

Villages of Westport Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
407-723-5900- FAX 407-723-5901
www.villagesofwestportcdd.com

The regular meeting of the Board of Supervisors of **Villages of Westport Community Development District** will be held **Monday, October 24, 2022**, at 5:30 pm at the **1826 Dunn Avenue, Jacksonville, FL 32218**. The following is the agenda for this continued meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

<https://pfmgroup.webex.com/meet/carvalhov>

***** Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.**

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of the Minutes of the July 25, 2022, Board of Supervisors' Meeting
2. Consideration of the Minutes of the August 22, 2022, Special Board of Supervisors' Meeting
3. Discussion on Board Direction Policy
4. Discussion on Rules of Procedure
 - a. Consideration of Resolution 2023-01, Setting Public Hearing on Rule Making
5. Consideration of Resolution 2023-02, Adopting Revised Budget FY 2022
6. Discussion Pertaining Deficiencies with Leland Management, Inc. Contract for Services
7. Review & Consideration of Yellowstone Landscape Irrigation Repairs
8. Ratification of Vesta Properties Addendum to Contract for Janitorial Services
9. Review & Consideration of Vesta Properties Proposal for Additional Services
10. Ratification of Beaches Electrical Proposal for Electrical Services
11. Update on the Entryway Bulletin Boards
12. Discussion of Giving HOA Permission to Use CDD Grounds to Advertise Meetings & Etc.



13. Ratification of Payment Authorizations 150 – 161
14. Discussion of Christmas Decorations
15. Ratification of Rick Arsenault Pool Repairs Review
16. Consideration of Southern Breeze Outdoor Furnishings Pool Furniture
17. Discussion & Review of Security Systems and Services Proposals
 - a. Acumen Security Services
 - b. Allied Universal Security Guard Services
 - c. EBS Security Inc.
 - d. Envera Systems
 - e. Overwatch Security Group
 - f. Atlantic Companies
 - g. St. Nick's Security Guard Services Proposal
 - h. Vector Security
 - i. Phinnessee Guard Services
 - j. Jacksonville Sheriff's Office Secondary Employment Proposal
18. Discussion of Replacement of Pool Company Provider
19. Discussion of Replacement of PFM Group Consulting LLC
20. Discussion of Replacement of Landscaper Provider
21. Review of District Financial Statements

BOARD OF SUPERVISORS' CLOSED SESSION MEETING AGENDA

1. Review of Advance Security Specialist & Consulting LLC Contract

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Fields Operations Report
- Audience Comments
- Supervisors Requests

Adjournment



**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the July
25, 2022, Board of Supervisors Meeting

MINUTES OF MEETING

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Monday, July 25, 2022, 5:30 p.m.
1755 Edgewood Ave W, Jacksonville, FL 32208**

Present and constituting a quorum in person or via speakerphone:

| | |
|-------------------|--|
| Henry Simmons | Vice Chair |
| Yashekia Scarlett | Assistant Secretary |
| Alice Sanford | Assistant Secretary |
| Randall Meredith | Assistant Secretary |
| Syron Stewart | Chair (joined meeting in progress via phone) |

Also present were:

| | | |
|-----------------|--|-------------|
| Vivian Carvalho | District Manager - PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager - PFM Group Consulting LLC | (via phone) |
| Amy Champagne | District Accountant - PFM Group Consulting LLC | (via phone) |
| Jake Card | Advanced Security Specialist & Consulting | |
| Lauren Gentry | KE Law Group | |
| Marisa O'Connor | KE Law Group | |

Variance Audience Members present

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order by Ms. Carvalho at 5:37 p.m. and roll call was initiated. Present, are the following Board Members: Randell Merideth, Alice Sanford, Henry Simmons and Yashekia Scarlett. Others in attendance are listed above.

Public Comment Period

Ms. Carvalho confirmed with the Board if they would like to continue with the full meeting agenda.

Mr. Sam Smith suggested that the amenity center be closed down until further notice as there are multiple issues that could potentially be dangerous. Some of the issues

mentioned were the bricks along the side of the pool that are loose, the broken door to the amenity center, the expired fire extinguisher, a hanging light outside of the building, and the bathrooms not being cleaned.

Ms. Sharon Lennix brought up the dangers of the loose bricks around the pool. She also brought up the big field that used to be used for soccer but has now since been taken away and the overflowing trash; she had brought up these issues to the Facebook group. Ms. Carvalho stated that these issues should be brought up to the Leland Management manager and explained that the Board is in charge of hiring contractors for the services needed for Villages of Westport.

District Counsel suggested marking up all areas of concern around the community that would be considered a health or safety risk. She mentioned that the Chair and the District Manager has the authority to get proposals.

It was suggested by a member of the public that the cleaning company be replaced and new proposals be sought after. It was also suggested that the pool be closed until further notice due to the issues surrounding the community and there was concerns raised from residents who may push back if the pool is closed down. The best solution would be to post signs and warning about the possible dangerous areas around the pool. It was requested that all Board Members be aware of the plan of action.

SECOND ORDER OF BUSINESS

General Business Matters

Appointment of Auditor Selection Committee

Ms. Carvalho gave a brief explanation for the agenda item as the Board is suggested to appoint themselves as the Auditor Selection Committee.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all those in favor, the Board appointed themselves as the Auditor Selection Committee.

Consideration of the Minutes of the April 25, 2022, Board of Supervisors' Meeting

The Board reviewed the minutes of the April 25, 2022 Board of Supervisors' meeting. There will need to be a slight correction on Mr. Meredith's name in the minutes.

On MOTION by Mr. Simmons, seconded by Ms. Scarlett, with all those in favor, the Board approved the Minutes of the April 25, 2022, Board of Supervisors' Meeting.

**Review & Acceptance of
Fiscal Year 2021 Audit
Report**

Ms. Carvalho explained that this audit had to be submitted to the Auditor General by June 30. It was noted that there were no irregularities found with the finances of the District.

On MOTION by Ms. Scarlett, seconded by Mr. Meredith, with all those in favor, the Board accepted the Fiscal Year 2021 Audit Report.

**Review & Acceptance of
the Stormwater Needs
Analysis Report**

Ms. Carvalho explained that the Stormwater Needs Analysis was completed by their District Engineer company and was filed with the County and State of Jurisdiction. Mr. Meredith asked if the fee for the required report will be covered by the fees that are collected from the residents under the state requirement. Ms. Carvalho explained that this is a separate line item on the budget.

On MOTION by Ms. Scarlett, seconded by Mr. Simmons, with all those in favor, the Board accepted the Stormwater Needs Analysis Report.

**Review & Acceptance of
the Arbitrage Rebate
Calculation Report Series
2005A**

Ms. Carvalho gave a brief explanation of the arbitrage rebate suggested a motion to accept.

On MOTION by Mr. Meredith, seconded by Mr. Simmons, with all those in favor, the Board accepted the Arbitrage Rebate Calculation Report Series 2005A.

**Public Hearing on the
Adoption of the District's
Annual Budget
a. Public Comments and
Testimony
b. Board Comments
c. Consideration of
Resolution 2022-07,
Adopting the Fiscal Year
2023 Budget and
Appropriating Funds**

On MOTION by Ms. Scarlett, seconded by Mr. Meredith, with all those in favor, the Board opened the floor for the public hearing.

Ms. Champagne reviewed the budget with the Board, explaining that the budget remained almost the same from last year with only a few line items increasing. Pool maintenance was budgeted at \$9,600.00 for last year but is trending higher so the budgeted amount for this year will be \$18,000.00. Janitorial maintenance went from \$8,100.00 to \$10,000.00. Lake maintenance increased from \$12,000.00 to \$14,000.00. Contingency was also increased from \$2,978.80 to \$5,000.00. The District does have a carry forward of around \$100,000.00, almost \$56,000.00 of that amount was used so that the assessments would not increase. Net revenue is set to be \$346,284.00 whereas gross revenue is set to be \$374,361.08. There was discussion about why the pool budget had increased where it was explained that the chemicals for the pool have increased in price so money was budgeted for those expenses. The net assessments would total \$290,425.00. Ms. Syron Stewart joined the meeting in progress where she discussed the major repairs needed for the amenities center. It was noted that both the janitorial services and lake maintenance line items would need to be adjusted. There was discussion of the possibility of needing a pest control service. Ms. Yolanda Dexter had questions regarding lake maintenance and vendor contracts being signed off. They requested more transparency concerning vendor work that is being done in the community as they say they cannot confirm the work has been done.

On MOTION by Ms. Scarlett, seconded by Mr. Simmons, with all those in favor, the Board closed the floor for the public hearing.

Ms. Champagne stated that the net revenue is set to be \$346,284.00 whereas gross revenue is set to be \$374,361.08 with the changes made to the budget.

On MOTION by Mr. Meredith, seconded by Ms. Sanford, with all those in favor, the Board approved Resolution 2022-07, Adopting the Fiscal Year 2023 Budget and Appropriating Funds with a total net revenue of \$346,284.00 whereas gross revenue of \$374,361.08 for FY 2023.

**Consideration of
Resolution 2022-08,
Levying O&M
Assessments and
Certifying an Assessment
Roll**

Ms. Gentry explained that this was the second step in the budget process. This resolution will provide for the assessments that will fund the budget. Assessments are not going to be raised for this fiscal year but the amount of the assessments still have to be certified for the tax collector.

On MOTION by Ms. Scarlett, seconded by Mr. Meredith, with all in favor, the Board approved Resolution 2022-08, Levying O&M Assessments and Certifying an Assessment Roll.

**Consideration of
Resolution 2022-09,
Adopting the Annual
Meeting Schedule for
Fiscal Year 2022-2023**

Ms. Carvalho stated that for the next meeting schedule, the meeting will be moved to the Highlands Library location and will be keeping the meeting start time at 5:30 p.m. The meeting dates are scheduled for Oct. 24, Jan. 23, April 24, and July 24.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the Board approved Resolution 2022-09, Adopting the Annual Meeting Schedule for Fiscal Year 2022-2023.

**Consideration of
Resolution 2022-10,
Electing Officers Position**

Ms. Carvalho reminded the Board that there will be an election in November and since Mr. Meredith was appointed at the last Board meeting, the positions will need to be reassigned. She suggested a motion to assign Mr. Meredith as an Assistant Secretary and approve the existing officers slate.

On MOTION by Mr. Simmons, seconded by Ms. Scarlett, with all those in favor, the Board approved the slate per the prior resolution and to add Mr. Meredith as an additional Assistant Secretary.

**Consideration of Policy
Pertaining to Spending
Authority**

Ms. Gentry explained that this policy will clarify spending authority gave a brief overview of the sections of the policy. The General Manager listed in the policy was changed to Field Manager. Ms. Carvalho stated she would not initiate a contract without discussing it with the Board first. The Board wanted to make sure that someone was actively managing the signed contracts and make sure that the services are being performed. The Board also suggested notification after a contract has been signed and who are the vendors responsible for the work performed.

On MOTION by Mr. Simmons, seconded by Ms. Scarlett, with all those in favor, the Board accepted the Policy Pertaining to Spending Authority with the provisions set in place.

**Letter from the Supervisor
of Elections- Duval County**

Ms. Carvalho suggested a motion to accept the letter.

On MOTION by Mr. Simmons, seconded by Ms. Scarlett, with all those in favor, the Board approved the Letter from the Supervisor of Elections- Duval County.

**Discussion of Replacement
of Leland Management,
Inc.**

Ms. Stewart discussed multiple breach of contracts the Leland has committed; the Board was offered to buy out their contract at around \$11,600.00. It was suggested that a termination letter be sent to the management company.

On MOTION by Mr. Simmons, seconded by Mr. Meredith, with all those in favor, the Board approved proceeding with a termination letter with Leland Management, Inc. for field services.

Ms. Carvalho mentioned that there was a proposal that Ms. Scarlett had provided which is for the same services with Vesta Properties that Leland was providing. The Board requested that they see the contract before it is sent so they can review it. The contract will be brought back for ratification at their next meeting.

On MOTION by Mr. Simmons, seconded by Ms. Sanford, with all those in favor, the Board approved Vesta Properties as their new field services management company.

**Access Cards
Replacement Costs**

Mr. Simmons provided a brief overview of the card pool replacement, he asked for a temporary suspension of the fee rate for new owners who did not receive the pool key cards from the previous owners. Vesta will need to be educated on the process of key card fees. No further action was required by the Board at this time.

There was discussion of adding a bulletin board to the entry way for CDD events as well as HOA Meetings that will take place. It was discussed the project amount be for a not to exceed of \$10,000.00 for 3 signs with installation.

On MOTION by Mr. Meredith, seconded by Ms. Scarlett, with all those in favor, the Board approved a not to exceed amount of \$10,000.00 for 3 signs with installation for the bulletin board with the provision that the field manager will be responsible for the upkeep of the board once installed.

Ms. Sanford along with the District Manager will be involved in the bulletin board project.

Invoices for the Family Fun Day were presented with 3 checks totaling \$984.61.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all those in favor, the Board approved the invoices for the Family Fun Day.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – No Report

**Audience Comments and
Supervisor Requests**

There were no further comments.

FOURTH ORDER OF BUSINESS

Adjournment

There was no additional business to be discussed. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. Scarlett, seconded Mr. Simmons, with all those in favor, the July 25, 2022, Board of Supervisors Meeting of the Villages of Westport CDD was adjourned at 7:52 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the August
22, 2022, Special Board of Supervisors'
Meeting

MINUTES OF MEETING

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING MINUTES & CLOSED SESSION
MEETING**

**Monday, August 22, 2022, 5:00 p.m.
1755 Edgewood Ave W, Jacksonville, FL 32208**

Present and constituting a quorum in person or via speakerphone:

| | | |
|-------------------|---------------------|------------|
| Henry Simmons | Vice Chair | |
| Yashekia Scarlett | Assistant Secretary | |
| Alice Sanford | Assistant Secretary | (via phone |
| and in person) | | |
| Randall Meredith | Assistant Secretary | |

Also present were:

| | | |
|-----------------|---|-------------|
| Vivian Carvalho | District Manager - PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager - PFM Group Consulting LLC | (via phone) |
| Marisa O'Connor | KE Law Group | |
| Jake Card | Advanced Security Specialist & Consulting | |

Various Audience Members present

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order by Ms. Carvalho at 5:21 p.m. and roll call was initiated. Present, are the following Board of Supervisors: Randall Merideth, Henry Simmons, and Yashekia Scarlett. Alice Sanford joined via speakerphone the meeting in progress and attended in person. Others in attendance are listed above.

Public Comment Period

Mr. Carl Hawkins had asked about the email that needed to be sent in order to be registered for this meeting.

Mr. Sam Cooper-Smith mentioned security issues pertaining to the front of the amenity center as there is not enough lighting in that area. He suggested installing flood lights

facing the street and the parking lot, along with the corner of the basketball court and the back towards the amenity center.

Mr. Card mentioned that there were 12 lights that are out around the amenity facility. He suggested upgrading to LED lights.

Ms. Keara Robinson had questions regarding the development and plans for the community and asked if there could be meeting held within the community instead of outside of it. Ms. Carvalho mentioned, speaking for the CDD, that those meetings will be held in locations closer to the community starting in October 2022.

Mr. Hawkins suggested having a flood light inside of the pavilion for security reasons.

Ms. Carvalho explained this meeting was advertised as a Special Board of Supervisors' Meeting and Closed Session Meeting. She reviewed the below information to the audience pertaining to the format the meeting will be conducted.

**** Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

Ms. Carvalho estimated a time of 45 minutes for the closed portion of the meeting and upon conclusion will reconvene the Special Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Discussion Pertaining to Security System

This section was during the closed portion of the meeting.

The Special Board of Supervisors Meeting was reconvened at 7:02PM.

Ms. Kilinski explained that the Board should motion for staff to engage in a contract amendment for a not to exceed amount of \$10,000.00 a month for cameras, monitoring and roving and to bring that proposal back to the October 24, 2022, Board meeting along with direction for staff to bring back competitive bids for potential security systems and monitoring companies for consideration.

On MOTION by Ms. Scarlett, seconded Mr. Simmons, with all those in favor, the Board approved staff to engage in a contract amendment for a not to exceed amount of \$10,000.00 a month for cameras, monitoring and roving and to bring that proposal back to the October 24, 2022, Board meeting along with direction for staff to bring back competitive bids for potential security systems and monitoring companies for consideration.

