



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
SPECIAL SECURITY BOARD MEETING  
JUNE 21, 2022  
6:00 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33024

[www.walnutcreekcdd.org](http://www.walnutcreekcdd.org)  
786.347.2711 ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
Walnut Creek Clubhouse  
7500 NW 20<sup>th</sup> Street Pembroke Pines, Florida 33024  
**SPECIAL SECURITY BOARD MEETING**  
**June 21, 2022**  
**6:00 p.m.**

- A. Call to Order**
- B. Proof of Publication**.....Page 1
- C. Establish Quorum**
- D. Additions or Deletions to Agenda**
- E. Comments from the Public for Items Not on the Agenda**
- F. Approval of Minutes**
  - 1. May 17, 2022 Regular Board Meeting & PH Minutes.....Page 2
- G. Security Systems/Services**
  - 1. Consider Approval of Security Consulting Proposals.....Page 7
  - 2. Consider Approval of Security Online Solutions “SOS” Proposal.....Page 19
  - 3. Discussion Regarding FPI Security Services
  - 4. Discussion Regarding Regions Security Cost Analysis for Rover and Visitor Access Services.....Page 33
  - 5. Motion to Cancel Approval for FPI Security Camera Upgrades Project
  - 6. Consider Approval of Regions Security Video Camera Project Proposal.....Page 37
  - 7. Consider Approval of Security Concierge Position and Campbell Management Proposal.....Page 44
  - 8. Consider Approval of ABDI Services Proposal to Remove and Reinstall the Computer System During Guardhouse Improvements Project.....Page 45
  - 9. Discussion Regarding Delivery Service Provider Protocol and Board Direction
  - 10. Consider Approval of Proposal for Rolling Computer Stand.....Page 46
  - 11. Discussion Regarding the Start Date for the Taft Guardhouse Improvement Project
  - 12. Update on Pavilion Installation of “No Entry” Chain with Signage.....Page 50
- H. Additional Board Member/Public Comments**
- I. Adjourn**

## Miscellaneous Notices



Published in Broward Daily Business Review on June 10, 2022

### Location

Broward County, Florida

### Notice Text

NOTICE OF THE WALNUT  
CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Walnut Creek Community Development District (the "District") will hold a Special Meeting (the "Meeting") on June 21, 2022, at 6:00 p.m. in the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024. The purpose of the Meeting is to address security related business and any other business which may properly come before the Board.

A copy of the agenda for the Meeting may be obtained at [www.walnutcreekcdd.org](http://www.walnutcreekcdd.org) or requested at the offices of the District Manager, c/o Special District Services, Inc., at (786) 347-2711 or [gperez@sdsinc.org](mailto:gperez@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
[www.walnutcreekcdd.org](http://www.walnutcreekcdd.org)  
6/10 22-07/0000601589B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 17, 2022**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the May 17, 2022, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:01 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida 33024.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on November 5, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mrs. Perez determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairperson Betty Ross, Vice Chairman Alex Perez and Supervisors Zalman Kagan, Elina Levenson and Igor Fateyev (via phone).

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA.**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. April 19, 2022, Regular Board Meeting**

The April 19, 2022, Regular Board Meeting minutes were presented for consideration.

A <b>MOTION</b> was made by Supervisor Levenson, seconded by Supervisor Perez and unanimously passed approving the minutes of the April 19, 2022, Regular Board Meeting, amended to reflect item H.7(d), correcting the motion to read, “...passed on a vote of 4 to 1 with Supervisor Kagan abstaining.”
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**G. ADMINISTRATIVE MATTERS**

**1. Financial Update**

As is procedurally done, Financial Reports were presented in the meeting book and reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s);

Tax/Assessment Collections; Expenditure Recap. Available Funds as of April 30, 2022, reflect \$1,854,746.27.

A motion of ratification of the financials or any further discussion was requested.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously ratifying and approving the financials, as presented.

## **2. Statement of Financial Interests – 2021 Form 1**

Mrs. Perez advised that Board Members should be receiving in the mail their individual 2021 Form 1 (the “Form”) and to complete the Form and email, mail and/or hand deliver to the Supervisor of Elections’ office on or prior to the July 1, 2022, deadline.

## **3. Announce General Election and Candidate Qualifying Period**

Mrs. Perez advised that the official qualifying period for the office of Supervisor of a special district runs from noon, Monday, June 13, 2022, through noon, Friday, June 17, 2022. In line with F.S. 99.061(8), the pre-qualifying period starts on May 30, 2022.

### **WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

#### **GENERAL ELECTION**

**Ordinance No. 1339; Adopted 06/ 07/2000**

<b>V-CHR</b>	<b>Seat 1 Alex Perez</b>	<b>Expires 2022</b>
<b>CHR</b>	<b>Seat 2 Betty Ross</b>	<b>Expires 2022</b>
<b>AS</b>	<b>Seat 3 Igor Fateyev</b>	<b>Expires 2022</b>
<b>AS</b>	<b>Seat 4 Zalman Kagan</b>	<b>Expires 2024</b>
<b>AS</b>	<b>Seat 5 Elina Levenson</b>	<b>Expires 2024</b>

The Regular Board Meeting was then recessed and the Public Hearing was opened.

## **H. PUBLIC HEARING**

### **1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Broward Daily Business Review* on April 27, 2022, and May 4, 2022, as legally required.

### **2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget**

There were no public comments regarding the Fiscal Year 2022/2023 Final Budget.

There being no further final budget and assessment business to conduct, the Public Hearing was adjourned and the Regular Board Meeting was reconvened.

### **3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2022 Final Budget**

Mrs. Perez presented Resolution No. 2022-02, entitled:

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.**

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 final budget and the non-ad valorem special assessment tax roll (assessment levy).

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Levenson and unanimously passed adopting Resolution No. 2022-02, approving the Fiscal Year 2022/2023 Final Budget, as presented and setting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll (assessment levy).

**I. NEW/ADDITIONAL BUSINESS**

**1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule**

Mrs. Perez presented Resolution No. 2022-03, entitled:

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with a start time of 6:00 p.m.

Supervisor Perez recommended additional meeting dates and pursuant to a discussion and Board members checking their schedules, May 16, 2023, and September 19, 2023, were added to the meeting schedule:

**November 15, 2022** *Amended Budget*  
**January 17, 2023**  
**February 21, 2023**  
**April 18, 2023** *Proposed Budget*  
*May 16, 2023*  
**June 20, 2023** *Final Budget*  
**August 15, 2023**  
*September 19, 2023*

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2022-03, approving the Regular Meeting Schedule, as amended above, holding meetings in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines,

Florida 33024, with a start time of 6:00 p.m., and further authorizing the advertisement of same, as required by law.

## **2. Consider Pavilion “No Entry” Chain with Signage or Decorative Gate Options**

Mrs. Perez presented various options in the meeting book, as requested by the Board.

Supervisor Levenson elaborated on the minimal cost to have her husband, Lee Levenson, install a chain and sign, as shown in the meeting book, and would also provide the labor at no cost to the District. This option was discussed as well as the other options presented in the meeting book, followed by individual votes:

- Supervisor Perez was in favor of the standing sign option;
- Supervisor Kagan was in favor of the chain and sign installation, noting for it to be installed further back, not at the main entrance of the pavilion;
- Supervisor Levenson was in favor of the most economical option, which consists of a chain & sign, which she suggested;
- Supervisor Ross was in favor of the standing sign; and
- Supervisor Fateyev was in favor of the chain & sign (for which he also offered his services to install).

A **MOTION** was made by Supervisor Kagan seconded by Supervisor Levenson for the installation of a chain and sign towards the back of the pavilion structure and authorizing District management to coordinate said purchase and installation. The **MOTION** carried 3 to 2 with Supervisors Perez and Ross dissenting.

## **3. Consider Change of Color of Archidesign Decorative Taft Street Fence Replacement**

Mrs. Perez advised, during a recent site meeting with the representative for Archidesign, who is fabricating the decorative fence that is being replaced along the Taft Street entrance faux bridge, that the white color previously chosen by the Board will look dirty very quickly and will require more maintenance. They suggested changing the color to either bronze or black, which would require less maintenance.

A **MOTION** was made Supervisor Levenson, seconded by Supervisor Perez and passed unanimously authorizing a change to the color of the Archidesign decorative Taft Street fence replacement from white to bronze.

## **J. SECURITY SYSTEMS/SERVICES**

### **1. FPI Security Report/Update**

The FPI Security Report was presented in the meeting book and reviewed by the Board Members.

### **2. Consider Special Meeting in June 2022 Regarding Security Related Items**

Mrs. Perez asked that the Board consider approving the scheduling of a Special Meeting specifically to provide direction and/or approval for security related items and improvements prior to setting a start date for the Taft Street guardhouse improvements. Mrs. Perez requested the Board’s availability for the

following meeting dates: Wednesday, June 15, 2022, or Tuesday, June 21, 2022, pending HOA confirmation. A discussion ensued and the Board checked their schedules.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Levenson and passed unanimously approving the scheduling of a Special Meeting to address security related items and improvements for Tuesday, June 21, 2022.

**K. OLD BUSINESS**

There were no Old Business items to come before the Board.

**L. ADDITIONAL STAFF UPDATES/REQUESTS**

**1. Attorney**

There were no additional updates from the attorney.

