINESS **Business Items**

A. Consideration of Security Camera Proposals

The Board reviewed and discussed the proposals and the presentations from the workshop. Ms. Vaile mentioned there was another vendor, Florida Security Concepts, who would like to submit so proposals. The Board agreed to table the item to allow the additional vendor an opportunity to submit a proposal.

i. Complete IT

ii. SCD Communications Inc.

On MOTION by Mr. Watson to approve the minutes of the SCD Communications Inc. failed.

SEVENTH ORER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held August 10 and September 14, 2026

On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor, the minutes of the meeting held August 10 and September 14, 2026 was approved as amended, adding pricing to line 94 and remove lines 104-108. (5-0)

EIGHT ORDER OF BUSINESS **Supervisor Requests and Comments**

Mr. Gilbertsen requested that District Counsel attend the next meeting. The Board agreed.

Ms. Vaile requested the expenditures through September 2026 and emphasized the importance of maintaining professionalism and respect during Board meetings.

Board Discussion: The remaining Board members agreed that professionalism and mutual respect are essential to the Board's success.

NINTH ORDER OF BUSINESS **Adjournment**

With there being no other business,

On MOTION by Mr. Watson, seconded by Mr. Gilbertsen, with all in favor, the meeting was adjourned at 7:46 p.m. (5-0)

_____
Sam Watson, Chairman

Exhibit A:

Mon, Oct 12, 2026 at 5:02 PM

Dear Oak Creek CDD Board Members,

I am submitting this statement for the public record regarding a breakdown in transparency, ethics, and proper hiring procedures within the Oak Creek CDD.

On or about June 16, 2025, Board Member Michael Rudman used his position to actively advocate for his wife, Patty Rudman, to be hired for the paid position of Oak Creek pool monitor. He approached Site Manager Carlos Santana outside of a CDD meeting to solicit employment for his wife.

I personally overheard these interactions. Mr. Santana provided the application, which the Rudmans filled out at home. Upon initial review, Mr. Santana noted missing information and asked Mrs. Rudman to complete it. Both Michael and Patty Rudman returned together to retrieve and later resubmit the paperwork. I personally witnessed paper change hands twice between Patty and Michael Rudman.

Hesitant about the need for additional monitors and uncomfortable with a board member advocating for his spouse, Mr. Santana sought guidance from District Manager Lisa Castoria. Following their discussion, the hiring proceeded quietly without standard board notification or adherence to required hiring processes.

Following these events, Mr. Santana was blocked by Inframark from speaking about the situation and was subsequently transferred. This occurred after three board members voted to replace Engage with Inframark, accepting an unannounced, last-minute proposal that increased costs by approximately $25,000 for fewer staff members.

Bypassing official protocols to advocate for a spouse's employment represents a severe conflict of interest and violates Florida Statute 112.3135(2)(a) regarding nepotism, which explicitly prohibits a public official from advocating for a relative's appointment or employment within their agency.

I request that this statement be officially entered into tonight's meeting minutes. Furthermore, I call on the Oak Creek CDD Board and the District Attorney to launch an immediate, transparent investigation into these hiring practices and the subsequent employee transfer.

Sincerely,

Bruce Vasquez