Ms. Kilinski explained the second motion would be for approving District staff moving forward with the appropriate required signage to begin a towing policy which will be brought back to be ratified during the next Board meeting.

On MOTION by Ms. Scarlett, seconded Mr. Simmons, with all those in favor, the Board approved the District staff moving forward with the appropriate required signage to begin a towing policy which will be brought back to be ratified during the next Board meeting.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Kilinski let the Board know that their contract with Vesta Properties is currently under review where they will start September 1, 2022.

District Engineer – Not Present

District Manager – Ms. Carvalho stated that the next meeting is scheduled for October 24, 2022, at 5:30 PM at the Highlands Regional Library located at 1826 Dunn Ave, Jacksonville, FL 32218.

Audience Comments and Supervisor Requests

There were no further comments.

FOURTH ORDER OF BUSINESS

Adjournment

There was no additional business to be discussed. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. Scarlett, seconded Mr. Meredith, with all those in favor, the August 22, 2022, Special Board of Supervisors Meeting of the Villages of Westport CDD was adjourned at 7:08 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion on Board Direction Policy

Villages of Westport Community Development District Board of Supervisors' Staff Direction Policy

The Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") here by adopts this Staff Direction Policy on _____, 2022 to provide sound policy direction to District staff between Board meetings.

STAFF DIRECTION POLICY. The Board recognizes that District staff is responsible to the Board, which is made up of five unique elected supervisors ("Supervisors"). There may be times when staff receives direction that is either (a) inconsistent with direction given by the Board via motion or general Board direction at a meeting or, (b) was not subject to Board discussion, motion or direction but such direction is requiring staff to "choose" whose direction to follow when such direction is inconsistent with other Supervisor direction. Accordingly, to encourage efficient District operations and prevent inefficient use of staff resources and time, it is the policy of the District's Board that:

- A.** Staff shall not be required to expend District funds or resources in furtherance of activities directed by one or more Supervisors if such request is inconsistent with Board direction; and
- B.** If District staff is directed to provide services or incur costs of the District, when such direction is pulling staff resources in two different directions, District staff shall wait to provide such services until the next Board meeting when the Board can take a vote and give official direction to District staff; provided, however, that previously agreed upon direction or direction that is routinely part of ongoing operations shall not be unnecessarily delayed as a result of conflicting direction.

This policy is not intended to serve as an obstacle to efficient District operations or impede District staff from accomplishing and conducting routine business and operational practices for the benefit of the District.

Supervisors are expected to support actions of the Board even when the Supervisor personally did not support the action taken and this policy provides the direction to staff that in the event there is inconsistent direction given by one or more Supervisors, this policy shall control.

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion on Rules of Procedure

Villages of Westport Community Development District Board of Supervisors' Code of Conduct

The Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") adopted this Code of Conduct ("Code") to encourage public confidence in the integrity of local government and its fair and effective operation, and to enable the Board to communicate in an open, focused, and orderly manner on the issues brought before them. It is intended to enable each member of the Board to be heard on individual contributions without interference or distractions. Each member of the Board will sign a form acknowledging receipt of this Code at the time of commencing their term of office.

I. MEETING PROCEDURES.

A. *Presiding Officer.*

1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board is the Presiding Officer. In the absence of the Chair, the Vice Chair, or the Chair's designee should the Vice Chair be unavailable, shall perform the duties and functions of the Presiding Officer.
2. Responsibilities. The Presiding Officer's responsibilities shall include, but not be solely limited to:
 - (a) Open the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
 - (b) Designate an individual, generally the District Manager, to serve as the meeting's timekeeper.
 - (c) Announce the amount of time, if different from the standard of three minutes, that shall be allocated to a Supervisor each time they are recognized by the Presiding Officer and given the floor.
 - (d) Announce the business to come before the Board, in accordance with the agenda.
 - (e) Recognize all Supervisors, District staff, and members of the public who seek the floor under established procedure.
 - (f) Preserve decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's adopted Public's Right to Speak & Public Decorum policy.
 - (g) Call to order any Supervisor who violates any of these rules and decide questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
 - (h) Declare the Board meeting adjourned when all agenda items have been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present.

B. *Rules of Discussion.*

1. Every Supervisor desiring to speak will address the Presiding Officer, and once recognized by the Presiding Officer, shall confine discussion to the item under discussion.
2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.

- (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
 - (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer discussion until a later point in the meeting.
 - (c) A majority vote of the attending Supervisors may override the Presiding Officer's decision.
3. A Supervisor may claim the floor only when recognized by the Presiding Officer and must yield the floor at the expiration of their allotted time.
4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time is up. The Presiding Officer will then gavel the input from that Supervisor to cease and move to the next Supervisor.
5. Supervisors shall refrain from:
 - (a) attacking another Supervisor's motives or opinions;
 - (b) speaking adversely on a prior motion or a motion not currently pending;
 - (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor;
 - (d) speaking against their own motions;
 - (e) using inappropriate or obscene language or gestures, shouting, or otherwise exhibiting conduct unbecoming of an elected official.
6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed.
7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking, even if the allotted time has not yet expired.

II. SUPERVISOR CONDUCT.

A. *Basic Tenants*

1. Act in the Public Interest. Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims and transactions in a fair and respectful manner.
2. Comply with the Law. All Supervisors and Staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.
3. Act Professionally and Civilly. All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of

*Villages of Westport Community Development District
Board of Supervisors' Code of Conduct*

the Board of Supervisors or District staff. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with the public in a thoughtful, respectful and civil manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. Supervisors should refrain from social media and other communication that only tells one version of the story as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) **Use of Decorum with Public.** Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
 - (b) **Civility to Speakers.** Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
 - (c) **Actively Listening to Public Comments.** Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.
 - (d) **Avoiding Uncivil Debate and Argument with Members of the Public and District staff.** Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should be civil.
 - (e) **Avoiding Personal Attacks.** Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.
4. **Follow laws, rules, and policies.** All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:

*Villages of Westport Community Development District
Board of Supervisors' Code of Conduct*

- (a) **Sunshine Law.** All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among board members via social media or other online forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.
 - (b) **Conflicts of Interest.** In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff shall use its position to gain favor or material benefit to themselves not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.
 - (c) **Gifts and Favors.** Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, Florida Statutes, and other laws.
 - (d) **Confidential Information.** Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.
5. **Social Media Use.** Board members should comply with all of the above Basic Tenants while using any form of social media websites and other online forums. Board members shall refrain from posting or disseminating information related to District business on social media websites and other online forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member. Although not prohibited, Board members are encouraged to refrain from using any social media websites or other online forums to discuss District business. If a Board member does post information related to District business on any social media website and other online forum, the Board member must create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian to comply with the Sunshine Law.

*Villages of Westport Community Development District
Board of Supervisors' Code of Conduct*

B. *Duties and Responsibilities.* All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:

1. Making attendance at all meetings of the board a high priority.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all board discussions.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

I, _____, recognizing the important responsibility I am undertaking in serving as a member of the Board of Supervisors of Villages of Westport Community Development District, hereby pledge to carry out in a trustworthy and diligent manner the duties and obligations associated with my role as a Supervisor and abide by this Code of Conduct.

Signature

Date

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-01,
Setting Public Hearing on Rule Making

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Villages of Westport Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District’s Amended and Restated Rules of Procedure on _____, 2022, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

VILLAGES OF WESTPORTCOMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

Notice of Rule Development (Amended and Restated Rules of Procedure)

**NOTICE OF RULE DEVELOPMENT FOR AMENDED AND RESTATED
RULES OF PROCEDURE BY VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, Villages of Westport Community Development District (the “District”) hereby gives notice of its intention to develop Amended and Restated Rules of Procedure to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2021). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2021).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5901.

Vivian Carvalho, District Manager
Villages of Westport Community Development District

Run Date: _____, 2022

PUBLISH: [AT LEAST 29 DAYS PRIOR TO ADOPTION DATE; AT LEAST ONE DAY PRIOR TO NOTICE OF RULEMAKING]

Notice of Rulemaking (Amended and Restated Rules of Procedure)

**NOTICE OF RULEMAKING REGARDING AMENDED AND RESTATED
RULES OF PROCEDURE OF VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of Villages of Westport Community Development District (the “District”) on _____, 2022 at _____m., at _____.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the _____ on _____, 2022.

The Amended and Restated Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2021). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2021).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager’s Office by mail, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5901.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this 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 at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Vivian Carvalho, District Manager
Villages of Westport Community Development District

Run Date: _____, 2022

PUBLISH: [AT LEAST 28 DAYS PRIOR TO ADOPTION DATE]

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-02,
Adopting the Revised Budget FY 2022

Exhibit A
Villages of Westport Community Development District
Revised Fiscal Year 2022 Annual Operational & Maintenance Budget

| | Actual Through 9/30/22 | Approved FY 2022 Budget | Revised FY 2022 Budget | Change |
|---|------------------------------|----------------------------|---------------------------|----------------------|
| Revenues | | | | |
| Assessments | \$291,332.25 | \$290,425.00 | \$290,425.00 | \$0.00 |
| Carry Forward Surplus | 0.00 | 40,000.00 | 57,955.00 | (17,955.00) |
| Other Income & Other Financing Sources | 1,085.00 | 0.00 | 0.00 | 0.00 |
| Interest Income | 89.19 | 0.00 | 0.00 | 0.00 |
| Net Revenues | \$292,506.44 | \$330,425.00 | \$348,380.00 | \$(17,955.00) |
| Expenditures | | | | |
| Public Official Insurance | \$3,219.00 | \$3,450.00 | \$3,225.00 | \$225.00 |
| Trustee Fees | 3,717.38 | 3,720.00 | 3,720.00 | 0.00 |
| Supervisor Fees | 1,600.00 | 2,400.00 | 1,600.00 | 800.00 |
| District Management Fees | 25,000.00 | 27,500.00 | 25,000.00 | 2,500.00 |
| Field Management | 19,200.00 | 19,200.00 | 19,200.00 | 0.00 |
| Engineering Fees | 6,000.00 | 0.00 | 6,000.00 | (6,000.00) |
| Dissemination Agent | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 |
| Reamortization Schedule | 0.00 | 500.00 | 0.00 | 500.00 |
| District Counsel | 19,884.15 | 5,000.00 | 25,000.00 | (20,000.00) |
| Assessment Administration | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 |
| Audit Fees | 4,700.00 | 6,500.00 | 4,700.00 | 1,800.00 |
| Arbitrage | 500.00 | 1,000.00 | 500.00 | 500.00 |
| Postage | 102.38 | 250.00 | 150.00 | 100.00 |
| Legal Advertising | 942.14 | 1,500.00 | 1,000.00 | 500.00 |
| Website | 2,160.00 | 2,400.00 | 2,460.00 | (60.00) |
| Miscellaneous Charges | 140.35 | 1,000.00 | 250.00 | 750.00 |
| Community Events | 1,980.00 | 2,000.00 | 2,000.00 | 0.00 |
| Dues, Licenses & Fees | 175.00 | 175.00 | 175.00 | 0.00 |
| Amenity - Water/Electric | 38,183.66 | 45,000.00 | 39,000.00 | 6,000.00 |
| Amenity - Telephone | 1,469.97 | 1,500.00 | 1,500.00 | 0.00 |
| Amenity - Insurance | 4,274.00 | 4,550.00 | 4,300.00 | 250.00 |
| Amenity - Dues & License | 325.00 | 400.00 | 325.00 | 75.00 |
| Amenity - Irrigation Repair | 0.00 | 3,000.00 | 0.00 | 3,000.00 |
| Amenity - Pool Maintenance | 14,284.21 | 9,600.00 | 20,000.00 | (10,400.00) |
| Amenity - Access Control | 0.00 | 1,700.00 | 0.00 | 1,700.00 |
| Amenity - Janitorial | 6,885.00 | 8,100.00 | 8,100.00 | 0.00 |
| Amenity - Pest Control | 277.00 | 1,200.00 | 500.00 | 700.00 |
| Amenity - R&M Building | 7,050.00 | 10,127.00 | 8,000.00 | 2,127.00 |
| Amenity - R&M Grounds | 8,055.81 | 5,000.00 | 9,000.00 | (4,000.00) |
| Amenity - Security | 71,141.00 | 70,000.00 | 71,250.00 | (1,250.00) |
| General Insurance | 3,917.00 | 4,175.00 | 3,925.00 | 250.00 |
| General Repairs & Maintenance | 4,415.86 | 5,000.00 | 4,500.00 | 500.00 |
| Irrigation Repairs & Maintenance | 0.00 | 2,500.00 | 0.00 | 2,500.00 |
| Lake Maintenance | 12,872.35 | 12,000.00 | 13,000.00 | (1,000.00) |
| Landscape Maintenance | 48,100.00 | 46,000.00 | 49,000.00 | (3,000.00) |
| Landscape Improvements | 10,000.00 | 5,000.00 | 10,000.00 | (5,000.00) |
| Right of Way, Lake Bank Mowing | 0.00 | 6,000.00 | 0.00 | 6,000.00 |
| Contingency-Hurricane Repairs | 718.36 | 2,978.00 | 1,000.00 | 1,978.00 |
| Operating & Maintenance Expenditures | \$331,289.62 | \$330,425.00 | \$348,380.00 | \$(17,955.00) |

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining Deficiencies with Leland
Management, Inc. Contract for Services

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of Yellowstone
Landscape Irrigation Repairs



YELLOWSTONE
LANDSCAPE

**PROPOSED
WORK**

W. O. # _____
 NAME Villages of Westport
 ADDRESS _____
 DATE 8/29/2022

| # | | | EXTENTION |
|-------------|--------------------------------------|----------|-------------|
| 12 | miscellaneous pipe and fittings | \$ 10.00 | \$ 120.00 |
| 3 | miscellaneous drip pipe and fittings | \$ 8.00 | \$ 24.00 |
| 2 | MPRs | \$ 12.50 | \$ 25.00 |
| 22 | nozzles | \$ 2.50 | \$ 55.00 |
| 35 | 5004 rotors | \$ 25.00 | \$ 875.00 |
| 18 | 1806 sprayheads | \$ 16.00 | \$ 288.00 |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| PARTS TOTAL | | | \$ 1,387.00 |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|----------|-------------|
| | Labor | 20 | \$ 82.00 | \$ 1,640.00 |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ 1,640.00 |

COMMENTS :

| | | |
|----------------|--|-------------|
| MATERIALS | | \$ 1,387.00 |
| LABOR & RENTAL | | \$ 1,640.00 |
| TOTAL | | \$ 3,027.00 |

_____ Jamal
 _____ CLIENT 



PROPOSED WORK

W. O. # _____
 NAME Villages of Westport
 ADDRESS _____
 DATE 8/29/2022

| # | | | | EXTENTION |
|-------------|---|--|--|-----------|
| - | Clock A - zone 9 - there is a lateral line break either under the street asphalt or sidewalk at the entrance | | | \$ - |
| | A concrete saw may need to be rented.*** | | | \$ - |
| | | | | \$ - |
| | Need time to Trobleshoot timer. No zones will fire from clock. | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| PARTS TOTAL | | | | |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|----------|-----------|
| | Labor | 4 | \$ 82.00 | \$ 328.00 |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ 328.00 |

COMMENTS :

| | MATERIALS | | TOTAL |
|-------|----------------|--|-----------|
| | LABOR & RENTAL | | \$ 328.00 |
| | | | |
| TOTAL | | | \$ 328.00 |

Jamal

CLIENT



**PROPOSED
WORK**

W. O. # _____
 NAME Villages of Westport
 ADDRESS _____
 DATE 8/29/2022

| # | | | EXTENTION |
|-------------|--|--|-----------|
| 1 | See Clock A for details on current HIGH Priority issue | | \$ - |
| | | | \$ - |
| | | | \$ - |
| 3 | Clock B - zone 1 - Need to locate and troubleshoot | | \$ - |
| | | | \$ - |
| 1 | Clock C - need to locate/troubleshoot zone 18 as I cannot find it/see it run | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| PARTS TOTAL | | | \$ - |

| DATE | DESCRIPTION | HOURS | RATE | TOTAL |
|------|-------------|-------|----------|-----------|
| | Labor | 8 | \$ 82.00 | \$ 656.00 |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ 656.00 |

COMMENTS :
 This does not include parts to address the issues. Only labor. Need to discuss
 what avenue to take to fix CLOCK A

| | | |
|--|----------------|------------------|
| | MATERIALS | \$ - |
| | LABOR & RENTAL | \$ 656.00 |
| | TOTAL | \$ 656.00 |

Jamal
 CLIENT

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of Vesta Properties
Proposal for Additional Services

**ADDENDUM TO THE AGREEMENT BETWEEN THE VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES,
INC. FOR FIELD OPERATION MANAGEMENT &
FACILITY MAINTENANACE SERVICES**

This Addendum (the “Addendum”) is made effective this 27 day of September, 2022, by and between:

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Duval County, Florida, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (the “District”); and

VESTA PROPERTY SERVICES, INC., a Florida corporation, with offices located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202 (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain *Agreement between Villages of Westport Community Development District and Vesta Property Services, Inc. for Field Operation Management & Facility Maintenance Services*, dated September 1, 2022, as amended from time to time (the “Agreement”); and

WHEREAS, the Contractor has submitted a proposal for enhanced levels of service, including janitorial services; and

WHEREAS, the Parties now desire to amend the Agreement to provide for the proposed janitorial services and associated amendments to the exhibits to the Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. AMENDED SCOPE OF SERVICES. Section 3 of the Agreement (“Scope of Services”) is hereby amended to increase the scope to include the following provisions. Contractor shall provide the following janitorial services at least three (3) days per week.