**2. District Manager**

There were no additional updates from the District Manager.

**M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS**

Supervisor Perez asked Mrs. Perez for updates on the following:

- Allstate and the compliance issues. Mrs. Perez advised that all compliance issues had been addressed and that she had notified the proper authorities of the same.
- Canal Fence Project Status. Mrs. Perez advised that this process had been held up due to the lack of response from the District Engineer in providing the necessary information for the issuance of the permit.

**N. ADJOURNMENT**

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the meeting at 6:55 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chair



**AHS Security Consulting, LLC**

501 E Las Olas Blvd, 200/300  
Fort Lauderdale, FL 33301 US  
+1 9547749398  
info@ahssecurityconsulting.net  
www.ahssecurityconsulting.net



**Estimate**

ADDRESS  
Walnut Creek Community Development District  
7500 NW 20th St  
Pembroke Pines, Florida 33024

ESTIMATE 14040  
DATE 05/02/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Threat and Vulnerability Assessment  Comprehensive inspection and evaluation of all physical security measures applied at company/premises. Identification of gaps and loopholes in security systems currently in operation. Upgrade recommendations included. Comprehensive Report Compiled and Presented to board upon request.  *Security Camera Systems *Access Control Systems *Fire & Life Safety Equipment *Alarm Systems *Physical Guard Services *Community areas *Water bodies	1	3,990.00	3,990.00
SUBTOTAL				3,990.00
TAX				0.00
TOTAL				<b>\$3,990.00</b>

Accepted By

Accepted Date

**Walnut Creek Community Development District  
2501 A Burns Rd.  
Palm Beach Gardens, FL.**

**CPTED Security Survey Proposal**



Date: May 9, 2022

Prepared for: Ronald Galvis

By



## **Introduction**

In response to a request by Ronald Galvis, Invictus Security has prepared the following proposal to provide expert assistance in assessing and improving the level of physical security at Walnut Creek, a residential community.

Some of the services proposed include assistance in conducting an audit of residential-level security practices, physical security design and implementation, guard force operations, and security technologies.

The strategy and methods underlying our methodology are based on best practices in physical security and the protection of residential communities. They are supported by years of experience in controlling security risks in diverse residential and social environments.

## **1. Scope of Work**

The following section outlines the project objectives, proposed work approach, deliverable options, and estimated timetable for performing the project.

### **1.1 Project Objectives**

The project objectives are defined as follows:

1. Estimate the effectiveness of the existing physical security measures at Walnut Creek in relation to system performance, best practices, and the association's risk management goals.
2. Identify specific conditions contributing to the physical security vulnerabilities of Walnut Creek and options for mitigating vulnerabilities.
3. Identify and recommend security technology upgrades to help ensure access control and surveillance of the property to deter and detect criminal activity.

### **1.2 Services & Methodology**

#### **1.2.1 Pre-Assessment Preparations**

Upon commencement of the project, we will submit a request for copies of existing site-specific contacts, noteworthy security incident reports, site maps, and floor plans for community buildings. We will also submit a questionnaire to gather important information about security operations to minimize the time necessary for on-site interviews and identify issues of potential concern for further follow-up during the on-site assessments.

While the preliminary data collection activity is underway, a web meeting will be scheduled to discuss the status of existing security infrastructure and objectives for the assessments. We will also discuss a scheduling plan for the on-site assessments during this meeting.

Prior to the on-site assessments, our consultants will review the completed questionnaires and background documentation provided by Walnut Creek to familiarize themselves with the site and operations, identify potential concerns and matters for closer examination during the on-site assessments, and ensure adequate preparation of data collection tools for an on-site assessment.

**1.2.2 Site Assessments**

During the on-site assessment, our consultants will meet with the property management (or designated liaison) to discuss relevant aspects of the community’s security operations and historical security incidents, followed by a security and emergency readiness survey. The purpose of the physical site survey is to evaluate the status of physical security measures and identify potential issues of concern.

Our physical site assessments are typically conducted systematically, often starting with the outer & middle perimeters, entry points, the gatehouses, the residential community, the community public areas that are designated to be assessed, and an audit of the guard force operations.

Our consultant team employs a proprietary system of survey tools to direct the data collection and documentation process during the field assessment. As potential concerns or items for future discussion are identified, photos are taken in addition to written documentation to aid later as a visual reference for report preparation. Some of the many issues assessed and documented during this site survey include barrier construction (e.g., windows, doors, locks, etc.), access control devices, alarm sensors, CCTV presence, lighting, and obvious safety hazards.

During one evening of the on-site assessment, the CCTV system will be evaluated to identify potential concerns, including poor or absent coverage of critical locations, signal concerns, hardware failure, lighting problems, and storage/retrieval functionality. Following the nighttime CCTV survey, the consultant(s) will conduct an outdoor lighting assessment to identify areas of poor illumination and obstructions and investigate lighting problems identified during the CCTV survey.

Assessment Topics	
<p><u>Physical Security Design and Performance</u></p> <ul style="list-style-type: none"> <li>● Integrated functional design of physical security including assessment of protective layers (Outer, Middle, and Inner Perimeters.</li> <li>● Application/choice, performance, and functionality of individual physical security elements (e.g., barriers, locks, alarm sensors, cameras, visitor management systems)</li> <li>● Entry control design and access control systems</li> <li>● Surveillance and Alarm Assessment Systems Design</li> <li>● Crime Prevention Through Environmental Design (CPTED) implementation</li> <li>● Outdoor Lighting</li> <li>● Special Issues Specific to Workplace Violence Risk Mitigation</li> </ul>	<p><u>Security Plans, Policies, and Procedures</u></p> <ul style="list-style-type: none"> <li>● Access Control (People, Vehicles)</li> <li>● Policies and Procedures for Entry, Visitors, Contractors, etc.</li> <li>● Patrol</li> <li>● Key Control Policy and Procedures</li> <li>● Emergency Procedures</li> </ul> <p><u>Security Operations</u></p> <ul style="list-style-type: none"> <li>● Security guard force operations</li> <li>● Compliance under F.S. 493 and 5N-1</li> <li>● Post Orders</li> <li>● Site Leadership</li> <li>● Training, implementations, and quality control</li> </ul>

### **1.2.3 Report Preparation and Delivery**

Upon completion of the site assessments, our consultants will prepare a written report of findings framed as “Points of Consideration”.

After the written report of findings is completed, a web conference will be scheduled to orally present our findings and discuss possible courses of action for improvement.

### **1.2.4 Deliverables**

The deliverables of this project will include the following products:

#### Individual Site Assessment Reports

An independent report will be prepared for this project

Site Assessment Report will include:

- Background (team members, dates, interviews, etc.)
- Assessment Methodology
- Summary of Potential Vulnerability Conditions and Concerns
- Proposed Considerations for Improvement

#### Executive Report of Findings (Written)

A written Executive Report of Findings will be prepared at the culmination of the project, including a strategic-level assessment of security measures, universal issues of concern, a summary of the situation at Walnut Creek assessed during the project, prioritized points of consideration for improvement, and alternative risk management strategies.

#### Executive Report of Findings (Oral)

An MS PowerPoint-supported report will be prepared and orally presented to Walnut Creek, addressing the information included in the Executive Report of Findings. This presentation will also provide an opportunity for a formal discussion of findings and improvement options detailed in the written Executive Report of Findings and detailed in the previously submitted site reports.

### **1.3 Caveats and Limitations**

Following are the limitations of the assessment proposed in this document:

- Evaluation of the Physical Protection System (PPS) design at Walnut Creek will consider the integrated performance of functional physical security elements (Deterrence, Detection, Delay, and Response). Any observations reported regarding the estimated performance of physical security design will be based on the experienced judgment of the consultant team.
- With the exception of panic alarms and inspection of hardware reported as problematic, alarm sensors and electrified locking system components will not be systematically tested for function. Any observations about hardware function and serviceability will be based on the spot inspection and reports by end-users.

## 2. Our Experience & Expertise

Over the past decade, our security consultants have assisted organizations around the world in assessing and improving their security and emergency readiness programs. We believe our experience, expertise, and efficient approach to the assessment and development of client risk management programs will provide Walnut Creek with the desired results.

### 2.1 Invictus Security

Invictus is a leading provider of professional security services in the State of Florida. We provide our clients with the best solutions to protect their assets, with a range of security options that are affordable and effective to mitigate risk. Invictus specializes in identifying threats and vulnerabilities and creating countermeasures to reduce the risk. Invictus is a licensed security and investigations agency and security academy in the State of Florida. Additionally, Invictus is a Certified Service Disabled Veteran Owned Small Business that Force Reconnaissance Marines founded.

Our expert services clients range from schools, hospitals, commercial properties, and residential properties such as gated communities and high-rise condominiums.

### 2.2 Consultant Team

The consultants assigned to this project are Patrick Miller, CPP. Following is a summary of his experience and qualifications.

#### Patrick Miller, CPP



Patrick is a security professional with over 20 years of security experience in the U.S. military, the federal government, and the private security sector. Patrick has a Bachelor's Degree in Security Management and is Board Certified through ASIS International as a Certified Protection Professional (CPP®). Additionally, he is a certified CPTED practitioner through the International Crime Prevention Through Environmental Design Association.