D. Janitorial Services

- a. Dust and damp mop all tiled areas including baseboards;
- b. Dust window ledges, blinds, air condition vents and returns;
- c. Clean all windows;
- d. Empty and remove all trash from receptacles;
- e. Bathrooms: Clean and disinfect floors, counters, mirrors, toilets,

urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. The cost of paper supplies, trash bags, and soap shall be billed to the District;

- f. Fitness room: Clean flooring, ceiling fans, baseboards, and provide sanitized cleaning to all fitness equipment.

Contractor shall furnish all necessary cleaning equipment and supplies for completion of the janitorial services described herein. Should additional cleaning services be required, as approved by the District, such services and/or equipment and supplies shall be billed to the District.


3. AMENDED COMPENSATION SCHEDULE. The compensation schedule provided for in Exhibit A to the Agreement, is hereby amended to include additional compensation of Ten Thousand Nine Hundred Twenty Dollars (\$10,920.00) annually. This amount shall be in addition to the amounts set forth in the Agreement and any amendments thereto.

4. AUTHORITY. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Addendum, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Addendum.

5. CONFLICTS. The Agreement remains in full force and effect, except to the extent expressly amended pursuant to this Addendum.


IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson/Vice Chairperson,
Board of Supervisors

VESTA PROPERTY SERVICES, INC.

By: 
Print: Daniel Armstrong
Its: CEO

Villages of Westport Community Development District

Ms. Vivian Carvalho

PFM Consulting Group

3501 Quadrangle Blvd, Ste 270

Orlando, FL 32817

Proposal for Annual Operation and Maintenance of Amenity Facilities and Field Services

(Addendum is only for the Janitorial Services outlined in red)

9.27.22

Introduction:

Vesta Property Services (“Vesta”) is pleased to present Villages of Westport this proposal for pool, janitorial, facility maintenance, and field operations services.

We believe that due to our successful track record with area communities like Bartram Springs, Durbin Crossing, Heritage Landing, Shearwater, Rivertown, John’s Creek, Julington Creek Plantation, and a long history with Glen St. Johns CDD, we truly understand your requirements and are confident that our proposed services will effectively address your needs. Vesta employs many certified pool operators and several state-certified technicians. This Proposal is divided into three (3) sections: Scope of Services, Notes and Pricing.

I. Scope of services: The Contract Personnel will be on site a minimum of 20 hours weekly. Amenity Management oversight and Field Service / Maintenance oversight. Staff are responsible for the overall appearance of the District Amenity Center. Staff shall have a thorough knowledge of the community served, and shall at all times endeavor to provide a timely, personal response to problems or requests for all services.

a) General Facility Maintenance - \$10,892.00

Maintain and repair (as able) the district’s amenity/recreation components.

- 1) *Building:* monitor and repair fitness equipment as able; monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor; touch-up painting as needed; control cobwebs and prevent other debris from accumulating on exterior walls; and replace interior lights and AC filters as needed. Report any extraordinary repairs to District Manager as needed.
- 2) *Pool Deck:* Blow off entire deck area regularly; empty and replace waste receptacles around pool area; control algae growth around pool deck.
- 3) *Playground Park Area:* Check equipment, periodically clean equipment and remove debris on and around equipment as needed.
- 4) *Parking Lot:* Blow off debris; pick up trash and debris as needed.
- 5) *Pressure Washing:* Amenity center, adjacent concrete and parking lot, along with both playgrounds twice annually
- 6) Assess and advise the district of any necessary repairs, extraordinary cleaning, or

replacement items that may be required due to “normal wear and tear,” “acts of God,” or vandalism, and secure cost estimates for same. Such work shall be billed separately, upon approval of the district. These services may be provided by Vesta or outside service contractors.

- 7) Maintenance shall be performed a minimum of three (3) days per week.

Note: Vesta shall attempt to provide as many necessary repairs under this scope as possible without the district incurring the costs of utilizing outside contractors for repair services. Vesta shall not be held liable for the performance or lack thereof, of other vendors or contractors.

b) Swimming Pool Maintenance: - \$14,500.00

Vesta shall provide the following services in order to maintain the district’s swimming pool:

- 1) Check pool water quality and complete equivalent to *DH Form 921 3/98 Swimming Pool Report*, as required by Chapter 64E-9.004(13), FAC.
- 2) Conduct necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(d).
- 3) Operate filtration and recirculation systems, backwashing as needed. Clean all strainers. Maintain pool at proper water level, and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.
- 4) Manually skim, brush and vacuum pools as necessary. Maintenance shall be performed a minimum of three (3) days per week. It is **recommended** that the pools be closed on Mondays for super chlorination and algae treatment as necessary.
- 5) Advise the C.D.D. of any necessary repairs, cleaning, or replacement items required due to “normal wear & tear,” “acts of God,” or vandalism. Such repairs shall be billed separately, upon approval of the C.D.D.
- 6) Pool maintenance shall be performed a minimum of three (3) days per week.
- 7) All pool chemicals necessary to perform the above maintenance are included in this proposal. Additional service and/or chemicals required due to natural disasters, uncontrolled equipment failures or gale-force winds (or stronger) shall be billable.

c) Janitorial Services - \$10,920.00

Vesta shall provide the following services in order to maintain a clean environment in all amenity center indoor spaces:

- 1) Dust and damp mop all tiled areas including baseboards.**
- 2) Dust window ledges, blinds, air condition vents and returns.**
- 3) Clean all windows.**
- 4) Empty and remove all trash from receptacles.**
- 5) Bathrooms: clean and disinfect floors, counters, mirrors, toilets,**

urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. *Note: cost of paper supplies, trash bags, and soap are to be billed to the District.*

- 6) Fitness room: Clean flooring, ceiling fans, baseboards, and provide sanitized cleaning to all fitness equipment.**
- 7) The contractor shall furnish *ALL* necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinarily cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the district.**
- 8) Janitorial duties shall be performed a minimum of three (3) days per week.**

d) Amenity Management and Field Oversight – \$19,200.00

Vesta shall provide the following services including any necessary communication and oversight of other onsite contractors or maintenance staff engaged by the District.

- 1) Provide general oversight of all district common grounds and assets.
- 2) Weekly community drives fulfilling vendor accountability
- 3) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets. .
- 4) Implement all policies and procedures established by the District as they relate to the day-to-day maintenance and upkeep of the District. The individual shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible, given they are within the parameters requested in the RFP.
- 5) Remain aware of potential safety or security hazards within district property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
- 6) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
- 7) Acting as liaison between residents and District Management / Board of Directors
- 8) Assess property damage, neglect and/or depreciation and estimate costs associated with repair and/or replacement.
- 9) Issuance and record keeping of Resident amenity cards
- 10) Train/supervise site staff and maintenance team, if applicable; be responsible for all work performed by staff.
- 11) Advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear-and-tear,” “acts of God,” or

- vandalism, and secure cost estimates for the same. (Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon arrival of the District, either by Vesta or other outside service contractors.)
- 12) Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.
 - 13) Field Operations duties shall be performed as needed throughout the month to both ensure regular site inspections and provide oversight tied to work performed by outside service contractors.

II. Notes:

- a) Insurance: Vesta shall carry general liability coverage of at least \$1,000,000, and name the district as an additional insured under this policy. Vesta's program instructors and subcontractors (if any) shall also conform to the district's insurance requirements. Finally, Vesta shall provide proof of required insurance requirements upon request by the district.
- b) Liability: Vesta shall not be held liable for the performance or lack thereof, of other recreation complex vendors or contractors who are outside Vesta's control.
- c) Purchases: The District shall authorize the use of a District issued debit card to staff for the purpose of alleviating 'Pass thru' when making purchases for the District. This is necessary for the purpose of avoiding unnecessary paid sales tax while also eliminating the added administrative burden for both Vesta and District Management.
- d) Corporate staffing expenses: Vesta shall be responsible for all necessary insurance payments (including workman's compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its staff.
- e) Uniforms: All Staff shall wear company uniforms, provided by Vesta.
- f) Capital Expenditures: Vesta has a lot of strong business relationships and ultimately preferred pricing, but shall obtain a minimum of three (3) competitive bids (if possible) on any recommended capital improvements in the future.
- g) Mileage: Vesta shall be responsible for regular mileage within the community while on site. However, any mileage incurred offsite for the benefit of the community such as acquiring parts or supplies for repairs, etc. shall be billable to the community.

III. **Pricing:**

Total Annual Fees for all services: \$55,512.00 or \$4,626.00 per a month

Terms:

- Vesta shall invoice monthly for the above services.
- Invoices shall be paid net thirty (30) days upon receipt.

Authorized Vesta Representative Print

Authorized District Representative Print

Authorized Vesta Representative Sign and date

Authorized District Representative Sign and date

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Beaches Electrical Proposal for
Electrical Services

Beaches Electrical Service Inc.
 214 Cokesbury Ct.
 Green Cove Springs, FL 32043
 US
 (904)629-3182
 beacheselectricalserviceinc@gmail.com
 https://beacheselectricalserviceinc.com

Proposal



ADDRESS
 Villages of Westport CO., Vesta
 Property Services
 3762 Sandle Dr
 Jacksonville, FL 32219

SHIP TO
 Villages of Westport CO., Vesta
 Property Services
 3762 Sandle Dr
 Jacksonville, FL 32219

| PROPOSAL # | DATE | EXPIRATION DATE |
|------------|------------|-----------------|
| 2699 | 09/23/2022 | 10/23/2022 |

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------|--|--|-----|----------|-------------------|
| | 16 Electrical & Lighting | Retrofit 7 of the existing pole lights to 100 watt Metal Halide Compatible LED, these will not be identical but as close to existing as possible. This includes the tow behind lift all labor and materials. | 1 | 2,450.00 | 2,450.00 |
| | Payment is due Net 30 days | | | SUBTOTAL | 2,450.00 |
| | Total includes materials, labor and tax. 1 year warranty | | | TAX | |
| | | | | TOTAL | \$2,450.00 |

Accepted By

Accepted Date

VISIT OUR WEBSITE
<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN
 (904) 406-0603 FAX

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Update on the Entryway Bulletin Boards

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Giving HOA Permission to Use
CDD Grounds to Advertise Meetings & Etc.

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations 150 –
161

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 150
6/16/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|------------------------------|----------------------------|
| 1 | Leland Management, Inc. Management Fee: June 2022 | 20925 | \$ 1,600.00 |
| 2 | PFM Group Consulting, LLC Dissemination Fee S2005A: 04/01/22-06/30/22 | 120355 | \$ 1,250.00 |
| 3 | Rick Arsenaault Pool Maintenance: June 2022 | VOW522 | \$ 817.65 |
| 4 | Solitude Lake Management Lake & Pond Management: April 2022 Lake & Pond Management: June 2022 | PI-A00789558 PI-A00827786 | \$ 1,086.09 \$ 1,086.09 |
| 5 | Tiki Graphics Graduation Signs | 11057 | \$ 63.00 |
| TOTAL | | | \$ 5,902.83 |

Vivian Carvalho

Secretary/Assistant Secretary

Sybil Stewart

Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 151
6/23/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|-----------|-------------------------|
| 1 | GNP Services Series 2005A Rebatale Arbitrage Calculation | 7075 | \$ 500.00 |
| 2 | KE Law Group General Counsel Through 05/31/22 | 2883 | \$ 2,739.50 |
| TOTAL | | | \$ 3,239.50 |

Vanessa Ripoll

Secretary/Assistant Secretary

Eryn Stewart

Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 151
6/23/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|-----------|-------------------------|
| 1 | GNP Services Series 2005A Rebatale Arbitrage Calculation | 7075 | \$ 500.00 |
| 2 | KE Law Group General Counsel Through 05/31/22 | 2883 | \$ 2,739.50 |
| TOTAL | | | \$ 3,239.50 |

Vanessa Ripoll

Secretary/Assistant Secretary

Eryn Stewart

Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 152
6/30/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|------------|-------------------------|
| 1 | Yellowstone Landscape Landscape Maintenance: June 2022 | JAX 389349 | \$ 3,615.75 |
| TOTAL | | | \$ 3,615.75 |

Venessa Ripoll
Secretary/Assistant Secretary


Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 153

7/14/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|---|--------------------------------------|--------------------------|
| 1 | Advanced Security Specialist & Consulting Security Services: June 2022 | V0062022 | \$ 6,166.00 |
| 2 | Comcast Business (paid online) 6713 SANDLE DR; 07/11/22-08/10/22 | Acct: 2518167 | \$ 123.40 |
| 3 | Florida Department of Health (paid online) Amenity Center Pool Permit No. 16-60-1374237 | -- | \$ 325.35 |
| 4 | Jacksonville Daily Record Legal Advertising Through 07/14/22 Legal Advertising on 07/14/22 | 22-04376D 22-04566D | \$ 231.50 \$ 113.38 |
| 5 | JEA (paid online) 12060 Braddock Rd/12424 Cadley Cir; 05/27/22-06/30/22 6714/6794 Sandle Dr; 05/26/22-06/28/22 | Acct: 0230853498 Acct: 8245040569 | \$ 594.65 \$ 2,194.32 |
| 6 | KE Law Group General Counsel Through 06/30/22 Construction Counsel Through 06/30/22 | 2998 2999 | \$ 2,855.50 \$ 177.00 |
| 7 | Leland Management, Inc. Management Fee: July 2022 | 22007 | \$ 1,600.00 |
| 8 | PFM Group Consulting, LLC District Management Fee: July 2022 | DM-07-2022-47 | \$ 2,083.33 |
| 9 | Rick Arsenault Pool Maintenance: July 2022 | VOW622 | \$ 2,642.01 |
| 10 | Yellowstone Landscape Landscape Maintenance: July 2022 | JAX 398214 | \$ 3,615.75 |
| TOTAL | | | \$ 22,722.19 |

Venessa Ripoll
Secretary/Assistant Secretary

Sybil Stewart
Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 154

7/21/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|-----------------|-------------------------|
| 1 | Coastal Maintenance Janitorial Services: July 2022 | 4117 | \$ 765.00 |
| 2 | PF Water Ice (Philly Flava Water Ice) Family Fun Day - Water Ice | 3 | \$ 360.00 |
| 3 | PFM Group Consulting, LLC FedEx: June 2022 | OE-EXP-07-00043 | \$ 10.35 |
| 4 | Prosser Stormwater Needs Analysis Services Through 06/30/22 | 48291 | \$ 6,000.00 |
| 5 | Solitude Lake Management Lake & Pond Management: July 2022 | PI-A00850442 | \$ 1,118.78 |
| 6 | Wiley Boy Bouncers Family Fun Day - Bounce House | 5 | \$ 175.00 |
| 7 | Xquisite Events & More (Tashon Berry) Family Fun Day - DJ Services | 30 | \$ 420.00 |
| TOTAL | | | \$ 8,849.13 |

Vivian Carvalho

Secretary/Assistant Secretary

Sybil Stewart

Chairperson


**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 155
8/4/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|----------|---|--------------------------------------|--|
| 1 | Advanced Security Specialist & Consulting Security Services: July 2022 | V0072022 | \$ 6,616.00 |
| 2 | JEA (paid online) 12060 Braddock Rd/12424 Cadley Cir; 06/28/22-08/01/22 6714/6794 Sandle Dr; 06/27/22-07/28/22 | Acct: 0230853498 Acct: 8245040569 | \$ 639.56 \$ 2,949.10 |
| 3 | Solitude Lake Management Lake & Pond Management: August 2022 | PI-A00867482 | \$ 1,118.67 |
| 4 | St. John's Fire Equipment Fire Extinguisher/Cabinet | 8207 | \$ 285.38 |
| 5 | Supervisor Fees - 07/25/2022 Meeting Alice Sanford Henry Simmons | -- -- | \$ 200.00 \$ 200.00 |
| 6 | VGlobalTech Monthly Website Fee: June 2022 Quarter 2 ADA Audit Monthly Website Fee: July 2022 Monthly Website Fee: August 2022 | 3975 4029 4106 4185 | \$ 110.00 \$ 300.00 \$ 110.00 \$ 110.00 |
| 7 | Yashekia Scarlett Reimbursement: Bounce House - 08/06/22 Event | -- | \$ 176.00 |

TOTAL \$ 12,814.71

Venessa Ripoll
Secretary/Assistant Secretary


Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 156
8/11/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|-------------------|--------------------------|
| 1 | Bug Out Initial Pest Control Service | 16758400 | \$ 199.00 |
| 2 | Comcast Business (paid online) 6713 SANDLE DR; 08/11/22-09/10/22 | Acct: 2518167 | \$ 123.40 |
| 3 | Leland Management, Inc. Management Fee: August 2022 | 23238 | \$ 1,600.00 |
| 4 | Pavers Plus More Pool Coping/Pavers Repairs - 75% Deposit Pool Coping/Pavers Repairs - Additional Day | 10146 10082 | \$ 2,475.00 \$ 975.00 |
| 5 | PFM Group Consulting, LLC Postage: July 2022 | OE-EXP-08-2022-35 | \$ 14.40 |
| TOTAL | | | \$ 5,386.80 |

Venessa Ripoll

Secretary/Assistant Secretary

Sybil Stewart

Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 157

8/18/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|---|-----------|--------------------|
| 1 | Jacksonville Daily Record Legal Advertising on 08/11/22 | 22-05265D | \$ 113.38 |
| 2 | KE Law Group General Counsel Through 07/31/22 | 3602 | \$ 5,756.52 |
| | Construction Counsel Through 07/31/22 | 3603 | \$ 986.50 |
| 3 | Pavers Plus More Pool Coping/Pavers Repairs - 25% Balance Due | 10146 | \$ 825.00 |
| 4 | Westport Villages POA Reimbursement: Bug Out Inv. 16758400 | 082022 | \$ 199.00 |
| TOTAL | | | \$ 7,880.40 |

Vivian Carvalho

Secretary/Assistant Secretary



Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 158
8/25/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|---|---------------|-------------------------|
| 1 | PFM Group Consulting, LLC District Management Fee: August 2022 | DM-08-2022-47 | \$ 2,083.33 |
| 2 | Supervisor Fees - 08/22/2022 Meeting Alice Sanford Henry Simmons | -- -- | \$ 200.00 \$ 200.00 |
| TOTAL | | | \$ 2,483.33 |

Vivian Carvalho

Secretary/Assistant Secretary



Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 159

9/1/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|---|--------------------------------------|--------------------------|
| 1 | Bug Out Pest Control Service: August 2022 | 16890050 | \$ 39.00 |
| 2 | JEA (paid online) 12060 Braddock Rd/12424 Cadley Cir; 07/28/22-08/31/22 6714/6794 Sandle Dr; 07/27/22-08/29/22 | Acct: 0230853498 Acct: 8245040569 | \$ 653.29 \$ 2,656.51 |
| TOTAL | | | \$ 3,348.80 |

Venessa Ripoll

Secretary/Assistant Secretary



Chairperson


**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 160

9/8/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|--------------|--|-------------------|---------------------|
| 1 | Advanced Security Specialist & Consulting Security Services: August 2022 | V0082022 | \$ 7,611.00 |
| 2 | Comcast Business (paid online) 6713 SANDLE DR; 09/11/22-10/10/22 | Acct: 2518167 | \$ 123.40 |
| 3 | FastSigns Community Reader Board - 50% Deposit | 2215-6790 | \$ 2,280.81 |
| 4 | PFM Group Consulting, LLC FedEx: August 2022 | OE-EXP-09-2022-34 | \$ 28.00 |
| 5 | Yellowstone Landscape Landscape Maintenance: August 2022 | JAX 425669 | \$ 3,615.75 |
| TOTAL | | | \$ 13,658.96 |

Venessa Ripoll
Secretary/Assistant Secretary


Chairperson

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 161

9/15/2022

| Item No. | Payee | Invoice # | FY22 General Fund |
|----------|---|----------------|-------------------|
| 1 | Egis Insurance Advisors FY 2023 Insurance | 16719 | \$ 12,490.00 |
| 2 | KE Law Group General Counsel Through 08/31/22 | 3959 | \$ 6,271.13 |
| 3 | PFM Group Consulting, LLC District Management Fee: September 2022 | DM-09-2022-047 | \$ 2,083.37 |
| 4 | VGlobalTech Monthly Website Fee: September 2022 | 4265 | \$ 110.00 |

TOTAL \$ 20,954.50



Secretary/Assistant Secretary

Chairperson

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Christmas Decorations

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Rick Arsenault Pool Repairs
Review

Villages of Westport CDD
 c/o District Manager
 12051 Corporate Boulevard
 Orlando, FL 32817

Estimate

| | |
|------------|--------------|
| DATE | ESTIMATE NO. |
| 10/13/2022 | VOWORP1022 |

| DESCRIPTION | QTY | COST | TOTAL |
|--|-----|----------|------------|
| The Department of Health is requiring a functional ORP/pH Controller be installed on the Spa. Please let me know if we can perform this service for you. | | | |
| CAT CONTROLLERS CAT2000 Automated ORP/pH Controller | 1 | 3,600.95 | 3,600.95 |
| Repair & Installation Labor | 1 | 300.00 | 300.00 |
| Please beware: There is a minimum three week lead time for the ORP Controller. Due to Covid related supply chain interruptions availability and pricing of these necessary items are subject to change without notice. | | | |
| TOTAL | | | \$3,900.95 |

SIGNATURE _____

STATE CERTIFIED CPC 043148

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Southern Breeze Outdoor
Furnishings Pool Furniture

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion & Review of Security Systems and
Services Proposals

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Acumen Security Services

Greetings Alice,

We here at Acumen Security Services is grateful for your interest in our company. It would be our pleasure to provide you services for your site. I have enclosed the written proposal for services and company references.

I truly look forward to building a strong relationship with you and your company. If there's anything further, you require please feel free to contact me directly at any time.

Site Location:
Villages Of West Port CDD
6702 sandle Dr Jacksonville fl 32219

Cost of Service
Description of Fixed Price Services:

Acumen Security Services shall provide all management, training (including OJT), supervision, manpower, material, supplies, and equipment (except as otherwise noted), and shall plan, schedule, coordinate, and assure effective performance of all services described herein. All of the following rates include Federal and State taxes, unemployment, workers compensation and liability insurances, overtime, training, turnover costs, recruiting, criminal records checks, drug testing, uniforms (full uniform for security officers), personnel costs, as well as all other management and supervisory costs.

Bid for Basic Services:

Security Guard Service per man hours per week: \$24.00 for Unarmed Security Officer/\$28.00 for Armed Security Officer

Holiday [[1] rate per hour: \$36.00 for Unarmed Security Officer/\$42.00 for Armed Security Officer

Emergency rate per hour: \$24.00 for Unarmed Security Officer/\$28.00 for Armed Security Officer

Acumen Marked Patrol Vehicle: \$175.00 per week plus fuel reimbursement.

Weekly Total:

Total hours of work performed times rate for selected Security Officer services and weekly pricing of the patrol vehicle.

Billing for Basic Services:

Invoices will be submitted weekly upon services being rendered and payment is anticipated weekly in receipt of invoice via Credit Card or ACH and wire bank to bank Transfer. Unless approved through factoring program for net 20 payments. Any invoices hereby paid 5 days late after the submitted due date of the invoice is subject to a 5% late fee and termination of services.

[1] Holidays recognized by Acumen Security Services are Christmas Eve, Christmas Day, New Year's Day, President's Day, Martin Luther King Jr. Day, Easter, Memorial Day, Independence Day, Labor Day and Thanksgiving Day.

Thanks kindly.
Eugene Smith
Operations Manager
Acumen Security Services
(904) 732-0278
Lic# B2800281

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

**NICOLE "NIKKI" FRIED
COMMISSIONER**

DIVISION OF LICENSING

11/19/20
DATE ISSUED

01/22/24
DATE OF EXPIRATION

B 2800281
LICENSE NUMBER

ACUMEN SECURITY SERVICES

841 PRUDENTIAL DR
12TH FLOOR
JACKSONVILLE, FL 32207

SMITH, EUGENE J, OWNER

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



Nicole Fried

**NICOLE "NIKKI" FRIED
COMMISSIONER**

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Allied Universal Security Guard Services



September 19, 2022

Alice Sanford
Board Member
Villages Of Westport
12546 Dewhurst Circle
Jacksonville, FL 32218

Dear Captain Sanford,

Thank you for inviting Allied Universal® Security Services to participate in your search for a security provider. As your trusted partner, we will deliver a tailored, customer service, and safety focused program to Villages of Westport, your residents, employees, and visitors.

With Allied Universal® on your team, you'll benefit from expertise developed from the security programs of hundreds of residential communities across North America. Our experience with homeowner associations, country clubs, gated communities, condominiums, and apartment complexes has produced best practices and the seamless delivery of customized security programs with a scope of work similar to yours.

Our School of Residential Community Security was created to meet your industry's specific requirements. During pre-assignment, on the job, and ongoing training, Allied Universal® security professionals learn about more than 100 industry topics including residential community security, fire safety, evacuations, search techniques, terrorism awareness, and concierge services through our award-winning training modules.

An evolving security program is enhanced through our involvement in and national partnership with CAI, as we identify trends, best practices, and implement proactive solutions. You'll have the advantage of focusing on your core business, knowing that your customer service needs and any emerging threats are being addressed. Together, Allied Universal® and Villages of Westport can develop a safety and security culture that supports your brand!

Sincerely,

Eloise Frangias
Business Development Analyst - Southeast Region



A Security Team Trained For Your Environment A Security Program for Villages Of Westport

September 19, 2022

Presented to:
Alice Sanford
Board Member
Villages Of Westport

Presented by:
Eloise Frangias
Business Development Analyst - Southeast
Region
Allied Universal® Security Services

A Customized Security Program for Villages of Westport

Allied Universal® has provided customized security solutions to meet the specific needs of clients large and small since 1957. We're committed to working with you to understand your industry and goals in order to create a security solution tailored to your unique requirements, and managed by a team of professionals who can provide peace of mind and allow you to focus on your core business. When you partner with Allied Universal®, carefully screened and trained security professionals who are sensitive to your unique business environment, coupled with leading edge technology, will provide the safety and security you require.



Engaged security professionals will enhance your brand and will be led by experienced, local managers. Real-time security technology solutions will increase operational efficiencies and validate the effectiveness of your program. This integrated combination of people plus technology allows you to focus on what matters to you with the confidence that you have a true security partner that is there for you every day.

Selecting Employees for Your Unique Environment

When security professionals are well matched to the requirements of their post, they'll be better engaged in their day-to-day responsibilities, provide better service for you, and stay in their position longer. Allied Universal® is dedicated to hiring, developing, and retaining top-quality security professionals who will be the best fit for your culture, understand your needs, and demonstrate ownership for your security success.

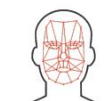
Our breadth of recruiting resources and reputation as a great place to work contribute to the more than 850,000 candidates in our hiring pipeline. Proven processes and a robust applicant pool ensure our security professionals are the right fit and have the right skills for your community. Allied



Text

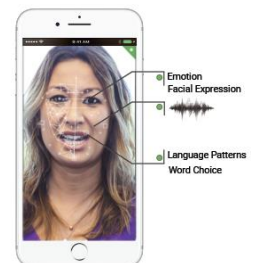


Audio



Video

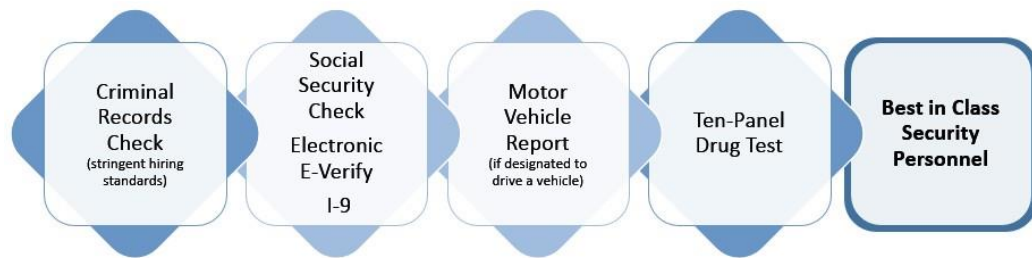
25,000 Question Test in a 15 Minute Video Interview



Universal® carefully tailors job descriptions to fit your needs and uses AU HireSmart™, our Artificial Intelligence (AI)-powered recruiting solution, to engage candidates and match their qualifications, interests, and preferences to the job most suited to their skills and personality.

Our application process doesn't stop at introductory screening. Initial interviews with candidates, scheduled quickly and automatically with HireSmart™, provide an opportunity to evaluate demeanor, attitude, and communications skills. Qualified candidates formally interview with our branch recruiters and hiring managers.

Stringent background screening is also an essential component in selecting high-caliber employees for Villages of Westport, and includes:



Benefits for Security Professionals at Villages of Westport

Allied Universal[®] is committed to doing what is in the best interest of our clients and that starts with treating our employees well. We know that benefits are extremely important to our employees, and that they prefer to have a variety of options. Employees who are offered benefits and fair compensation have peace of mind and a clearer focus on their daily job responsibilities, which translates into higher employee engagement, as well as greater satisfaction and productivity, which are critical to the success of your security program.

Some of the benefits available to security professionals include:

- Medical Insurance coverage
- Dental and vision coverage
- 401(k) retirement plans
- Anniversary bonus program
- Disability and life insurance
- Tuition discounts
- Uniforms at no cost
- Travel and retail discount programs

Customized Training for Your Security Program

Well-trained security professionals not only enhance safety, mitigate risk, and maximize security for the people and assets at your site, but they also ultimately provide a higher return on your investment. Allied Universal[®] security professionals undergo extensive and regular training, and become fully immersed in your business, procedures, and company culture.

To ensure that security professionals at Villages Of Westport have the knowledge and skills to serve you and to grow in their careers, training is not just provided but tested for retention and tracked to record completion.

Local Management with National and International Support

Local managers are empowered decision makers who know your site, understand your security needs, and are motivated and well compensated. At the local level, your account manager is directly involved in the process of hiring, training, performance evaluation, and employee development. A team of human resource, training, and recruiting specialists actively supports each manager.

Our national and international support teams are in place to lend guidance, training, and other resources to local security professionals and managers. These specialists maintain excellent relationships with local team, and proactively implement programs and procedures to ensure quality service. The combination of local responsiveness and national and international support resources is what sets us apart from every other security services company.

Keeping Your Property, People, and Assets Safe and Secure

With the right security partner, you will have peace of mind knowing that daily safety challenges are managed and a prepared team is in place to respond to emergencies. Our strong safety culture promotes safety-conscious behaviors and leads to a safer work environment for everyone.

- **Ensuring Safety Daily:** Security professionals are immersed in our Safety Program, and are fully trained to take proactive safety measures; report incidents; and seek out opportunities to help make your location safer. This leads to fewer accidents, less time lost from work due to injury, and fewer interruptions for you.
- **Emergency Preparedness:** Allied Universal® will work with Villages of Westport's emergency plans and implement them to ensure everyone on site is prepared.
- **Emergency Response:** We have the resources to quickly respond to emergencies and fill additional staffing needs with high quality, well-trained personnel, giving you peace of mind knowing that Allied Universal® has formal processes and depth of personnel to respond for you.