Patrick served six years in the United States Marine Corps as a Force Reconnaissance Marine and is a Combat Veteran serving in both Operations Enduring Freedom-Afghanistan 2001 and Iraqi Freedom-Iraq 2003. After being Honorably Discharged from the Marine Corps, Patrick worked as a U.S Government security contractor for the State Department and the Central Intelligence Agency in Israel and Iraq. He provided risk management and security operations in support of the U.S Global War on Terrorism.

The Department of Agriculture and Consumer Services appointed Patrick to serve a 4-year term as a subject matter expert on the Private Investigative, Recovery, and Security Advisory Council (PIRSAC) to the State of Florida, Division of Licensing. He also was appointed by Florida Governor Ron DeSantis to serve on his Transitional Advisory Committee for Public Safety. Patrick served as the Chairman of the American Society of Industrial Security (ASIS) Palm Beach Chapter and is a member of the

Association of Threat Assessment Professionals. He continues to support the military community by serving on the Board of Directors for the Wounded Veterans Relief Fund.

Patrick holds the following Florida Licenses and Certifications: ASIS Certified Protection Professional CPP®, Class M Security & Investigations Manager, Class D Security, Class G Statewide Firearms, Class C Private Investigator, Class DI Security Instructor, Class K Firearms Instructor, NRA Law Enforcement Handgun, and Patrol Rifle Instructor.

## **2.3 Our Accomplishments**

Following are some highlights of our accomplishments.

- As experts in the field of managing security risk, we have provided a diverse range of assistance to companies and communities to help improve security and emergency readiness. As consultants, we have provided expert services in matters including the design and development of comprehensive risk management strategies, vulnerability assessments for compliance with regulatory or industry requirements, security program evaluation and improvement, physical security analysis and design, and emergency response planning.
- We trained thousands of private security professionals for unarmed and armed services throughout the State of Florida. Our president was appointed by the Division of Licensing, which regulates the industry, to serve on the security firearms committee to help develop the training manual and requirements for the armed security license. Additionally, we created the training requirements and outline for the unarmed security license in the State of Florida.
- Invictus President was appointed for a 4-year term by the Department of Agriculture Consumer Services as a subject matter expert to advise the Division of Licensing on the Private Investigative, Recovery, and Security Advisory Council.
- Provided emergency response and security services for natural disasters in the Philippines, Haiti, Kenya, Peru, Nepal, Puerto Rico, Hurricane Sandy in New York, Multiple Hurricanes in Florida, and Deep-Water Horizon Gulf Oil Spill in Louisiana.

## **3. Engagement Considerations**

### **3.1 Risk Management and Liability Controls**

Foreseeability is an important issue in security-related liability cases. To minimize Walnut Creek's potential exposure due to foreseeability, we present all findings as "Points of Consideration" and prefer to deliver initial findings by an oral presentation before submitting them in written form.

As a further measure, Walnut Creek may wish to contact our services through its legal department with the understanding that the work product generated by our consultants may be used in preparation for potential future litigation.

During the preparation of recommendations, we will ensure that all policies and procedures conform with (or exceed) general best practices. Likewise, all proposed policies and procedures presented will be carefully assessed to ensure that they can be effectively implemented as prescribed.

### 3.2 Confidentiality

Many of the issues addressed in this project are sensitive in nature or may require access to confidential information about operations or security at Walnut Creek. We place the highest priority on the protection of confidential client data and guarantee the use of appropriate safeguards on all sensitive information related to this project. All reports, original written media, employee information, and client-provided information will be classified as RESTRICTED and secured in accordance with Invictus Standard Operating Procedures.

### 3.3 Scheduling of Activities and On-Site Facilitation

All activities conducted on-site at Walnut Creek’s facilities will be scheduled in advance for mutual convenience. We will provide a list of information and access requirements in advance of interviews and site visits to maximize the benefit of on-site time.

When facility access is required, Walnut Creek will assign a personal facilitator (knowledgeable of the facility's operations) to the consultant for the duration of time the consultant is on-site.

### 3.4 Expectations for Timely and Cooperative Assistance

If awarded this contract, we will make every effort to complete the project deliverables in accordance with Walnut Creek’s timeline objectives. Successful delivery of the work by the deadline assumes diligent cooperation by Walnut Creek in providing requested information and scheduling assistance as necessary to avoid any delays in the progress of the project.

## 4. Remuneration

### 4.1 Billing Rates

Hourly billing rates for this project are described as follows:

Service Category	Services/Activities	Price (Hourly)
Consulting	Meetings/Presentations, Custom Preparation of Project-Specific Data Collection Materials, Review of Plans and Procedures, Interviews, Site Survey Activity, Research, and Report Preparation	\$150.00
Travel and Project Administration	Travel Time (Air & Driving), Scheduling, Logistical Activities, and Administration	\$150.00

### 4.2 Price Estimate

We expect to complete the project within 30 days from its start. Based on past experiences with similar projects, we estimate this project will take **48 hours** of consulting services. Our fees for this



phase are estimated at **\$7200.00**. This fee is based on an hourly rate of **\$150.00** per hour and does not include the cost of travel and/or other expenses, if applicable.

Our fees are based on the time required by our professionals to complete the engagement. Invictus will not undertake work beyond the nature and scope of what is contemplated in our formal engagement letter without your prior approval.

### **4.3 Expenses**

Invictus will invoice reimbursable expenses at actual expenditure incurred. Based on the proximity of this project, travel costs will be charged at .58 cents per mile from Invictus HQ in Boynton Beach.

### **4.3 Billing Details**

- Invictus requires a 50% (**\$3,600**) retainer before the start of the project.
- Invictus will submit a final invoice to the client upon completion of the draft report. We require that all invoices be paid in full within seven (14) days of receipt of the final invoice.
- Any services requested and completed outside the Scope of Work will be billed at a rate of \$150 per hour.

## **5. Proposal Acceptance**

Due to our varied commitments, we ask that Walnut Creek contact us at the earliest opportunity when the terms of this proposal have been approved, and Walnut Creek is ready to commence the project.

Upon acceptance of the proposal, a contract will be provided to detail our commitments.

This proposal is valid until 9 May 2022.

All correspondence regarding this proposal should be directed to:

Patrick Miller, CPP  
3200 S Congress Ave Suite 203  
Boynton Beach, FL 33463  
561-351-3390  
pjmill@invictussecurity.com

We look forward to working with you and making Walnut Creek a safer and more secure residential community.

## Past Performance

### **Azura Homeowners Association**

17330 Balaria St.  
Boca Raton, FL 33496  
Jeff Meier, Board Vice President  
Phone: 917-680-6135  
jeffmeier888@gmail.com

### **Stone Creek Ranch POA**

16281 Lyons Rd.  
Delray Beach, FL 33446  
Stephen Robins, Board President  
Phone: N/A  
srlr@comcast.net

### **Westridge HOA**

10233 SW 26th St  
Davie, FL 33324  
Jill L. Koch, Property Manager  
Phone: 754-217-3991  
jkoch@jkpropertymanagement.com

### **Brickell View West**

1723 SW 2nd Ave  
Miami FL 33129  
Jacqueline Lugo, Property Manager  
Phone: 305-859-9156  
jacqueline.lugo@fsresidential.com

### **Career Source Palm Beach County**

3400 Belvedere Rd,  
West Palm Beach, FL 33406  
Julia Dattolo, CEO  
Phone: 561-340-1060 ext. 2363  
JDattolo@careersourcepbc.com

### **Winston Trails HOA**

5980 Winston Trails Blvd  
Lake Worth, FL  
Paula Rappold, Property Manager  
Phone: 561-619-5564  
PRappold@campbellproperty.com

### **Chalfonte Condominium Association**

550 S Ocean Blvd  
Boca Raton, FL 33432  
Jonathan Nehmer, Board President  
Phone: 301-520-9992  
JCNehmer@nehmer.com

### **440 West Condominium Association**

440 S Gulfview Blvd  
Clearwater, FL 33767  
Sam Vazquez, Property Manager  
Phone: 727-461-2885  
Sam@440westcondominium.com

**Aragon Condominium Association**

2494 South Ocean BLVD.  
Boca Raton, FL 33432  
Mark Diaz, Property Manager  
Phone: 561-338-9857  
manager@aragoncondominiumassociation.com

**Townsend Place Condominium Association**

500 SE Mizner Blvd  
Boca Raton, FL 33432  
David Wright, General Manager  
Phone: 561- 391-7045, ext. 101  
manager@townsendplace.net

**Hawks Landing Homeowners Association**

8751 W Broward Blvd  
Plantation, FL 33324  
David Weiss, Board President  
Phone: 954-472-4000  
dweiss@hawkslandingpoa.com

**Watches of Switzerland Corporate Office**

3340 NW 53rd St,  
Fort Lauderdale, FL 33309  
Eric Skougor, Security Manager  
Phone: 561-789-0915  
eskougor@thewosgroup.com

**Boca Regional Hospital**

800 Meadows Road  
Boca Raton, FL 33486  
Brian Altschuler, VP Ancillary Operations  
561-955-4177  
BAltschuler@brrh.com

**Badia Spices Inc**

1400 NW 93rd Ave  
Doral, FL 33172  
Glenda Potter, Assistant Controller  
305-629-8100  
Glenda@badiaspices.com

**Vista Center Association**

2047 Vista Parkway #100  
West Palm Beach, FL 33411  
Jim O'Brien, Property Manager  
Phone: 561-362-7224 Ext. 309  
jobrien@fairmanassociates.com