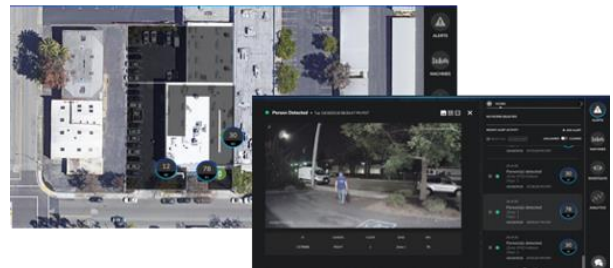


Leading-Edge Technology

Our digital business strategy drives efficiency, communication, collaboration, and effectiveness for Villages of Westport. The result is streamlined and accurate business processes, greater transparency, and increased value. We are committed to meeting the needs of Villages of Westport through innovative solutions.



- Real-time transparency into the location and activities of each security professional through HELIAUS®, our proprietary electronic monitoring and reporting system.
- Cost-effective and proactive, end-to-end video surveillance solution—from the camera to the Central Command Center—through our Monitoring and Response Center (MRC). Using an unprecedented combination of technologies, analytics and real-time, event-based monitoring by experienced Security Intervention Specialists, the MRC provides customized solutions that are scalable, reliable, and unmatched.
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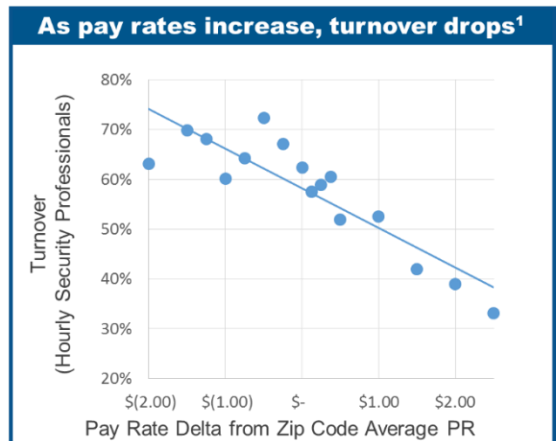


Pricing

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| Vehicle | | | | | \$10,200.00 |
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| A fuel card will be assigned to the vehicle and you will billed back based on actual consumption | | | | | |
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Allied Universal® will invoice Villages of Westport on a weekly basis for all scheduled services for the preceding weekly period (starting on Friday and ending the following Thursday) based upon the rates listed above. All invoices are due net 10 days.

Rate Increases

Billing rates will increase annually by 3% or by the percentage increase in certain agreed upon costs incurred by Allied Universal®, whichever is greater. Our rates during the term will be subject to adjustment to reflect any increases in our costs related to medical, welfare and other benefits and related costs, which may include, without limitations, costs incurred by Allied Universal® pursuant to applicable federal, state and/or local law, including without limitation Health Care Reform Legislation Costs.

NOTE: Allied Universal® reserves the right to change, amend or terminate the benefits programs and its options at any time.



September 19, 2022

Alice Sanford
Board Member
Villages Of Westport
12546 Dewhurst Circle
Jacksonville, FL 32218

Dear Captain Sanford,

Thank you for inviting Allied Universal® Security Services to participate in your search for a security provider. As your trusted partner, we will deliver a tailored, customer service, and safety focused program to Villages of Westport, your residents, employees, and visitors.

With Allied Universal® on your team, you'll benefit from expertise developed from the security programs of hundreds of residential communities across North America. Our experience with homeowner associations, country clubs, gated communities, condominiums, and apartment complexes has produced best practices and the seamless delivery of customized security programs with a scope of work similar to yours.

Our School of Residential Community Security was created to meet your industry's specific requirements. During pre-assignment, on the job, and ongoing training, Allied Universal® security professionals learn about more than 100 industry topics including residential community security, fire safety, evacuations, search techniques, terrorism awareness, and concierge services through our award-winning training modules.

An evolving security program is enhanced through our involvement in and national partnership with CAI, as we identify trends, best practices, and implement proactive solutions. You'll have the advantage of focusing on your core business, knowing that your customer service needs and any emerging threats are being addressed. Together, Allied Universal® and Villages of Westport can develop a safety and security culture that supports your brand!

Sincerely,

Eloise Frangias
Business Development Analyst - Southeast Region



A Security Team Trained For Your Environment A Security Program for Villages Of Westport

September 19, 2022

Presented to:
Alice Sanford
Board Member
Villages Of Westport

Presented by:
Eloise Frangias
Business Development Analyst - Southeast
Region
Allied Universal® Security Services

A Customized Security Program for Villages of Westport

Allied Universal® has provided customized security solutions to meet the specific needs of clients large and small since 1957. We're committed to working with you to understand your industry and goals in order to create a security solution tailored to your unique requirements, and managed by a team of professionals who can provide peace of mind and allow you to focus on your core business. When you partner with Allied Universal®, carefully screened and trained security professionals who are sensitive to your unique business environment, coupled with leading edge technology, will provide the safety and security you require.



Engaged security professionals will enhance your brand and will be led by experienced, local managers. Real-time security technology solutions will increase operational efficiencies and validate the effectiveness of your program. This integrated combination of people plus technology allows you to focus on what matters to you with the confidence that you have a true security partner that is there for you every day.

Selecting Employees for Your Unique Environment

When security professionals are well matched to the requirements of their post, they'll be better engaged in their day-to-day responsibilities, provide better service for you, and stay in their position longer. Allied Universal® is dedicated to hiring, developing, and retaining top-quality security professionals who will be the best fit for your culture, understand your needs, and demonstrate ownership for your security success.

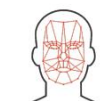
Our breadth of recruiting resources and reputation as a great place to work contribute to the more than 850,000 candidates in our hiring pipeline. Proven processes and a robust applicant pool ensure our security professionals are the right fit and have the right skills for your community. Allied



Text

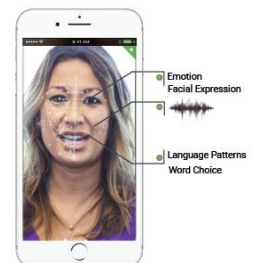


Audio



Video

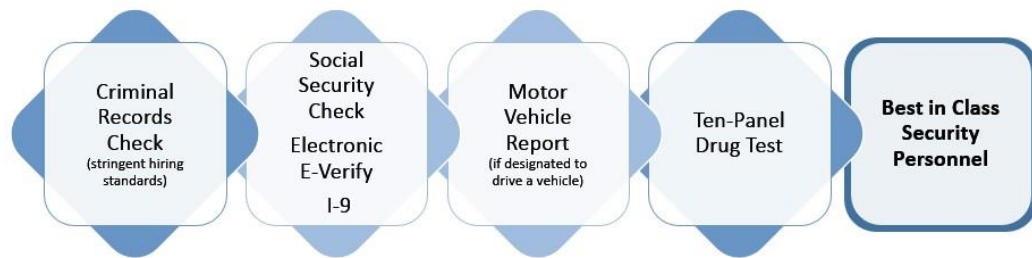
25,000 Question Test in a 15 Minute Video Interview



Universal® carefully tailors job descriptions to fit your needs and uses AU HireSmart™, our Artificial Intelligence (AI)-powered recruiting solution, to engage candidates and match their qualifications, interests, and preferences to the job most suited to their skills and personality.

Our application process doesn't stop at introductory screening. Initial interviews with candidates, scheduled quickly and automatically with HireSmart™, provide an opportunity to evaluate demeanor, attitude, and communications skills. Qualified candidates formally interview with our branch recruiters and hiring managers.

Stringent background screening is also an essential component in selecting high-caliber employees for Villages of Westport, and includes:



Benefits for Security Professionals at Villages of Westport

Allied Universal[®] is committed to doing what is in the best interest of our clients and that starts with treating our employees well. We know that benefits are extremely important to our employees, and that they prefer to have a variety of options. Employees who are offered benefits and fair compensation have peace of mind and a clearer focus on their daily job responsibilities, which translates into higher employee engagement, as well as greater satisfaction and productivity, which are critical to the success of your security program.

Some of the benefits available to security professionals include:

- Medical Insurance coverage
- Dental and vision coverage
- 401(k) retirement plans
- Anniversary bonus program
- Disability and life insurance
- Tuition discounts
- Uniforms at no cost
- Travel and retail discount programs

Customized Training for Your Security Program

Well-trained security professionals not only enhance safety, mitigate risk, and maximize security for the people and assets at your site, but they also ultimately provide a higher return on your investment. Allied Universal[®] security professionals undergo extensive and regular training, and become fully immersed in your business, procedures, and company culture.

To ensure that security professionals at Villages Of Westport have the knowledge and skills to serve you and to grow in their careers, training is not just provided but tested for retention and tracked to record completion.

Local Management with National and International Support

Local managers are empowered decision makers who know your site, understand your security needs, and are motivated and well compensated. At the local level, your account manager is directly involved in the process of hiring, training, performance evaluation, and employee development. A team of human resource, training, and recruiting specialists actively supports each manager.

Our national and international support teams are in place to lend guidance, training, and other resources to local security professionals and managers. These specialists maintain excellent relationships with local team, and proactively implement programs and procedures to ensure quality service. The combination of local responsiveness and national and international support resources is what sets us apart from every other security services company.

Keeping Your Property, People, and Assets Safe and Secure

With the right security partner, you will have peace of mind knowing that daily safety challenges are managed and a prepared team is in place to respond to emergencies. Our strong safety culture promotes safety-conscious behaviors and leads to a safer work environment for everyone.

- **Ensuring Safety Daily:** Security professionals are immersed in our Safety Program, and are fully trained to take proactive safety measures; report incidents; and seek out opportunities to help make your location safer. This leads to fewer accidents, less time lost from work due to injury, and fewer interruptions for you.
- **Emergency Preparedness:** Allied Universal® will work with Villages of Westport's emergency plans and implement them to ensure everyone on site is prepared.
- **Emergency Response:** We have the resources to quickly respond to emergencies and fill additional staffing needs with high quality, well-trained personnel, giving you peace of mind knowing that Allied Universal® has formal processes and depth of personnel to respond for you.



Leading-Edge Technology

Our digital business strategy drives efficiency, communication, collaboration, and effectiveness for Villages of Westport. The result is streamlined and accurate business processes, greater transparency, and increased value. We are committed to meeting the needs of Villages of Westport through innovative solutions.



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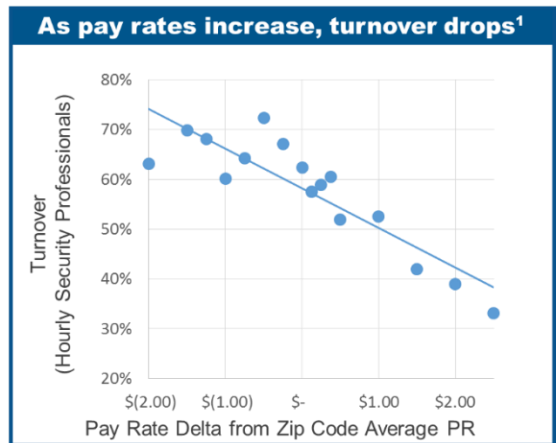


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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2021

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).

| PRODUCER MARSH USA INC 1717 Arch Street Philadelphia, PA 19103 Attn: Philadelphia.certs@marsh.com / Fax: (212) 948-0360 CN118025105-ALL-STAND-22-23 | CONTACT NAME: Marsh U.S. Operations PHONE (A/C, No, Ext): 866-966-4664 E-MAIL ADDRESS: Philadelphia.Certs@marsh.com FAX (A/C, No): | | | | | | | | | | | | | |
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| | <table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER B : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER C : XL Insurance America</td> <td>24554</td> </tr> <tr> <td>INSURER D : National Fire & Marine Insurance Company</td> <td>20079</td> </tr> <tr> <td>INSURER E : N/A</td> <td>N/A</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A : Indian Harbor Insurance Company | 36940 | INSURER B : Greenwich Insurance Company | 22322 | INSURER C : XL Insurance America | 24554 | INSURER D : National Fire & Marine Insurance Company | 20079 | INSURER E : N/A | N/A | INSURER F : |
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| INSURER F : | | | | | | | | | | | | | | |
| INSURED Allied Universal Topco, LLC (See Attached for Additional Named Insureds) 161 Washington Street, Suite 600 Conshohocken, PA 19428 | | | | | | | | | | | | | | |

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|------------------|---|---------------------------|
| COVERAGES | CERTIFICATE NUMBER: CLE-006542621-11 | REVISION NUMBER: 4 |
|------------------|---|---------------------------|

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 <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY <input checked="" type="checkbox"/> SIR \$1,750,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER: | | | RES943799402 | 01/01/2022 | 01/01/2023 | EACH OCCURRENCE \$ 30,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 30,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 30,000,000 GENERAL AGGREGATE \$ 40,000,000 PRODUCTS - COMP/OP AGG \$ 40,000,000 |
| B | AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | RAD943781805 | 01/01/2022 | 01/01/2023 | COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| D | <input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | 42XSF10009009 Excess of General Liability, Auto Liability, and Workers' Comp | 01/01/2022 | 01/01/2023 | EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N N | N/A | RWD3001203-06(AOS) RWR300120406(WI) | 01/01/2022 01/01/2022 | 01/01/2023 01/01/2023 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
| A | Professional Liability | | | RES943799402 | 01/01/2022 | 01/01/2023 | Limit 2,000,000 SIR 1,750,000 |

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

Re: 3175 Lenox Park Blvd, Memphis, TN 38115 for legal request.
Universal Protection Service, LLC d/b/a Allied Universal is/are included as additional insured where required by written contract with respect to General Liability and Auto Liability. Liability coverage shall be primary and non-contributory where required by written contract. Waiver of subrogation is applicable where required by written contract.

| | |
|--|---|
| CERTIFICATE HOLDER Universal Protection Service, LLC d/b/a Allied Universal 161 Washington Street, Suite 600 Conshohocken, PA 19428 | CANCELLATION 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 <i>Marsh USA Inc.</i> |
|--|---|

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ADDITIONAL REMARKS SCHEDULE

| | | | |
|--------------------------------|------------------|---|--|
| AGENCY MARSH USA INC | | NAMED INSURED Allied Universal Topco, LLC (See Attached for Additional Named Insureds) 161 Washington Street, Suite 600 Conshohocken, PA 19428 | |
| POLICY NUMBER | | EFFECTIVE DATE: | |
| CARRIER | NAIC CODE | | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Excess Workers' Compensation
 Policy No.: RWE943548206
 Insurer: XL Specialty Insurance Company
 Effective Dates: 09/15/2021 - 09/15/2022
 Limit:
 Employers Liability Each Accident: \$1,000,000
 Employers Liability Disease-Policy Limit: \$1,000,000
 Employers Liability Disease-Each Employee: \$1,000,000
 SIR: \$1,000,000

Crime
 Policy No.: 01-602-29-33
 Insurer: National Union Fire Insurance Co.
 Effective Dates: 09/15/2021 - 09/15/2022
 Limit:
 Employee Theft or Dishonesty: \$2,000,000
 Clients' Property: \$2,000,000
 Deductible: \$1,000,000

Contractors Pollution Liability
 Policy No.: CPO13303734
 Insurer: Commerce and Industry Insurance Company
 Effective Dates: 11/01/2021 - 11/01/2022
 Limit: \$5,000,000
 Deductible: \$250,000

The General Liability and Professional Liability policies evidenced above share in the limits shown. The limits do not apply separately to the individual coverages

Named Insured:

Allied Universal Topco LLC

Additional Named Insured:

Adesta LLC
Advent Systems, LLC
Advent Systems, LLC, dba Allied Universal
Technology Services
Allied Security Holdings LLC
Allied Universal Compliance and Investigations,
Inc.
Allied Universal Compliance and Investigations,
Inc., fka G4S Compliance & Investigations, Inc.
Allied Universal Executive Protection and
Intelligence Services, Inc.
Allied Universal Finance Corporation
Allied Universal Holdco LLC
Allied Universal Risk Advisory and Consulting
Services, Inc.
Allied Universal Sideco, LLC
AlliedBarton (NC) LLC
AlliedBarton (NC) LLC, dba Allied Universal
Security Services
AlliedBarton Security Services LLC
AlliedBarton Security Services LLC, dba Allied
Universal Security Services
AMAG Technologies, Inc.
American Security Programs, Inc.
Central Defense Services, LLC
ERMC LLC
ERMC of America, LLC
FJC Security Services, Inc.
FJC Security Services, Inc., dba Allied Universal
Security Services
G4S Holding One LLC
G4S Retail Solutions (Canada) Inc.
G4S Retail Solutions (USA) Inc.
G4S Secure Integration LLC
G4S Secure Integration LLC dba Allied
Universal Technology Services
G4S Secure Solutions International Inc.
G4S Secure Solutions (USA) Inc.
G4S Secure Solutions (USA) Inc., dba Allied
Universal
G4S Technology Software Solutions LLC
Intelligent Access Systems of North Carolina,
LLC
Intelligent Access Systems of North Carolina,
LLC, dba Allied Universal Technology Services
Intelligent Access Systems of North Carolina,
LLC, dba Securadyne Systems Mid-Atlantic
Michael Stapleton Associates, Ltd.

Michael Stapleton Associates, Ltd., dba MSA
Security
Millard Mall Services Holdco LLC
MSA Investigations, Inc.
MSA Security, Inc.
MSA Security Canada Limited
MSA Security Limited
NAKI Cleaning Services, LLC
Peplemark, Inc.
RONCO Consulting Corporation
SecurAmerica, LLC
Securadyne Systems Intermediate LLC
Securadyne Systems Intermediate LLC, dba
Allied Universal Technology Services
Securadyne Systems Texas LLC
Securadyne Systems Texas LLC, dba Allied
Universal Technology Services
SFI Electronics, LLC
SFI Electronics, LLC, dba Allied Universal
Security Systems
SFI Electronics, LLC, dba Allied Universal
Technology Services
SFI Electronics, LLC, dba Universal Protection
Security Systems
SOS Security LLC
SOS Security LLC, dba Allied Universal Risk
Advisory and Consulting Services
SOS Security LLC, dba Allied Universal Security
Services
Spectaguard Acquisition LLC
Staff Pro Inc.
Staff Pro Inc., dba Allied Universal Event
Services
Titania Insurance Co. of America
TMG Facilities Management, LLC
U.S. Security Associates Holding Corp.
Universal Building Maintenance, LLC
Universal Building Maintenance, LLC, dba Allied
Universal Janitorial Services
Universal Building Maintenance, LLC, dba Allied
Universal Landscaping Services
Universal Protection GP, Inc.
Universal Protection Security Systems, LP
Universal Protection Security Systems, LP, dba
Allied Universal Security Systems
Universal Protection Security Systems, LP, dba
Allied Universal Technology Services
Universal Protection Service of Canada
Corporation
Universal Protection Service of Canada
Corporation, dba Allied Universal Security
Services of Canada

Universal Protection Service of Canada
Corporation, dba Allied Universal Technology
Services
Universal Protection Service of Seattle, LLC
Universal Protection Service of Seattle, LLC,
dba Allied Universal Security Services
Universal Protection Service, LLC
Universal Protection Service, LLC, dba Allied
Universal Risk Advisory and Consulting Services
Universal Protection Service, LLC, dba Allied
Universal Security Services
Universal Protection Service, LLC, dba Allied
Universal Security Services, LLC
Universal Protection Service, LP
Universal Protection Service, LP, dba Allied
Universal Risk Advisory and Consulting Services
Universal Protection Service, LP, dba Allied
Universal Security Services
Universal Protection Service, LP, dba Allied
Universal Security Services, LP
Universal Services of America, LP
Universal Services of America, LP, dba Allied
Universal
Universal Thrive Technologies, LLC
Universal Thrive Technologies, LLC, dba Allied
Universal Monitoring and Response Center
Universal Thrive Technologies, LLC, dba Allied
Universal Technology Services
Universal Thrive Technologies, LLC, dba Thrive
Intelligence
USAGM Acquisition, LLC

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

- BUSINESS AUTO COVERAGE FORM
- MOTOR CARRIER COVERAGE FORM
- AUTO DEALERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

Schedule

| Additional Insured(s) | Work |
|---|----------------|
| Any person or organization you have agreed to include as an additional insured under written contract, provided such contract was executed prior to the date of loss. | All Operations |

COVERED AUTOS LIABILITY COVERAGE, Who Is An Insured, is amended to include as an "insured" the person or organization listed in the Schedule above, but only with respect to liability for "bodily injury" or "property damage" otherwise covered under this policy caused, in whole or in part, by the negligent acts or omissions of:

1. You, while using a covered "auto"; or
2. Any other person, except the additional insured or any employee or agent of the additional insured, operating a covered "auto" with your permission;

in the performance of your work as described in the Schedule above.

In no event shall any person or organization listed in the Schedule become an "insured" pursuant to this Endorsement if such person or organization is solely negligent.

IT IS FURTHER AGREED THAT IN NO EVENT SHALL ANY CONTRACT OR AGREEMENT ALTER THE CONDITIONS, COVERAGES OR EXCLUSIONS SET FORTH IN THIS POLICY.

All other terms and conditions of this policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

| |
|--|
| Named Insured: ALLIED UNIVERSAL TOPCO, LLC |
| Endorsement Effective Date: January 1, 2022 |

SCHEDULE

| |
|--|
| Name(s) Of Person(s) Or Organization(s): Any person or organization where waiver of our right to recover is required by written contract with such person or organization provided such contract was executed prior to the date of loss. |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

ENDORSEMENT #050

This endorsement, effective 12:01 AM 01/01/2022

Forms part of policy number: RES943799402

Issued to: ALLIED UNIVERSAL TOPCO, LLC

By: INDIAN HARBOR INSURANCE COMPANY

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided by the following:

EXCESS GENERAL LIABILITY POLICY

A. SECTION II - Who Is an Insured is amended to include as an additional insured a person(s) or organization(s) who is required to be added by written contract or written agreement which does not require that a specific form number be used.

B. The insurance provided to additional insureds applies only to "bodily injury", "property damage", "professional liability" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf

In the performance of your ongoing operations for the additional insured; or "your work" performed for that

additional insured and included in the "products-completed operations hazard"

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

C. With respect to the insurance afforded to these additional insureds, the following is added to

Section III – Limits of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay

on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less. This endorsement shall not increase the applicable Limits of Insurance e shown in the Declarations.

D. The additional insured must see to it that:

1. We are notified as soon as practicable of an “occurrence” or offense that may result in a claim.
2. We receive written notice of a claim or “suit” as soon as practicable; and
3. A request for defense and indemnity of the claim or “suit” will promptly be brought against any policy issued by another insurer under which the additional insured also has rights an insured or additional insured.

E. This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

All other terms and conditions remain as written.

ENDORSEMENT #24

This endorsement, effective 12:01 AM 01/01/2022

Forms part of policy number: RES943799402

Issued to: ALLIED UNIVERSAL TOPCO, LLC

By: INDIAN HARBOR INSURANCE COMPANY

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY POLICY

SCHEDULE

Name of person or Organization:

Where required by written contract.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement)

The TRANSFER OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – CONDITIONS) is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products-completed operations hazard.” This waived applies only to the person or organization shown in the Schedule above.

All other terms and conditions remain as written.

MANUS

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Any person or organization where waiver of our right to recover is required by written contract with such person or organization provided such contract was executed prior to the date of loss.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective
Insured
Allied Universal Topco, LLC
Insurance Company
XL Insurance America, Inc.

Policy No.
RWD3001203-06

Endorsement No.
Premium Included

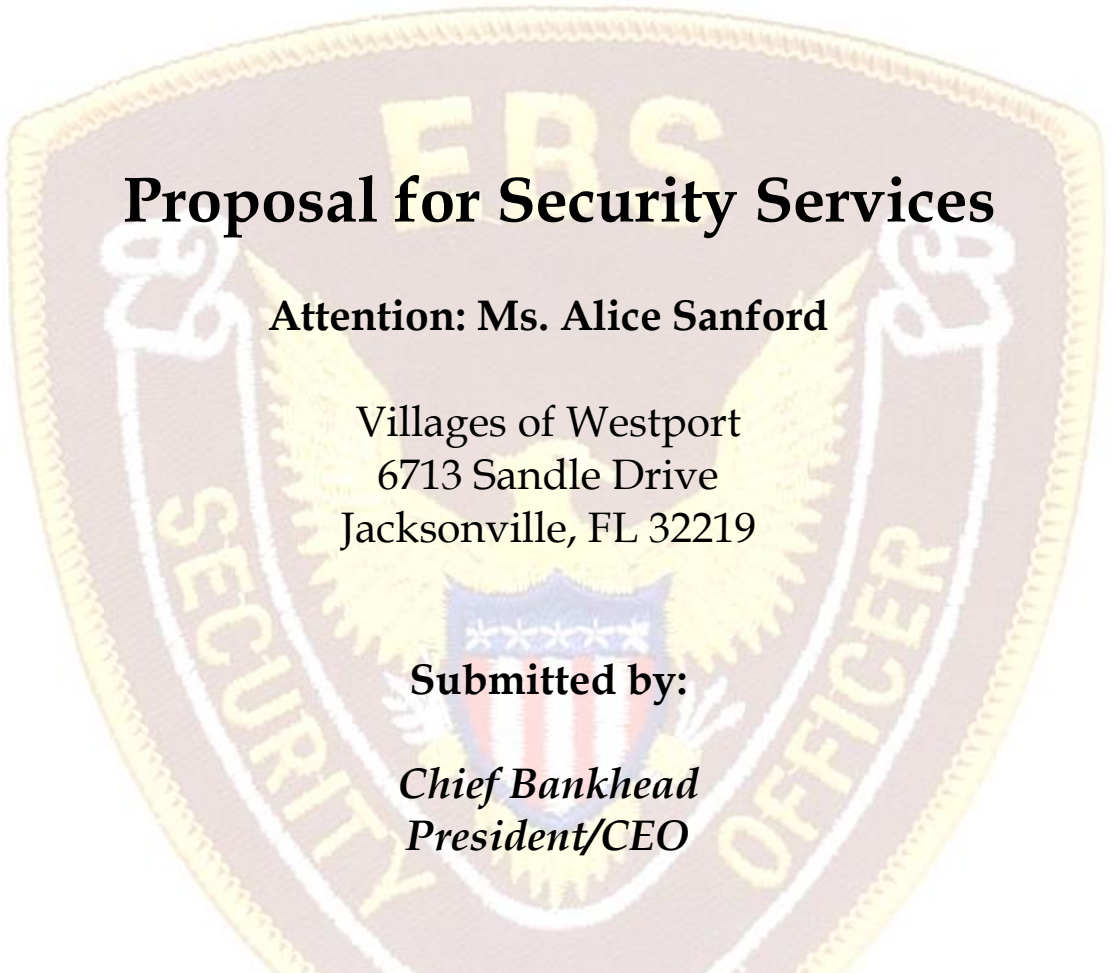
Countersigned by _____

WC 00 03 13
(Ed. 4-84)

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

EBS Security Inc.

EBS SECURITY INC.
220 East Forsyth Street, Suite C
Jacksonville, Florida 32202



Proposal for Security Services

Attention: Ms. Alice Sanford

Villages of Westport
6713 Sandle Drive
Jacksonville, FL 32219

Submitted by:

*Chief Bankhead
President/CEO*

This document serves as a proposal for services. This proposal is based upon information obtained from a representative from your establishment/organization. This is not an actual contract for services this is a proposed price for security services from information gathered. After your review, please contact our office for additional questions/concerns or if you would like to proceed with services.

Overview of EBS's firm's and staff qualifications

Statement of Work

Since 2002, EBS Security Inc. has provided quality Security Officer Services. EBS Security Inc. is a privately-owned firm based out of Jacksonville, Florida.

Qualifications:

1. Combined we have over 100 years of Security experience.
2. Highly trained Officers.
3. Armed and Unarmed Security Officers.
4. We respect our clients and our record speaks for itself.

Executive Summary

Printella Bankhead, owner of EBS Security Inc., has a Criminal Justice Degree, Business Certificate, City Minority Certification, D-License, G-License, W-License, Agency License, CPR-1st Aid and over 30 years of various trainings and certificates. EBS Security Inc. is a member of the Jacksonville Chamber of Commerce, Small Emerging Business Association, The Better Business Bureau, as well as certified with the City of Jacksonville Minority Business Association. Our Officers include former Military and Law Enforcement Officers. We believe our high-quality training gives us the edge in providing quality security services.

Personnel Qualification Requirements

All Security Officers are given the company's rules, regulations, policies, and procedures. All Officers are always expected to be professional and abide by the Federal, State and Local Laws regarding Security Officers. All Officers undergo criminal background checks, are screened, and have satisfactory reference checks on file before employment.

General Requirements

In addition to the above-listed qualifications, all officers assigned to a contract account will comply with the following requirements prior to assignment.

- Have passed all State Security requirements.
- Have passed a physical examination and have a valid State driver's license.
- Be a U S citizen or an alien who has been lawfully admitted for permanent residence and is able to read, write, and speak the English language.
- Be able to accept and respond to instructions and directions as well as prepare clear and concise reports.

- Have a D License &/or G License certified by the state of Florida.
- Always have a neat and professional appearance.
- Be friendly and courteous always to all employees and guests.
- Be properly trained and qualified to perform the assigned tasks.

Pricing Proposal

Our proposed costs are presented in an easy-to-read format, so you know exactly where your security dollars are being spent.

- We can provide professional security services for the prices listed below. Let us know if you would like us to visit your location for a security evaluation and/or consultation. daily report logs and two-way radios are an option as well.

One-Armed Security Officer with a marked vehicle for crime deterrence and vigilance at the rate of \$30.00 per minimum of (4) hour shifts

Pricing includes the following duties for the officer:

- Ensure the safety of residents & visitors
- Crime deterrence and vigilance
- Foot patrol & mobile
- General security
- Scope of work outlined by Villages of Westport CDD

Our rates are negotiable. Please remember to send over your tax-exempt certificate.

Please note: The above-captioned pricing proposal is our indication for security services based on the information received as of October 8, 2022. Pricing is subject to change should there be any modifications to the scope of work and/or contract provisions. Our pricing proposal is valid 30 days from today's date.

Kindly check out our advertisement on www.ebssecurity.com



**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Envera Systems

Re: AVS Camera Proposal

From: Eddie Coalwell (ecoalwell@enverasystems.com)

To: academyofdreams@yahoo.com

Date: Thursday, September 22, 2022 at 04:49 PM EDT

I'm well. I hope you are also! The pricing is good as is.

Best Regards,
Edward Coalwell

Sent from my iPhone

On Sep 22, 2022, at 2:31 PM, alice sanford <academyofdreams@yahoo.com> wrote:

Good Afternoon,

How are you doing ? I hope all is Well ! Can you please confirm if the attached pricing has changed ?

Thank You,

Alice Sanford

----- Forwarded Message -----

From: Eddie Coalwell <ecoalwell@enverasystems.com>

To: academyofdreams@yahoo.com <academyofdreams@yahoo.com>

Sent: Friday, May 28, 2021 at 12:31:58 PM EDT

Subject: AVS Camera Proposal

Please find attached the proposal for Active Video at your amenity.

Best Regards,

Eddie Coalwell, MBA

Senior Security Consultant

Envera Systems | Next Generation Security.