**Nashville General Hospital**

1818 Albion Street  
Nashville, TN 37208  
Jerry Galu, Facilities Management  
Phone: 615-341-4045  
james.galu@nashvilleha.org



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, Inc. Park 7 12750 Merit Drive, Suite 1000 Dallas TX 75251	<b>CONTACT NAME:</b> Kim Smith <b>PHONE (A/C, No, Ext):</b> 972-813-2169 <b>E-MAIL ADDRESS:</b> Kim_Smith@ajg.com		<b>FAX (A/C, No):</b> 972-663-6063
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Invictus, Inc. DBA Invictus 3200 S. Congress Ave., Suite 203 Boynton Beach FL 33426	INVICTU-02	<b>INSURER A:</b> Underwriters at Lloyd's London	15792
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 54222649

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PSK0135642864	11/30/2021	11/30/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY Deductible: \$2,500			PSK0135642864	11/30/2021	11/30/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability claims made			PSK0135642864	11/30/2021	11/30/2022	Aggregate Each Claim Deductible \$2,000,000 \$2,000,000 \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The logo for the 'Visitors Module' features a stylized 'V' on the left, composed of a blue diagonal bar and a black shape with a white dot. To the right of the 'V', the word 'Module' is written in blue, and 'isitors' is written in a large, bold, black font. The 'i' in 'isitors' has a dot that aligns with the dot in the 'V'.

**Prepared for:**

**Walnut Creek Community**  
7500 NW 20th St.  
Pembroke Pines, FL 33024

**Special District Services, Inc.**

Contact Person:  
Gloria Perez  
(786) 985-8848  
[gperez@sdsinc.org](mailto:gperez@sdsinc.org)

**Prepared by:**

Luis Gonzalez  
1867 NW 97<sup>th</sup> Ave Ste 105  
Miami FL 33172  
(786) 342-7323 / (786) 287-4726

**Prepared on:**

October 19, 2021  
Proposal: 091021-098  
To be presented in the state of Florida  
**Valid thru:** November 31, 2021

**What's Inside:**

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*Thank you for your interest in using our Visitors Module integration.*

*Simplicity, Innovation & Confidence...*

## About Us

The company specializes in the development of software solutions to improve the effectiveness of daily duties by making those processes simple and innovative, which brings creative confidence to our clients.

Thanks to our research and development department, our solutions are refined every day to meet our customers' expectations.

*"Simple and Innovative Software Warehouse that you can Trust."*

## Visitors Platform

The Visitors Module is a friendly and easy to use integrated software; to register people and vehicles accessing your property, allowing and maximizing the security controls, expedite processing registration time for guests and visitors, allowing real-time reports necessary for making decisions, connecting the Security Company, Homeowners Association, and the Property Management in the same environment.

### Advantages

- No Contract required.
- 24/7 dedicated Amazon servers.
- Automatic daily backups in secure locations, keeping data and information safe.
- Web-based system with multi-platform design.
- Intuitive navigation and user-friendly.
- Access through different portals according to the type of user.
- Control and manage resident information, permanent visitors, realtors, contractors, and others.
- Configuration with different levels of control to suit the needs and community requirements.
- Helps to identify excessive & irregular traffic patterns into the property.
- Reduces data entry errors and grammar mistakes.
- Streamlines Visitor processing.
- Integration capability to the Security Online Solutions app.
- Possible hardware integration capabilities.
- Cost efficiency.

*"Improve workflow, save money and increase the overall efficiency."*

## Proposal

### Visitors Module Package

**Service Description:** 24/7 Web-based Visitors Module management for: Residential HOA.

**Total Units #:** 895

**Total Gatehouses #:** 01

Description Details:	Charges & Fees
<ul style="list-style-type: none"> <li>Complete “<b>Visitors Module</b>” Monthly Service package               <ul style="list-style-type: none"> <li>✓ Security Guardhouse Web-Portal</li> <li>✓ Security Guardhouse App-Smartphone Version</li> <li>✓ Security Company Admin Web-Portal</li> <li>✓ Property Admin Web-Portal</li> <li>✓ Residents Web Portal (My Property Access)</li> <li>✓ Residents App Access (My Property Access)</li> <li>✓ Reports Module</li> </ul> </li> <li>Visitors Module Annual Contract</li> <li>One-time configuration and setup fees</li> <li>Driver’s License Barcode Scan <u>Corded</u> (01 Device)*</li> <li>Phone call integration over PC (01 fixed line number)</li> <li>Communications Mobile &amp; Landline Services (US Only)</li> <li>Thermal Printer (Citizen CT Series) (01 Device)*</li> <li>Remote Visitors Platform Training</li> </ul>	USD 895.00 Monthly fee Included Included Included Included Included Included Included No Contract required USD 1,495.00 USD 495.00 Included Included USD 495.00 Included up to 04 hours
<p>❖ <i>Minimum monthly rate has been applied to this community.</i></p>	
<p><b>Total Estimate Installation    USD 2,485.00</b></p> <p><b>Total Monthly fee            USD 895.00</b></p> <p><b>Total First Payment        USD 3,380.00</b></p>	

### General System Requirements:

- |                                                        |                    |
|--------------------------------------------------------|--------------------|
| • Computer with Windows 10 or up                       | Provided by Client |
| • Monitor minimum 22’ or up (touch screen recommended) | Provided by Client |
| • Internet (High Speed 100/25 Mbps (recommended))      | Provided by Client |
| • APC Battery Backup (600VA)                           | Provided by Client |
| • Smartphone 32gb or up, Samsung (recommended)         | Provided by Client |

**Note:** Security Online Solutions do not set up any brand-new computer. Computer must be fully operative by the IT Community.

## Terms & Conditions

1. We provide a monthly subscription service; we do NOT sell our platform or any software. Please be aware that you are NOT buying any software.
2. The data always belongs to the community association, NOT to the Property Manager nor the Security Company.
3. **NO Annual contract is required.**
4. All service fees are billable in advance every first (01) day of the month on a recurring billing cycle. Any overage fees or additional subscription fees are also billable in the next billing cycle.
5. **Payment is accepted only by Credit Card or E-Check (ACH Bank).** Any payment received by mailed check will incur an additional administration fee charge of \$35.00; The administration fee will be charged on the next monthly billing cycle.
6. Any Credit Card or E-Check that is declined or returned will incur an additional administration fee charge of \$35.00; The return fees will be charged on the next monthly billing cycle.
7. On-time configuration fee is NON-refundable.
8. Remote customer support is included. Administrator or Supervisor re-training will be billed at 45.00 USD per hour.
9. Security Online Solutions is **NOT** responsible for:
  - a. Equipment supplied by the client, loss or damages by misuse: water, electrical overload, etc.
  - b. Hardware support, software updates or other updates not related to "Visitors Module"
  - c. Barcode Scan-reader equipment warranty is valid for the first 90 days.
  - d. Managing any data and/or information after initial setup and configuration.
10. One-time configuration and setup fees:
  - a. Client must provide all digital data to import and setup community-provided Excel data including residents full name, address, telephone, e-mail, "Permanent Visitors", vehicles and other such information needed to be in the community database to be uploaded to the platform.
    - i. Data transcription and/or verification is NOT included.
    - ii. Paper to digital data transcription requires a preliminary analysis and a service quote approval.
  - b. Site platform configuration.
  - c. Daily data backup configuration.
  - d. Initial training of administration/officers and staff.
  - e. Test to ensure that the database meets the community's needs.
11. Occasionally, access to the website may be unavailable, delayed, limited, responding slow, or have service interruption due to causes beyond the control and/or responsibility of "SOS". Examples are as follows:
  - a. Equipment failure, including but not limited to the fault of computers and mobile phones (including yours), servers, networks, telecommunication lines and connections, and other electronic and mechanical equipment.
  - b. Flaws in computer programs, including inter alia programming errors, viruses, configuration problems, incompatibility of systems, utilities or applications, application firewall or screening programs, unreadable codes, or irregularities within certain documents or other content.
  - c. Overload capabilities of the system.
  - d. Any damage caused by inclement weather, earthquake, war, insurrection, riot, civil commotion, casualty, accident, fire, water damage, explosion, mechanical breakdown or natural disaster.
  - e. Interruption (total or partial) of the power supply or other public service.
12. Optional hardware prices may change without notification.
13. Pricing is subject to applicable sales and use tax rates\*.
14. Orders will not be processed until payment is received, unless otherwise stated or pre-approved.
15. To use the platform, you accept our privacy policies, terms of use and sales terms.





## BENEFITS

- ✔ *User-friendly*
- ✔ *Paperless record-keeping*
- ✔ *Daily data backup*
- ✔ *Improve the services to the Community*
- ✔ *Keeps Property Management informed*
- ✔ *Lowers traffic volumes*
- ✔ *Expedite process*
- ✔ *Monitor from anywhere*
- ✔ *Gatehouse Portal*
- ✔ *Data always encrypt*
- ✔ *Unlimited data storage*

## FEATURES

- ▶ *Multiplatform Design*
- ▶ *Web-based solution*
- ▶ *Visitor tracking*
- ▶ *Security Company Portal*
- ▶ *Property Management Portal*
- ▶ *Community Access Portal*
- ▶ *Quick search information*
- ▶ *Powerful reporting & statistics*
- ▶ *Driver's license scanning*
- ▶ *Secure Servers*
- ▶ *Improve workflow*

## REPORTS

- ▶ *Visitors search*
- ▶ *Visitor access by unit*
- ▶ *Vehicle search*
- ▶ *Occupant information*
- ▶ *Permanent visitor search*
- ▶ *Traffic statistics by date range*
- ▶ *Occupant search*
- ▶ *Identify abnormal unit activity*

# ADVANTAGES

- 1 Web-based system
- 2 Identifies excessive traffic patterns
- 3 Tracks call information & results
- 4 Non working phone number notification
- 5 Simplified data management portal
- 6 Cost efficiency
- 7 Streamlines visitor processing



SCHEDULE A  
**FREE DEMO** NOW

Module  
**visitors**



*Security Online Solutions.*  
📍 1867 NW 97th Ave, Suite # 105  
Doral, FL 33172  
☎ +1 (786) 618-2267  
✉ info@SecurityOnlineSolutions.com

**THE BEST TOOL  
TO CONTROL**

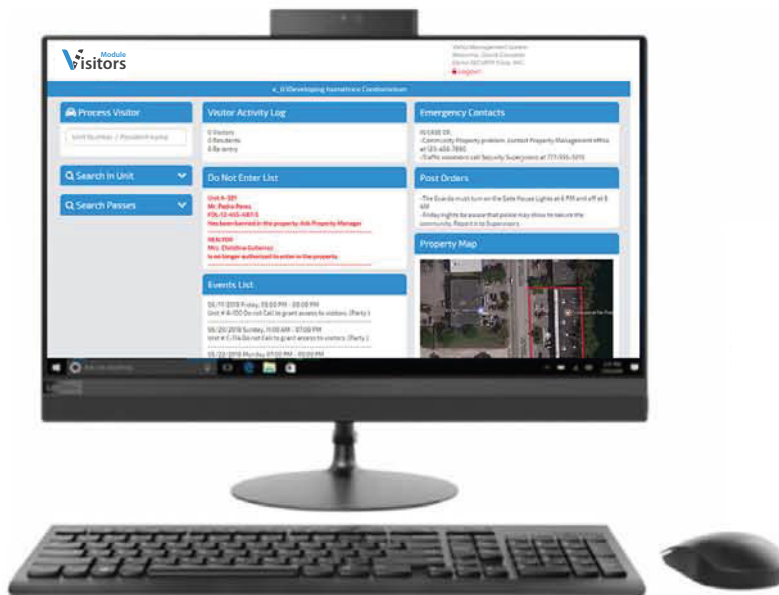
Your *security*  
*gatehouse*



Module  
**visitors**

*Register and announce guest,  
vendors and vehicles.*





## | VISITORS MODULE

*The Online Visitors Management platform, maximize the security controls and improve the visitors registration time, allowing real-time reports necessary for making decisions, connecting the Security Company, Homeowners Association and the Property Management in the same environment.*

# ADVANTAGES FOR





# SECURITY COMPANIES ADVANTAGES

- 1** Intuitive navigation, touch screen and user-friendly multi-platform design.
- 2** Minimize officers training time.
- 3** Expedite the visitor registration and waiting time.
- 4** Reduces the data entry errors & misspellings.
- 5** Real-Time email paperless reports.
- 6** Analytical and statistical reports to determine specific unit issues.
- 7** Helps to identify irregular traffic patterns into the property.
- 8** Money saving in transferring, filing and storage documents.
- 9** Detailed real-time Post Orders. (Detailed activities instructions to be carried out by the security personnel).
- 10** Integration capability to the Security Online Solutions app.

*Visitors Module* Keeps your Property Manager informed and in control of the units, occupants, authorized vehicles and number of registered permanent visitors. Improving the services to the Community and Property Management.



# PROPERTY MANAGEMENT ADVANTAGES

- 1** Free access with an independent portal for registration and management the community data.
- 2** Unlimited uploading PDF files. (leasing agreements, driver licenses, warnings, images, etc.).
- 3** Community configuration with different levels of control to suit the needs and community requirements. (Monthly vehicle overnight passes per unit, number of registered permanent visitors, etc.).
- 4** Control and manage residents information, permanent visitors, realtors, and others.
- 5** Capability to register units warnings, notes, comments, etc. To alert security officers in their guard portal, about the units, their residents, as well as about the rules, restrictions of visitors and / or contractors and other relevant information or warnings.
- 6** Inventory of vacant, rented, for rent or occupied units, as well as the ones that require profile update.

*Visitors Module increases the management control of the unit's information, the residents, their vehicles and their visitors; expedite processing at the gate, lowers the traffic volume in the line and improve the services to the residents.*

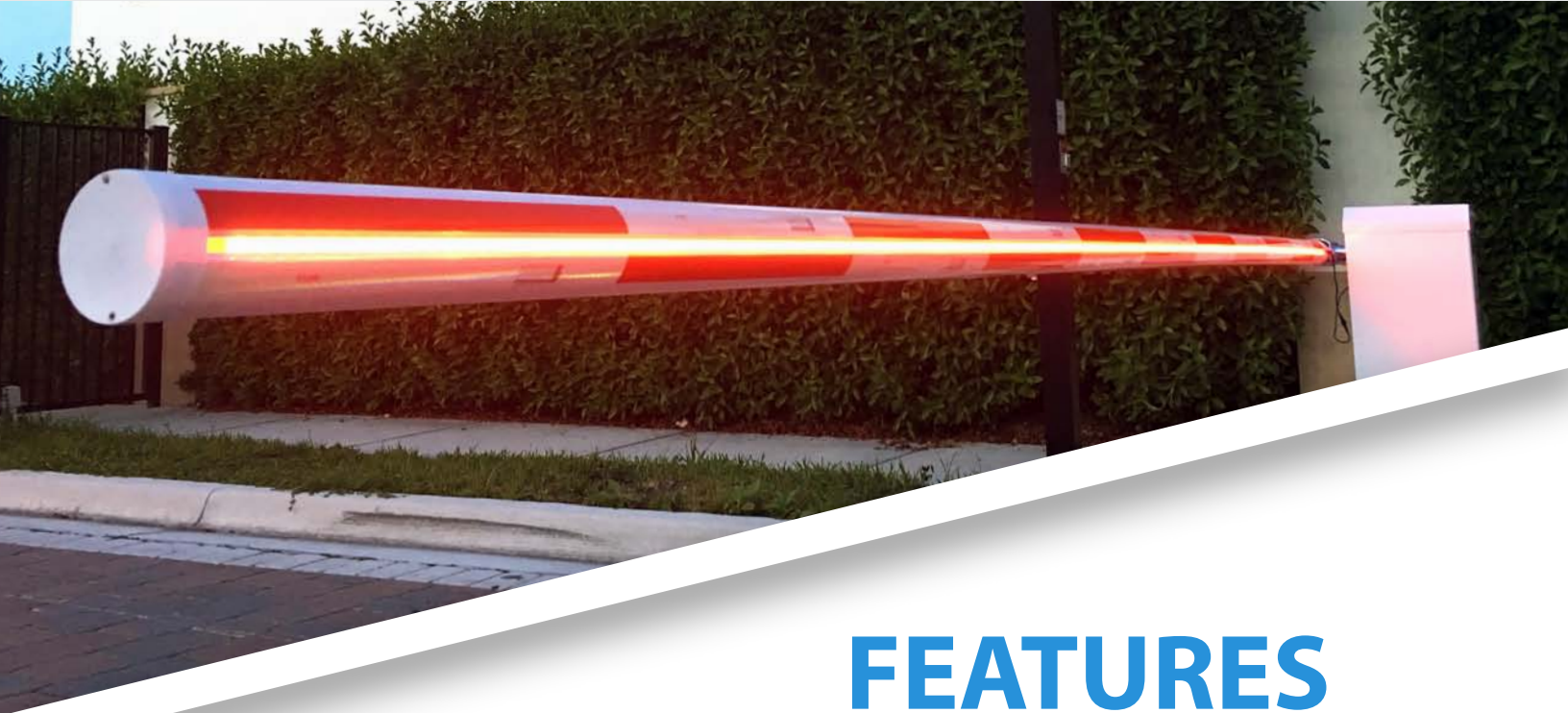


# HOMEOWNER AND RESIDENTS ADVANTAGES

- 1** Free access to an independent portal for their own data review and registration 24/7.  
[www.mypropertyaccess.com/communityname](http://www.mypropertyaccess.com/communityname).
- 2** Customized residents community portal with unique login access.
- 3** Streamline access times to expedite community guest and visitors registration.
- 4** Registration and removal of permanent visitors, contractors, therapist, etc. Expediting their registration and access at the security gate.
- 5** Access to search and review their individual unit historical Visitors registration log.
- 6** Allows the resident to update their own phone numbers that they would like the Security to call and announce their visitor.

*Visitors Module allows residents to review their occupants, registered vehicles, manage their permanent visitors and also review on their visitors traffic log.*





## FEATURES

- ▶ **Online cloud platform.**
- ▶ **Easy to use**, intuitive design.
- ▶ **Touchscreen design.**
- ▶ Automatic daily Remote Backups in secure locations.
- ▶ 24x7 Dedicated Servers located in Ashburn, Virginia, with multi internet service providers and power generators.
- ▶ Search by different fields parameters.
- ▶ Access through different portals according to the type of user.
- ▶ **Available for any device** (Desktop, tablet, mobile).
- ▶ Multiple analytical and statistical reports.
- ▶ Allows visitor's passes printing.
- ▶ Process the driver license data capture.
- ▶ Driver's license scan and automatic data capture to expedite processing and minimize misspellings.