Cell: (904)420-8464



Quote #: Q-08857-1
 Date: 5/17/2021
 Expires On: 9/30/2021

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 7
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Devestine HOA
 6702 Sandle Dr
 Jacksonville, Florida

| SECURITY CONSULTANT | PHONE | EMAIL |
|---------------------|---------------|-----------------------------|
| Eddie Coalwell | +1 9044208464 | ecoalwell@enverasystems.com |

INSTALLATION INVESTMENT

Amenity - Active Video System

| QTY | PRODUCT | INSTALL INVESTMENT |
|---|-----------------------------|--------------------|
| 1 | NVR iFT 16 IP Channels 10TB | |
| 4 | Outdoor Bullet Camera - 4MP | |
| 1 | Outdoor Dome Camera - 4MP | |
| 1 | Network Horn Speaker | |
| 1 | iBoot Bar | |
| 1 | Battery Backup 800VA | |
| 1 | Fortigate Router (30E) | |
| 1 | Equipment Rack - (Floor) | |
| 2 | 16' Aluminum 4 X 4 Pole | |
| 200 | Trenching & Backfilling | |
| 210 | Conduit | |
| 550 | Wire | |
| Amenity - Active Video System TOTAL: | | \$15,036.27 |

Installation Investment Total: \$15,036.27

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%
Monthly Payment: \$443.87

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Amenity - Active Video System

| QTY | MONTHLY SERVICE | EACH | MONTHLY INVESTMENT |
|---|------------------------------------|----------|--------------------|
| 5 | Actively Monitored Outdoor Cameras | \$85.00 | \$425.00 |
| 1 | Service & Maintenance Plan | \$134.58 | \$134.58 |
| Amenity - Active Video System TOTAL: | | | \$559.58 |

Monthly Investment Total: \$559.58

SERVICE & MAINTENANCE PLAN

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

TERMS & CONDITIONS

- Monthly pricing is based on 250 current homes, with a maximum of 250 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)

- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management



Quote #: Q-08954-1
 Date: 6/8/2021
 Expires On: 9/30/2021

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 7
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Devestine HOA
 6702 Sandle Dr
 Jacksonville, Florida

| SECURITY CONSULTANT | PHONE | EMAIL |
|---------------------|---------------|-----------------------------|
| Eddie Coalwell | +1 9044208464 | ecoalwell@enverasystems.com |

INSTALLATION INVESTMENT

Entrance - Passive Video Surveillance

| QTY | PRODUCT | INSTALL INVESTMENT |
|---|----------------------------------|--------------------|
| 1 | NVR iFT 16 IP Channels 10TB | |
| 2 | Outdoor Bullet Camera - 4MP | |
| 1 | License Plate Camera - 2 MP | |
| 1 | iBoot Bar | |
| 1 | Battery Backup 800VA | |
| 1 | Fortigate Router (30E) | |
| 1 | Outdoor Enclosure Kit - Small SS | |
| 1 | 16' Aluminum 4 X 4 Pole | |
| 1 | Bore Setup | |
| 50 | Bore | |
| 55 | Conduit | |
| 200 | Wire | |
| 1 | 8' Post | |
| 50 | Trenching & Backfilling | |
| Entrance - Passive Video Surveillance TOTAL: | | \$12,929.96 |

Installation Investment Total: \$12,929.96

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%
Monthly Payment: \$381.69

- Finance Options Based on Credit Approval

- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Entrance - Passive Video Surveillance

| QTY | MONTHLY SERVICE | EACH | MONTHLY INVESTMENT |
|---|----------------------------|----------|--------------------|
| 1 | Video Pulls | \$150.00 | \$150.00 |
| 1 | Service & Maintenance Plan | \$134.99 | \$134.99 |
| Entrance - Passive Video Surveillance TOTAL: | | | \$284.99 |

Monthly Investment Total: \$284.99

SERVICE & MAINTENANCE PLAN

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

TERMS & CONDITIONS

- Monthly pricing is based on 250 current homes, with a maximum of 250 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:

- *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- Installation of the equipment will take approximately six weeks to complete and fully test
- Envera's Implementation Team will provide a resident orientation session
- Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Overwatch Security Group

RE: Villages of Westport CDD

From: Overwatch Security Group (info@osginc.us)

To: academyofdreams@yahoo.com

Date: Thursday, September 22, 2022 at 12:01 PM EDT

Good morning!

We will be able to provided armed services for your community. The billing rate will be \$23/hour plus sales tax. On the holidays of New Year's, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas, the billing rate will be \$46/hour and the officers will be paid double time.

If this is approved with your board, we can begin this fairly quickly. Please let me know if you have any questions.

Thanks and have a great day!

Lenny Whetsel

President

Overwatch Security Group, Inc.

2730 U.S. 1 South, Suite G

St. Augustine, FL 32086

Office: 904-770-2745

Cell: 904-263-2531

Fax: 904-770-2746

Florida Licenses A1300022 / B1300018 / DS1300008

Nevada License 2262B



“People may forget what you said, people may forget what you did, but people will never forget how you made them feel.”



Overwatch Security Group

**Professional Security Services
& Training**

**Learn more about our team of
experienced professionals**

About Overwatch Security Group

We are a Veteran-Owned Corporation founded in 2012. Our management team all have a law enforcement and extensive security backgrounds.

Many of our management team members provided protection to those in the Federal Witness Protection Program, were on Special Ops teams and provided security/protection to several high level political figures during the 2012 Republican National Convention in Tampa. We were approved as a Protection & Security vendor for the 2020 Republican National Convention in Jacksonville.

In addition to the mandated certification courses, Overwatch's personnel receive extensive training on our client's specific needs to further enhance the protection we provide.

Overwatch has taken a unique approach to the investigative and security industry. Our approach involves a proactive theory of well-groomed, exceptionally trained, professionals. The quality and level of service we bring to your environment begins long before you see us.

Our management team is available to you around-the-clock for your convenience and have full authority to make supervisory decisions for Overwatch.

Overwatch maintains a philosophy that in order to retain the highest quality professional personnel in the industry, we must compensate them to their qualifications. Our costing structure provides for a well-paid protection professional and a conservative ratio for our clients.

Because we are a training facility, we can select the very best of the best!

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Atlantic Companies

VIDEO SURVEILLANCE SYSTEM CCTV CATEGORY

| | | |
|--------------------------|------------------|----------|
| VILLAGES OF WESTPORT CDD | AMENITIES CENTER | 08-15-22 |
|--------------------------|------------------|----------|

LIC. EF0001226

LIC. LU405163

LIC. EF20000570

| | | |
|---|---|--------------------------------------|
| 1 | NETWORK VIDEO RECORDER (NVR) | MODEL NR161F2 W/ HDD6TB |
| 1 | UNINTERRUPTED POWER SUPPLY (UPS) | MODEL ETR-550 |
| * | CAMERA POWER SUPPLY | MODEL ONBOARD POE |
| 1 | SWITCH | MODEL XGS1005 TYPE 5 PORT |
| 1 | DISPLAY MONITOR | MODEL WBT-24LED TYPE 24 INCH |
| SOCCER FIELD FROM FRONT GABLE | | |
| 1 | CAMERA – TURRET | MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | BRACKET | MODEL WM03DIN WALL MOUNT |
| 1 | INSTALLATION PACKAGE | |
| FRONT GATE FROM COVERED SEATING | | |
| 1 | CAMERA – TURRET | MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| FITNESS ENTRY FROM COVERED SEATING | | |
| 1 | CAMERA – TURRET | MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| PLAYGROUND FROM SOUTH GABLE | | |
| 1 | CAMERA – TURRET | MODEL FT40UZA 2.8-12MM TYPE EXTERIOR |
| 1 | BRACKET | MODEL WM03DIN WALL MOUNT |
| 1 | INSTALLATION PACKAGE | |
| BASKETBALL COURT FROM SOUTH GABLE | | |
| 1 | CAMERA – TURRET | MODEL FT40UZA 2.8-12MM TYPE EXTERIOR |
| 1 | BRACKET | MODEL WM03DIN WALL MOUNT |
| 1 | INSTALLATION PACKAGE | |
| POOL FROM SOUTHWEST CORNER | | |
| 1 | CAMERA – TURRET | MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| * | EACH INSTALLATION PACKAGE INCLUDES CAT6 OR RG59U CABLE INSTALLATION, CAMERA ADJUSTMENT AND PROGRAMMING, PIN CONNECTORS AND MISC. PARTS | |

NVR LOCATION: TO BE DETERMINED

| | |
|------------------------------------|---------------------|
| SUB-TOTAL CCTV INSTALLATION | \$ CONTINUED |
|------------------------------------|---------------------|

VIDEO SURVEILLANCE SYSTEM CCTV CATEGORY

| | | |
|--------------------------|------------------|----------|
| VILLAGES OF WESTPORT CDD | AMENITIES CENTER | 08-15-22 |
|--------------------------|------------------|----------|

LIC. EF0001226

LIC. LU405163

LIC. EF20000570

PARKING FROM NORTH GABLE

- 1 CAMERA – TURRET MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR
- 1 BRACKET MODEL WM03DIN WALL MOUNT
- 1 INSTALLATION PACKAGE

PARKING AREA ROUNDABOUT FROM NORTH GABLE

- 1 CAMERA – TURRET MODEL FT41UA 4MP 2.8MM TYPE EXTERIOR
- 1 BRACKET MODEL WM03DIN WALL MOUNT
- 1 INSTALLATION PACKAGE
- * **EACH INSTALLATION PACKAGE INCLUDES CAT6 OR RG59U CABLE INSTALLATION, CAMERA ADJUSTMENT AND PROGRAMMING, PIN CONNECTORS AND MISC. PARTS**

DESIGN NOTES

- DESIGN IS BASED ON REPLACING EXISTING CAMERAS THAT WERE VISIBLE AT TIME OF WALK THROUGH AND VIA CONVERSATION WITH ALICE SANFORD PRIOR TO WALK THROUGH. ACCESS WITHIN THE GATE AND/OR BUILDING WAS NOT AVAILABLE DUE TO ACCESS CONTROL SYSTEM IN PLACE. IF THERE ARE ADDITIONAL CAMERAS WITHIN THE BUILDING AND/OR NOT VISIBLE FROM OUTSIDE OF PERIMETER GATE THAT ARE NEEDED ON NEW SYSTEM, ADDITIONAL MATERIALS WILL BE NEEDED AT AN ADDITIONAL EXPENSE

- IF HOA HAS TAX EXEMPT STATUS, PLEASE PROVIDE TAX EXEMPTION CERTIFICATE TO HAVE SALES TAX REMOVED FROM PRICE LISTED BELOW

NVR LOCATION: TO BE DETERMINED

| | |
|------------------------------------|--------------------|
| SUB-TOTAL CCTV INSTALLATION | \$ 7,340.00 |
| TAX | \$ 550.50 |
| TOTAL CCTV INSTALLATION | \$ 7,890.50 |

VIDEO SURVEILLANCE SYSTEM CCTV CATEGORY

| | | |
|---------------------------------|-----------------------|-----------------|
| VILLAGES OF WESTPORT CDD | KENISTON ENTRY | 08-15-22 |
|---------------------------------|-----------------------|-----------------|

LIC. EF0001226

LIC. LU405163

LIC. EF20000570

| | | |
|--|----------------------------------|---------------------------------------|
| 1 | NETWORK VIDEO RECORDER (NVR) | MODEL NR040F1 W/ HDD2TB |
| 1 | UNINTERRUPTED POWER SUPPLY (UPS) | MODEL ETR-550 |
| * | CAMERA POWER SUPPLY | MODEL ONBOARD POE |
| 1 | WIRELESS ROUTER | MODEL ARCHER C7 |
| 1 | NEMA ENCLOSURE | MODEL FC16147 |
| ENTRY LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| EXIT LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| <p>* EACH INSTALLATION PACKAGE INCLUDES CAT6 OR RG59U CABLE INSTALLATION, CAMERA ADJUSTMENT AND PROGRAMMING, PIN CONNECTORS AND MISC. PARTS</p> | | |

DESIGN NOTES

- TO ADD LICENSE PLATE RECOGNITION (LPR) CAMERAS TO DESIGN ABOVE, PLEASE ADD \$2,550.00 + TAX PER CAMERA. COVERING BOTH ENTRY AND EXIT LANE WOULD REQUIRE (2) CAMERAS (\$5,100 + TAX). WILL ALSO REQUIRE UPGRADING NVR TO NR080F1 FOR ADVANCED LICENSE PLATE CAPTURE FEATURES (+450.00 + TAX).

- DESIGN ABOVE ASSUMES THE EXISTANCE OF 24 HOUR UNSWITCHED 110V POWER AVAILABLE AT ENTRANCE SIGN. ASSUMING EXISTING ELECTRICAL OUTLET IS UNSWITCHED POWER, IT WOULD NEED TO BE MOVED INTO INCLUDED NEMA ENCLOSURE BY A LICENSED ELECTRICIAN PROVIDED BY THE CLIENT. ELECTRICIANS COSTS ARE NOT INCLUDED IN PRICE LISTED BELOW.

- IF HOA HAS TAX EXEMPT STATUS, PLEASE PROVIDE TAX EXEMPTION CERTIFICATE TO HAVE SALES TAX REMOVED FROM PRICE LISTED BELOW

NVR LOCATION: NEMA ENCLOSURE ON BACK SIDE OF NEIGHBORHOOD SIGN

| | |
|------------------------------------|--------------------|
| SUB-TOTAL CCTV INSTALLATION | \$ 3,785.00 |
| TAX | \$ 283.88 |
| TOTAL CCTV INSTALLATION | \$ 4,068.88 |

VIDEO SURVEILLANCE SYSTEM CCTV CATEGORY

| | | |
|---------------------------------|----------------------|-----------------|
| VILLAGES OF WESTPORT CDD | CRESTON ENTRY | 08-15-22 |
|---------------------------------|----------------------|-----------------|

LIC. EF0001226

LIC. LU405163

LIC. EF20000570

| | | |
|--|----------------------------------|---------------------------------------|
| 1 | NETWORK VIDEO RECORDER (NVR) | MODEL NR040F1 W/ HDD2TB |
| 1 | UNINTERRUPTED POWER SUPPLY (UPS) | MODEL ETR-550 |
| * | CAMERA POWER SUPPLY | MODEL ONBOARD POE |
| 1 | WIRELESS ROUTER | MODEL ARCHER C7 |
| 1 | NEMA ENCLOSURE | MODEL FC16147 |
| ENTRY LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| EXIT LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| <p>* EACH INSTALLATION PACKAGE INCLUDES CAT6 OR RG59U CABLE INSTALLATION, CAMERA ADJUSTMENT AND PROGRAMMING, PIN CONNECTORS AND MISC. PARTS</p> | | |

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| DESIGN NOTES |
| <p>- TO ADD LICENSE PLATE RECOGNITION (LPR) CAMERAS TO DESIGN ABOVE, PLEASE ADD \$2,550.00 + TAX PER CAMERA. COVERING BOTH ENTRY AND EXIT LANE WOULD REQUIRE (2) CAMERAS (\$5,100 + TAX). WILL ALSO REQUIRE UPGRADING NVR TO NR080F1 FOR ADVANCED LICENSE PLATE CAPTURE FEATURES (+450.00 + TAX).</p> <p>- DESIGN ABOVE ASSUMES THE EXISTANCE OF 24 HOUR UNSWITCHED 110V POWER AVAILABLE AT ENTRANCE SIGN. ASSUMING EXISTING ELECTRICAL OUTLET IS UNSWITCHED POWER, IT WOULD NEED TO BE MOVED INTO INCLUDED NEMA ENCLOSURE BY A LICENSED ELECTRICIAN PROVIDED BY THE CLIENT. ELECTRICIANS COSTS ARE NOT INCLUDED IN PRICE LISTED BELOW.</p> <p>- IF HOA HAS TAX EXEMPT STATUS, PLEASE PROVIDE TAX EXEMPTION CERTIFICATE TO HAVE SALES TAX REMOVED FROM PRICE LISTED BELOW</p> |

NVR LOCATION: NEMA ENCLOSURE ON BACK SIDE OF NEIGHBORHOOD SIGN

| | |
|------------------------------------|--------------------|
| SUB-TOTAL CCTV INSTALLATION | \$ 3,785.00 |
| TAX | \$ 283.88 |
| TOTAL CCTV INSTALLATION | \$ 4,068.88 |

VIDEO SURVEILLANCE SYSTEM CCTV CATEGORY

| | | |
|---------------------------------|------------------------|-----------------|
| VILLAGES OF WESTPORT CDD | DEVINSTON ENTRY | 08-15-22 |
|---------------------------------|------------------------|-----------------|