***Security Online Solutions.***

📍 1867 NW 97th Ave, Suite # 105

Doral, FL 33172

☎ +1 (786) 342-7323

Office Hours Monday - Saturday 7 AM - 10 PM

Sunday 10 AM - 5PM

✉ [info@SecurityOnlineSolutions.com](mailto:info@SecurityOnlineSolutions.com)

🌐 [www.SecurityOnlineSolutions.com](http://www.SecurityOnlineSolutions.com)



**Walnut Creek CDD  
Security Cost Analysis**

**Physical Gate 24/7 & Rover 16/7**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Regular Hours</b>	\$23.36	\$6,540.80	\$28,343.47	\$340,121.60
<b>Holiday Hours</b>	\$11.68	\$53.91	\$233.60	\$2,803.20
<b>Patrol Vehicle (Fuel Separate)</b>	\$300.00	\$300.00	\$1,300.00	\$15,600.00
<b>Subtotal</b>		\$6,894.71	\$29,877.07	\$358,524.80
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$6,894.71</b>	<b>\$29,877.07</b>	<b>\$358,524.80</b>

**Virtual 24/7 Only**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Virtual Guard</b>		\$1,179.23	\$5,110.00	\$61,320.00
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		\$1,482.69	\$6,425.00	\$77,100.00
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$1,482.69</b>	<b>\$6,425.00</b>	<b>\$77,100.00</b>

**Virtual 24/7 & Rover 16/7**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Rover Regular</b>	\$23.36	\$2,616.32	\$11,337.39	\$136,048.64
<b>Rover Holiday</b>	\$11.68	\$21.56	\$93.44	\$1,121.28
<b>Patrol Vehicle (Fuel Separate)</b>	\$300.00	\$300.00	\$1,300.00	\$15,600.00
<b>Virtual Guard</b>		\$1,179.23	\$5,110.00	\$61,320.00
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		\$4,420.58	\$19,155.83	\$229,869.92
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$4,420.58</b>	<b>\$19,155.83</b>	<b>\$229,869.92</b>

Agreed To and Accepted By:

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Name: \_\_\_\_\_ Client Title: \_\_\_\_\_

**Virtual 24/7 & Rover 9/7**

Description	Bill Rate	Weekly	Monthly	Annually
Rover Regular	\$23.36	\$1,471.68	\$6,377.28	\$76,527.36
Rover Holiday	\$11.68	\$12.13	\$52.56	\$630.72
Patrol Vehicle (Fuel Separate)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Virtual Guard		\$1,179.23	\$5,110.00	\$61,320.00
Kiosk System		\$155.31	\$673.00	\$8,076.00
Service & Maintenance Plan		\$103.15	\$447.00	\$5,364.00
Resident & Management App		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		<b>\$3,266.50</b>	<b>\$14,154.84</b>	<b>\$169,858.08</b>
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$3,266.50</b>	<b>\$14,154.84</b>	<b>\$169,858.08</b>

**Physical 13/7, Virtual 11/7, Rover 9/7**

Description	Bill Rate	Weekly	Monthly	Annually
Physical & Rover Regular	\$23.36	\$3,597.44	\$15,588.91	\$187,066.88
Physical & Rover Holiday	\$11.68	\$29.65	\$128.48	\$1,541.76
Patrol Vehicle (Fuel Separate)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Virtual Guard		\$589.90	\$2,556.22	\$30,674.64
Kiosk System		\$155.31	\$673.00	\$8,076.00
Service & Maintenance Plan		\$103.15	\$447.00	\$5,364.00
Resident & Management App		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		<b>\$4,820.45</b>	<b>\$20,888.61</b>	<b>\$250,663.28</b>
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$4,820.45</b>	<b>\$20,888.61</b>	<b>\$250,663.28</b>

**Physical 16/7, Virtual 8/7, Rover 16/7**

Description	Bill Rate	Weekly	Monthly	Annually
Physical & Rover Regular	\$23.36	\$5,232.64	\$22,674.77	\$272,097.28
Physical & Rover Holiday	\$11.68	\$43.13	\$186.88	\$2,242.56
Patrol Vehicle (Fuel Separate)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Virtual Guard		\$449.23	\$1,946.67	\$23,360.04
Kiosk System		\$155.31	\$673.00	\$8,076.00
Service & Maintenance Plan		\$103.15	\$447.00	\$5,364.00
Resident & Management App		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		<b>\$6,328.46</b>	<b>\$27,423.32</b>	<b>\$329,079.88</b>
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$6,328.46</b>	<b>\$27,423.32</b>	<b>\$329,079.88</b>

Agreed To and Accepted By:

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Name: \_\_\_\_\_ Client Title: \_\_\_\_\_

**Virtual 24/7, Rover 24/7**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Rover Regular</b>	\$23.36	\$3,924.48	\$17,006.08	\$204,072.96
<b>Rover Holiday</b>	\$11.68	\$32.34	\$140.16	\$1,681.92
<b>Patrol Vehicle (Fuel Separate)</b>	\$300.00	\$300.00	\$1,300.00	\$15,600.00
<b>Virtual Guard</b>		\$1,179.23	\$5,110.00	\$61,320.00
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		\$5,739.52	\$24,871.24	\$298,454.88
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$5,739.52</b>	<b>\$24,871.24</b>	<b>\$298,454.88</b>

**Physical 15/7, Virtual 9/7, Rover 9/7**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Physical &amp; Rover Regular</b>	\$23.36	\$3,924.48	\$17,006.08	\$204,072.96
<b>Physical &amp; Rover Holiday</b>	\$11.68	\$32.34	\$140.16	\$1,681.92
<b>Patrol Vehicle (Fuel Separate)</b>	\$300.00	\$300.00	\$1,300.00	\$15,600.00
<b>Virtual Guard</b>		\$491.49	\$2,129.78	\$25,557.36
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		\$5,051.77	\$21,891.02	\$262,692.24
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$5,051.77</b>	<b>\$21,891.02</b>	<b>\$262,692.24</b>

**Physical 12/7, Virtual 12/7, Rover 9/7**

Description	Bill Rate	Weekly	Monthly	Annually
<b>Physical &amp; Rover Regular</b>	\$23.36	\$3,433.92	\$14,880.32	\$178,563.84
<b>Physical &amp; Rover Holiday</b>	\$11.68	\$28.30	\$122.64	\$1,471.68
<b>Patrol Vehicle (Fuel Separate)</b>	\$300.00	\$300.00	\$1,300.00	\$15,600.00
<b>Virtual Guard</b>		\$638.47	\$2,766.70	\$33,200.40
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00
<b>Subtotal</b>		\$4,704.15	\$20,384.66	\$244,615.92
<b>Sales Tax</b>	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$4,704.15</b>	<b>\$20,384.66</b>	<b>\$244,615.92</b>

Agreed To and Accepted By:

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Name: \_\_\_\_\_ Client Title: \_\_\_\_\_

### Security Cost Projection Summary

Description	Monthly	Annually	Savings	Savings %
Physical Gate 24/7 & Rover 16/7	\$29,877.07	\$358,524.80	\$0.00	0.00%
Virtual 24/7 Only	\$6,425.00	\$77,100.00	\$281,424.80	78.50%
Virtual 24/7 & Rover 16/7	\$19,155.83	\$229,869.92	\$128,654.88	35.88%
Virtual 24/7 & Rover 9/7	\$14,154.84	\$169,858.08	\$188,666.72	52.62%
Physical 13/7, Virtual 11/7, Rover 9/7	\$20,888.61	\$250,663.28	\$107,861.52	30.08%
Physical 16/7, Virtual 8/7, Rover 16/7	\$27,423.32	\$329,079.88	\$29,444.92	8.21%
Virtual 24/7, Rover 24/7	\$24,871.24	\$298,454.88	\$60,069.92	16.75%
Physical 15/7, Virtual 9/7, Rover 9/7	\$21,891.02	\$262,692.24	\$95,832.56	26.73%
Physical 12/7, Virtual 12/7, Rover 9/7	\$20,384.66	\$244,615.92	\$113,908.88	31.77%

### Security Services Selection

Description	Annually	Check	Initials	Date Approved
Physical Gate 24/7 & Rover 16/7	\$358,524.80	[ ]	_____	_____
Virtual 24/7 Only	\$77,100.00	[ ]	_____	_____
Virtual 24/7 & Rover 16/7	\$229,869.92	[ ]	_____	_____
Virtual 24/7 & Rover 9/7	\$169,858.08	[ ]	_____	_____
Physical 13/7, Virtual 11/7, Rover 9/7	\$250,663.28	[ ]	_____	_____
Physical 16/7, Virtual 8/7, Rover 16/7	\$329,079.88	[ ]	_____	_____
Virtual 24/7, Rover 24/7	\$298,454.88	[ ]	_____	_____
Physical 15/7, Virtual 9/7, Rover 9/7	\$262,692.24	[ ]	_____	_____
Physical 12/7, Virtual 12/7, Rover 9/7	\$244,615.92	[ ]	_____	_____

### Virtual Guard System Itemized Cost

Description	One-Time	Weekly	Monthly	Annually
<b>Initial Setup &amp; Deployment</b>	\$11,712.00			
<b>(1) Loudspeaker</b>	\$1,320.00	\$6.92	\$30.00	\$360.00
<b>Kiosk System</b>		\$155.31	\$673.00	\$8,076.00
<b>Service &amp; Maintenance Plan</b>		\$103.15	\$447.00	\$5,364.00
<b>Resident &amp; Management App</b>		\$45.00	\$195.00	\$2,340.00

Agreed To and Accepted By:

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Name: \_\_\_\_\_ Client Title: \_\_\_\_\_



# **Walnut Creek**

**Pembroke Pines, Florida**

## **Camera Security System**

**Confidential Proposal**  
**June 11, 2022**

**Regions Security Services**  
**1100 NW 72nd Ave**  
**Miami, FL 33126**  
**(305) 517-1266**  
**[www.RegionsSecurity.us](http://www.RegionsSecurity.us)**  
**[technology@RegionsSecurity.us](mailto:technology@RegionsSecurity.us)**

## About Us

Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting edge technology, highly trained security professionals and best in class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.



Regions Security has earned the confidence of our valued customers providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives have completed comprehensive training on all our products and have extensive knowledge on product application and equipment troubleshooting. Regions can help you understand your technology security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We'll help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions works with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiencies. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation servicemen guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies.

Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.



## Hanwha Advanced Video Surveillance



Hanwha Techwin America (formerly Samsung Security) is a precision technology company that has demonstrated stable growth for over 42 years, and is part of the Hanwha Group, a Fortune 500 company and one of the largest conglomerates in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality, precision products that serve the aerospace, defense, energy and security industries. As a leading manufacturer in the security industry, Hanwha offers video surveillance products including analog and IP cameras, storage devices and software founded on world-class optical design, image processing technologies and intelligent video analytics H.265 support.



## WAVE Intelligent Video Management Software



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all major video cameras and operating systems (Windows, Linux).



**Simplicity** Intuitive implementation is one of the most important elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with WAVE Sync, everything is designed with simplicity in mind.



**Reliability** You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. WAVE is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.



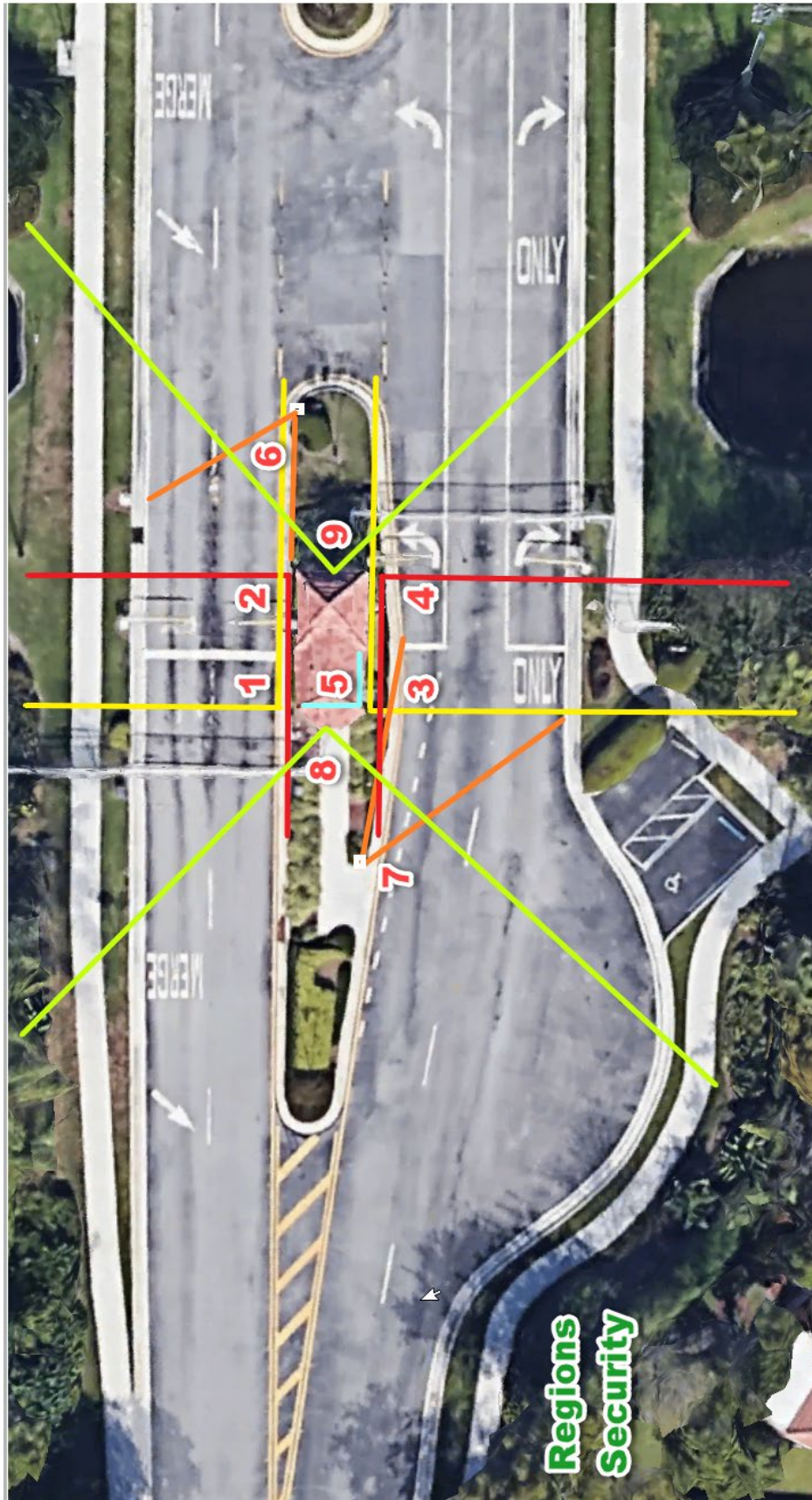
**Remote** WAVE Sync allows you to share your system without having to know any in-depth knowledge of the network. With WAVE Sync you can easily remote access or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.










# Front Gate Suggested Camera Locations



# Back Gate Suggested Camera Locations



# Video Professional Security Camera System

Description	QTY
<b>Hanwha 16 Channel Network Video Recorder (NVR) 6TB Storage (Each)</b> <b>LG 65" 4K Camera Display Monitor with Wall Mount</b>	<b>2</b> <b>1</b>
 <p>16CH Advanced Network Video Recorder, Up to 8-megapixel cameras supported, Max. 180Mbps network camera recording, 4K video out on HDMI monitor support, Dual monitor video output, H.265, H.264 compression, WiseStream support, internal 2 HDDs up-to 12TB, e-SATA storage, Failover (N+1), P2P service, QR code.</p>	
<b>Hanwha Wave Intelligent Video Management System (Standard Imbedded License)</b>	<b>20</b>
 <p>Wave is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Deploy any type of project any video camera. H.265 H.264, Server Health Monitoring, View, edit, and export offline videos and images, fully customizable application.</p>	
<b>Planet 16 Port PoE Gigabit Switch</b>	<b>2</b>
 <p>Planet Ethernet/Fiber managed switch 16 100/1000TX + Shared Gigabit TP/SFP, 802.3at/af, PoE Budget 180W, Switching Fabric, Operating Temperature 0/ to 50°C.  <b>Locations: Guardhouse (2)</b></p>	
<b>Hanwha Wisenet IP 4MP Indoor/Outdoor WDR Bullet Camera</b> <b>Indoor/Outdoor Mounting Bracket</b>	<b>12</b> <b>12</b>
 <p>4MP resolution, 30fps(H.265/H.264), 0.1Lux, 2.8mm lens 98.3° HFoV, IR 65ft, Day &amp; Night (ICR), WDR (120dB), H.265, H.264, Multiple streaming, Defocus, Directional &amp; Motion detection, Enter/Exit, Tampering, Hallway view (90°/270°), LDC, Micro SD/SDHC/SDXC memory slot, IP66, IK10.  <b>Camera Locations: Perimeter Cameras - Front (6), Back (6)</b></p>	
<b>Hanwha Wisenet IP 4MP Outdoor WDR Bullet Camera with Motorized Lens (95-28deg)</b> <b>Indoor/Outdoor Mounting Bracket</b>	<b>5</b> <b>5</b>
 <p>4MP resolution, Up to 30fps, 0.1Lux (F1.6, 1/30sec), 0Lux (IR LED On), 3.3~10.3mm motorized varifocal lens, IR viewable length 98ft, Day &amp; Night, WDR (120dB), H.265, H.264, MJPEG, Multiple streaming supported. Defocus detection, Directional and motion detection, enter/Exit, Tampering, LDC support, WiseStream II, Micro SD/SDHC/SDXC memory slot, IP66.  <b>Camera Locations: Lane Vehicle Coverage – Front (3) – Diagram #8, 9 &amp; 10 / Back (2) – Diagram #6 &amp; 7</b></p>	
<b>Hanwha Wisenet IP 4MP Indoor/Outdoor WDR Dome Camera</b> <b>Indoor/Outdoor Mounting Bracket</b>	<b>3</b> <b>3</b>
 <p>4MP resolution, 30fps(H.265/H.264), 0.1Lux, 2.8mm lens 98.3° HFoV, IR 65ft, Day &amp; Night (ICR), WDR (120dB), H.265, H.264, Multiple streaming, Defocus, Directional, Motion detection, Enter/Exit, Tampering, Hallway view, LDC, Micro SD/SDHC/SDXC memory slot, IP66, IK10.  <b>Camera Locations: Guardhouse Front (1), Back (1)</b></p>	
<b>Buildings 1-5 Electrical Room Distribution Point -Vertical Wall mount</b> <b>TripLite 1500VA SmartPro LCD 120V 1500VA 8 Outlets</b> <b>Computer Horizontal or Vertical Wall Rack (9 Up)</b>	<b>2</b> <b>2</b> <b>2</b>
 <p>Designed for Servers, Desktops and all Peripherals with 8 outlets providing Power Backup &amp; Surge Protection. LCD display voltage, load and usage</p>	

## Professional Services

### Equipment Installation Services



Installation of new server, switches, cameras, cabinets, brackets and housings. Includes all cables, materials, labor, cable terminations and certifications. Includes wiring as required for each Guardhouse and camera poles. Does not include any city permits, engineering plans, processing costs or fees.

### Engineering and Programming Services



Regions will deploy a local and remote secured network infrastructure to manage all installed equipment in this proposal. We will program each device as required and for optimum performance. This includes setting camera coverage view, resolution, video quality and frames for peak bandwidth usage. We will also design recording schedules and specific coverage rules.

Note: Internet service with an upload of at least 20Mbps is required at both guardhouses.

### User Application Training



A tailored software application training program will be provided for management and authorized users. Classes will be conducted for management and a selected users in group sessions to include live camera viewing, playback and overall system functions. Basic camera management, maintenance, setting recording rules and remote access authorization procedures.

## Regions Equipment Warranty



Regions Security will repair or replace any of above equipment upon and include labor to conduct such repairs for a period of ONE YEAR from contract date. Regions Security Warranty does not cover vandalism, theft, fire, wind, storm, lighting damage or unauthorized repairs.

## Regions System Support



Regions Security provides on-going support and quarterly camera and system check and maintenance services. The program covers all non-related hardware issues which are not covered as part of equipment warranty. Our Extended Support Service contract provides continual 100% coverage including equipment, labor, network engineering and user application support. Services are delivered remotely or on-site as required.

**Monthly Support \$ 274.00**

## Professional Surveillance System

### Regions Technology Project (Front & Back Guardhouses)

**20 Camera Security System - Total \$ 25,712.00**

## Terms & Delivery Schedule

### Payments Schedule:

**Payment 1: 30% Deposit With Purchase Agreement**

**Payment 2: 70% With Project Completion**

**Delivery: Two-Three Weeks from Purchase Date**

**CONSIDER APPROVAL OF SECURITY  
CONCIERGE POSITION & CAMPBELL  
MANAGEMENT PROPOSAL**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

# QUOTE



## Applications by Design, Inc.

22037 State Road 7, Boca Raton, FL 33428

To Gloria Perez  
Walnut Creek  
Special District Services, Inc.  
7500 NW 20th Street  
Pembroke Pines, Florida 33024

Phone 786-347-2711

QUOTE #	ABDQ3322
DATE	Apr 13, 2022

### PROJECT

Workstation Relocation
------------------------

Sales Person	Payment Terms	Expiration Date
John DiMenna	Estimate	Jul 13, 2022

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Includes relocation of any/all ABDI hardware to specified location (to be determined) and installation of system and applicable network, travel time and expenses (hourly rate). Estimated total hours: 10 (Optional)	\$165.00	\$165.00
		<b>SUBTOTAL</b>	\$0.00
		<b>SALES TAX</b>	\$0.00
		<b>TOTAL</b>	<b>\$0.00</b>

### Notes

This is an approximation of what it may cost to relocate the workstation(s) and any other ABDI hardware to a temporary location while the Main Gatehouse is being refurbished. The final cost and total hours can only be determined once the actual scope of work is evaluated/completed.

To accept this quotation, sign here and return: \_\_\_\_\_

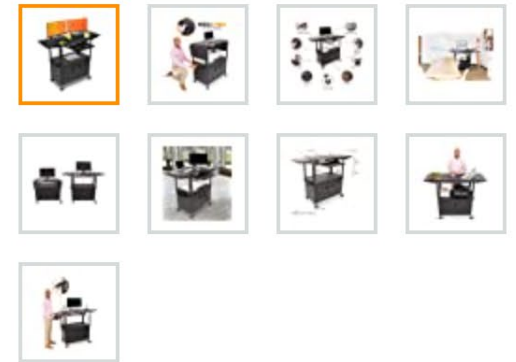
Date: \_\_\_\_\_

**Thank You For Your Business!**



Line Leader Large AV Cart  
with Locking Cabinet & Drop  
Leaves | Height Adjustable  
Utility Cart | Includes Pullout  
Keyboard Tray & Cord  
Management |...

Size: 18" L x 54" W x 42" H





Deliver to Ronald  
Pembroke ... 33025

All ▾ line leader av cart

Departments Buy Again Today's Deals Recommendations EN Hello, Ronald  
Account for Special District ... Lists Try Business Prime 0



Back to results



Roll over image to zoom in

# Line Leader Large AV Cart with Locking Cabinet & Drop Leaves | Height Adjustable Utility Cart with Extra Storage | Power Strip and Cable Management | Easy Assembly (54in x 18in x 42in / 42.5kg)

Stand Steady Store  
19 ratings | 8 answered questions

**\$519.99**

10 units available  
Previous price: **\$493.99** LOWEST PRICE  
Save 5%

Get \$150 off: Pay **\$369.99** ~~\$519.99~~ upon approval for the Amazon Business Card. Terms apply.

Size: 18" L x 54" W x 42" H

18" L x 46" W x 42" W  
\$459.99

**18" L x 54" W x 42" H**  
**\$519.99**

Assembly options: **Get expert assembly** [Details](#)

**Without expert assembly**

Expert assembly  
+\$129.99 per unit

[What's included](#)

<b>Brand</b>	Stand Steady
<b>Compatible Devices</b>	Projectors, Keyboard, Laptops
<b>Recommended Uses For Product</b>	Laptop
<b>Special Feature</b>	Adjustable, Multipurpose
<b>Color</b>	Black

### About this item

- LARGE SLEEK DESIGN:** Our large AV cart with drop leaves is designed to give you plenty of room for all your workday essentials. With easy-rolling lockable wheels, this cart is perfect as a mobile workstation or a standing desk.
- DROP LEAF SHELVES:** Two added drop leaf shelves give you even more space for an extra laptop, projector, files, and more! Rolling through a narrow space? Simply fold down the shelves when not in use.

**\$519.99**

FREE delivery **June 17 - 22.** [Details](#)

Deliver to Walnut - Pembroke Pines 33025

**In Stock.**

Quantity: 1

[Buying in bulk?](#)

[Add to Cart](#)

[Secure transaction](#)

[Ships from and sold by Stand Steady.](#)

[Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt](#)

[Add to List](#)

Have one to sell?

[Sell on Amazon](#)

- **LOCKING CABINET:** Keep your items safe! This mobile cart comes with a built-in lockable cabinet that is perfect for your items that need some extra security.
- **ADJUSTABLE HEIGHT:** This multipurpose steel utility cart includes a height adjustable top shelf that ranges from 24" to 41.5" high (in 2" increments). Set it to your ideal ergonomic height to prevent poor posture and slouching.
- **RETRACTING KEYBOARD TRAY:** Need some extra room? The pull-out keyboard tray gives you the extra storage space you need for your keyboard and mouse, or your laptop! Now that's functional.

[Compare with similar items](#)

### Buy it with



Total price: **\$587.97**

[Add all three to Cart](#)






Some of these items ship sooner than the others. [Show details](#)

- ✓ **This item:** Line Leader Large AV Cart with Locking Cabinet & Drop Leaves | Height Adjustable Utility Cart | Includes Pullout K... **\$519.99**
- ✓ Logitech Wireless Combo MK270 **\$27.99**
- ✓ Logitech MK345 Wireless Combo Full-Sized Keyboard with Palm Rest and Comfortable Right-Handed Mouse, 2.4 GHz Wireles... **\$39.99**

### Explore more from Stand Steady

Page 1 of 4

Sponsored

				
Line Leader Large AV Cart with Locking Cabinet   Height Adjustable Utility Cart   Includes Pullout Keyboard Tray	Line Leader Large AV Cart with Retractable Keyboard Tray   Height Adjustable Utility Cart	Line Leader Plastic AV Cart w/Locking Cabinet - Heavy Duty Mobile Workstation	Line Leader AV Cart w/Locking Cabinet - Height Adjustable Utility Cart - Includes Power Strip	Line Leader Stellar AV Cart   Reimagine Your Teacher Cart with Revolutionary Pegboard
85	147	232	29	1
<b>\$509.99</b>	<b>\$429.99</b>	<b>\$259.99</b>	<b>\$349.99</b>	<b>\$499.99</b>

### Based on your recent views

Page 1 of 34

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**Product Description**

# LINE LEADER