LIC. EF0001226

LIC. LU405163

LIC. EF20000570

| | | |
|--|----------------------------------|---------------------------------------|
| 1 | NETWORK VIDEO RECORDER (NVR) | MODEL NR040F1 W/ HDD2TB |
| 1 | UNINTERRUPTED POWER SUPPLY (UPS) | MODEL ETR-550 |
| * | CAMERA POWER SUPPLY | MODEL ONBOARD POE |
| 1 | WIRELESS ROUTER | MODEL ARCHER C7 |
| 1 | NEMA ENCLOSURE | MODEL FC16147 |
| ENTRY LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| EXIT LANE | | |
| 1 | CAMERA – BULLET | MODEL FB41-UA 4MP 2.8MM TYPE EXTERIOR |
| 1 | INSTALLATION PACKAGE | |
| 10' | FLEX CONDUIT TO NEMA ENCLOSURE | |
| <p>* EACH INSTALLATION PACKAGE INCLUDES CAT6 OR RG59U CABLE INSTALLATION, CAMERA ADJUSTMENT AND PROGRAMMING, PIN CONNECTORS AND MISC. PARTS</p> | | |

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|---|
| DESIGN NOTES |
| <p>- TO ADD LICENSE PLATE RECOGNITION (LPR) CAMERAS TO DESIGN ABOVE, PLEASE ADD \$2,550.00 + TAX PER CAMERA. COVERING BOTH ENTRY AND EXIT LANE WOULD REQUIRE (2) CAMERAS (\$5,100 + TAX). WILL ALSO REQUIRE UPGRADING NVR TO NR080F1 FOR ADVANCED LICENSE PLATE CAPTURE FEATURES (+450.00 + TAX).</p> <p>- DESIGN ABOVE ASSUMES THE EXISTANCE OF 24 HOUR UNSWITCHED 110V POWER AVAILABLE AT ENTRANCE SIGN. ASSUMING EXISTING ELECTRICAL OUTLET IS UNSWITCHED POWER, IT WOULD NEED TO BE MOVED INTO INCLUDED NEMA ENCLOSURE BY A LICENSED ELECTRICIAN PROVIDED BY THE CLIENT. ELECTRICIANS COSTS ARE NOT INCLUDED IN PRICE LISTED BELOW.</p> <p>- IF HOA HAS TAX EXEMPT STATUS, PLEASE PROVIDE TAX EXEMPTION CERTIFICATE TO HAVE SALES TAX REMOVED FROM PRICE LISTED BELOW</p> |

NVR LOCATION: NEMA ENCLOSURE ON BACK SIDE OF NEIGHBORHOOD SIGN

| | |
|------------------------------------|--------------------|
| SUB-TOTAL CCTV INSTALLATION | \$ 3,785.00 |
| TAX | \$ 283.88 |
| TOTAL CCTV INSTALLATION | \$ 4,068.88 |

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

St. Nick's Security Guard Services



**St. Nick's Security Services PLLC, Fl.
license B1200142**

Agreement for Services

(904) 674-5674

Email- Youneedstnicks@gmail.com

Client : Villages of Westport

Address: 6702 Sandle DR

City, State - Jacksonville, Florida 32219

Contact Name / Title : Ms Alice Sanford and Board of Directors

Weekly Hours of Service- 56 hours, nights/ early A.M.

Scope of assignment - One Uniformed armed "G" licensed Security officer, Uniform will be a Blue or Black embroidered company shirt with ST NICKS SECURITY SERVICES on left chest and Black or TAN BDU Slacks, Black shoes, random foot patrol and hourly vehicular patrol of properties ,when on vehicular patrol Amber and Green flashing strobe lights are authorized. for a total 56_hrs a wk to provide a high visibility deterrent against unlawful narcotics activity, Prostitution and vehicular trespass, Burglaries to auto and sexual activities in community parking lot adjacent to community center , pool and basketball court. Post to be manned 8 hrs per night by 1 Fl State Licensed G officers in compliance with Florida State Law .

Observe and report any unlawful activity to Jacksonville Sheriffs Office and CC to management team. Check All common areas for trespassers or damages, if anyone is noted on premise unlawfully JSO will be notified and trespass warning will be issued advising party that they are in violation of law and if they return they will be charged with trespass in violation of Florida state statute. High visibility foot and vehicular patrol of Villages of Westport locations. Maintain direct line communications with Management while on property and ensure safe well patrolled community with special attention to community center off hours. If narcotics activity or suspected prostitution is noted management will be advised via report of which unit number and if possible a vehicle make and model if activity was conducted in a vehicle. Description of

party committing the infraction also to be included in narrative submitted by reporting officer of St. Nicks Security Services.

St. Nick's Security will provide client with copy of State of Florida Business license and current copy of insurance policy binder . St. Nicks is operating as a sub contracted non employee and is responsible for its own insurance and will hold Villages of Westport harmless against any claim caused by security contractor.

** Under Insurance Policy and Florida State Law the Contractor will not perform any Non Security related functions

TERMS-weekly

Hours- 56 hours per week/ \$1680.00 per week/ plus State Tax

Hourly Billable amount - \$30.00

Client: __ Villages of Westport_____

Authorized Representative; _____ Dated
09/20/2022_____

Title; _____

COMPANY - St Nick's Security Services PLLC; Fl. B 1200142

Authorized Representative – David Rivera ; President Dated 09/20/2022

Title: President_____

St. Nick's Security Services

Florida State Business License # B1200142

Email- YOUNEEDSTNICKS@gmail.com

younneedstnicks@gmail

(904) 674- 5674

37 yrs. of Security and Law Enforcement Expertise
Armed/ unarmed FL. Licensed Security Officers

Florida State licensed and Insured with \$1,000,000 /2 million policy

ADDRESSING THE SECURITY NEEDS
OF HOTELS, RESTAURANTS
,JEWELRY STORES, APT
COMPLEXES THROUGHOUT NORTH
FLORIDA- PHYSICAL SECURITY
SPECIALIST WITH AN ESTABLISHED
NFL CLIENT BASE

We are the ONLY Company in North Florida that can meet all your Security needs. We are registered with Dunn and Bradstreet and with the City of Jacksonville (JSEB) as certified vendors of Security Services. Certified as a DBE by Jacksonville Transit Authority and FDOT, NFL CLIENTS, Director of Security for Several Charitable associations to include: Mercedes Lewis Foundation, Mike Peterson Foundation, ,Drayton Florence Foundation, Greg Jones Foundation, ,Maurice Jones Drew Foundation
Have worked on contract for Transportation Security Administration as an IED trainer, OPM and GSA and Dept of Homeland Security conducting Background Investigations

- Uniformed Armed /Unarmed Security
- Event Security
- Funeral details
- Hotel Security
- Jewelry Escort
- Protective details
- Private Parties
- Dignitary Protective Services

St. Nicks Security Services
FI # B1200142

Please call or email for a free consultation,
FIND US ON FACEBOOK

DAVID RIVERA
4419 Sparrow Hawk Ct.
Jacksonville FL, 32210
904-674-5674 Cell
email- youneedstnicks@gmail.com

SUMMARY - To use my 37 years of Federal and Municipal Police and expertise as a trainer and Investigator. 15 yrs as a Private Investigator, 6yrs as a Chief Of Special Investigations for Princeton Law Center. Credentialed Trainer in IED Detection for the Transportation Security Administration phase I. Homeland Security Contractor through AIS SIM. Senior Contract Investigator for the Dept of Homeland Security. SEVIS schools program in which I investigated ALL schools wishing to accept foreign students and get student visa status(Bureau of Immigration and Customs Enforcement formerly INS). Expert in covert surveillance and counter-surveillance measures. Contract investigator for OPM conducting background checks on prospective employees. Fluent in 2 languages.

7/2012- Present- St. Nick's Security Services - FL B1200142- Chief Uniformed Services
Licensed and Insured with a million/2 million aggregate Liability Insurance Security Services company. Contracted Uniformed security services to the Wyndham Hotel, Applebee's Family Restaurant (Armed Karaoke Detail) Crafty Crab Jacksonville Restaurant , Director of Security for several charitable Foundations: Drayton Florence Foundation, Mike Peterson Foundation, Mercedes Lewis Foundation, Greg Jones Foundation, Maurice Jones Drew Foundation (Charity Youth Football camp Safety/Security Director), Contracted Armed plain clothes security details for Levian Diamonds , Armed diamond courier for Littman Diamonds, Hospitality Inn , RED ROOF INN; Orange Park, Airport, Dunn Ave , Regency Inn Arlington, Security patrol Supervisor, Save the Arts Jacksonville Event Security coordinator. Villas at the Woodlands Apt , Summerwind Apts safety patrol. Handled Armed plain clothes private Security for NFL teams visiting Jacksonville to play home team : Miami Dolphins, Tennessee Titans, Green Bay Packers

2/2007 - Aug 2011 - Wyndham Riverwalk Hotel LLC- Director of Security for two privately owned Hotels . Responsibilities include recruiting, Hiring, Training of Security staff for two hotels. Security survey of both properties listing all high security vulnerability issues. Upgraded security systems to employ the use of covert and overt surveillance technologies and DVR recording of evidence , Proxi-Tour guard tour RFID patrol system. Director of front Services to include Hotel Valet services and Bell Staff. managed the construction of a new valet station and installed access control gates at all entries which record vehicular traffic and eliminates access to non guest. Handle security for the NFL South Conference JACKSONVILLE JAGUARS during their pre-season training camp to include ; physical security, parking lot security , shipping and receiving of items for team and players.

Acted as liaison between the Hotel and local and federal authorities. Liaisons for Security detachments in the Diplomatic and military circles to ensure coordinated efforts in the protection of their principle. Investigations of all incidents occurring at the Hotels , investigations can range from personal injury to fire and theft and documentation of same for preparation of court room testimony. OSHA regulations updated and maintained. Fire Safety and emergency preparedness protocol written and training of all hotel employees personally given on safety issues. First Aid, CPR and Blood borne pathogen certified. Upgraded security patrol from a DETEX system to an RFID proximity system which allows me to schedule guard tours and document stations visited during tour of hotel.

8/1994- 2005- St Nicks Investigative Services N.J. Private Investigator/ Chief Trainer- Sub- contracted myself to various agencies to include several Federal entities needing use of my covert and overt security surveillance expertise. Contracted as a trainer in IED for Dept of Homeland Security; Transportation Security Administration, Investigator for BICE on SEVIS matters, Background checks for OPM for prospective new hires. Licensed in Florida for armed security class G and Class D security. NJ Licensed as a Bail bondsman, Trainer Chief Instructor of Fugitive Recovery Agents. Experienced in Voice stress analysis systems, counter measures , counter surveillance, security systems, investigative work and tracking of fugitives to include using GPS tracking and skip tracing techniques. Under contract with Princeton Law Center as Director of Special Investigations and listed on their

webpage.(www.princetonlawcenter.com). Only authorized agent for Texas Armoring who specialize in covert bullet resistant modes of personal conveyance. Handled physical security for the NFL South Jacksonville Jaguars pre season camp 5 yrs. and have handled security for various players throughout the NFL for private functions. Handled security for queens Harbour yacht and Country Club (1000 homes) a private gated community located in North Florida.

August 1994- July 2002- **Union City Police Department, Union City NJ**- Police Officer;
Graduated from the Bergen County Police and Fire Academy with a NJ State Police certification. Trained in all NJ State laws to include Criminal 2C: and Motor vehicle laws under NJ Title 39. Enforced all laws and arrested violators. Conducted field investigations on crimes and made reports for follow up investigations, conducted investigations on motor vehicle accidents to include interviewing of witnesses and triangulating crime scene. Responded to emergency calls of service and conducted progressive street patrol in efforts to reduce crime and improve the quality of life for the community. Trained in AFIS and trained other police agencies in its use and applications, skilled in NCIC/SCIC and Interpol computer and in finger printing and photo identification of suspects. Skills include typing up of criminal complaints and proper charges to be presented to the courts for prosecution , assisted in training of junior officers in patrol and arrest as well as in clerical functions required for successful conviction and trial testimony. Police communications dispatching of units and assisted Desk Lieutenant in manpower allocation and scheduling of units and issuing of equipment for emergency response . Provide mutual aid to surrounding municipalities as required via SPEN radio.

1984-August 1994 **US Federal Reserve 2nd District Police Officer- Protection Division: NYC**
Provided a safe working environment for Federal Reserve employees and guest by aggressive patrol via RMP and foot patrol. Physical search for IED's in baggage and in vehicles. Access control via electronic systems, Provided physical security to cash reserves for the entire 2nd District to include Puerto Rico. Safe guarded cash that was taken out of circulation to be destroyed as per regulations. Dispatching and computer console operations, trainer of new personnel in patrol procedure, manned post as required to control access into the facility. Dignitary protection assignment Security surveillance systems, CCTV operations and finger printing and access cards systems. Provided armed Security for Russian President Boris Yeltsin, provided dignitary escorts, provided security for the 2nd Districts cash and for the US monetary gold reserves.

EDUCATION

Almeda University- bachelors of Science Degree- Criminal Justice 3/2002
Hudson County Community College- 48 Credits in Criminal Justice
Bergen County Police Academy- PTC Certification issued
Union Hill High School - Union City NJ - Graduated June 1981

Awards and Certifications

Police Meritorious Service award issued by NJ State Fraternal Order of Police
Outstanding Police Service
Lifesaving Award
Second Chance Saves Member # 702 and 782 respectively
Dupont Survivors club (2 times)
NJ PBA local 8 member
NJ FOP 119 past President
NY FOP local # 45 Past- President
Certificate from Dept of Homeland Security as IED Trainer
Credentialed Investigator by dept of Homeland Security BICE
400 hr Certificate as Trainer in Fugitive Recovery
Florida Security Class D License, B License, M License Manager
Florida Class G Armed License
FDLE CJSTC-76 Obtained
Florida CPR , First Aid and Blood born pathogen Certified
OSHA 10 hr General Industry Standards compliance

Florida Concealed weapons permit valid until Sept 2022

Refernces -

Furnished Upon request



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/9/2022

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).

| | | | |
|---|---|-------------------------------|------------------------------------|
| PRODUCER All Lines Insurance Agency, Inc. 4828 Blanding Blvd Suite 1 Jacksonville FL 32210-7390 | CONTACT NAME: Joy Henderson PHONE (A/C No. Ext): 904-384-0783 E-MAIL ADDRESS: jhenderson@all-lines.com | | FAX (A/C, No): 904-384-0550 |
| | INSURER(S) AFFORDING COVERAGE | | |
| INSURED St. Nick's Security Services Professional Limited Liability Company 4419 Sparrow Hawk Ct Jacksonville FL 32210 | STNICKS-01 | INSURER A : Scottsdale | NAIC # 41297 |
| | | INSURER B : | |
| | | INSURER C : | |
| | | INSURER D : | |
| | | INSURER E : | |
| | | INSURER F : | |

COVERAGES

CERTIFICATE NUMBER: 1201843912


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: | | | CPS7630953 | 8/7/2022 | 8/7/2023 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 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 \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ 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 \$ \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY 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 <input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |

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

CERTIFICATE HOLDER**CANCELLATION**

| | |
|--|---|
| St. Nick's Security Services Professional Limited Liability Company 4419 Sparrow Hawk Ct Jacksonville FL 32210 | 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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FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

**NICOLE "NIKKI" FRIED
COMMISSIONER**

DIVISION OF LICENSING

07/14/21
DATE ISSUED

08/08/24
DATE OF EXPIRATION

B 1200142
LICENSE NUMBER

ST. NICK'S SECURITY SERVICES

4419 SPARROW HAWK CT
JACKSONVILLE, FL 32210

RIVERA, DAVID, PRESIDENT

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



nicole fried

**NICOLE "NIKKI" FRIED
COMMISSIONER**





785

OFFICER DEAN ROY

Durham Regional
Oshawa ON
Canada

784

OFFICER JASON BRADWAY

Cook County
Sheriff's
Department
Chicago IL

SAVE NO.

783

SECURITY GUARD CHRIS PICKARD

Diamondback
Security Co
Tucson AZ

SAVE NO.

782

OFFICER DAVID RIVERA

Union City Police
Department Union
City NJ

SAVE NO.

781

SAVE NO.

780



SAVE NO.

703

OFFICER JUAN MADERA

Hoboken Police
Department
Hoboken NJ

SAVE NO.

702

OFFICER DAVID RIVERA

Union City Police
Department Union
City NJ

SAVE NO.

701

OFFICER CHARLES JACOBUCCI

Middletown Police
Department
Middletown CT

SAVE NO.

700

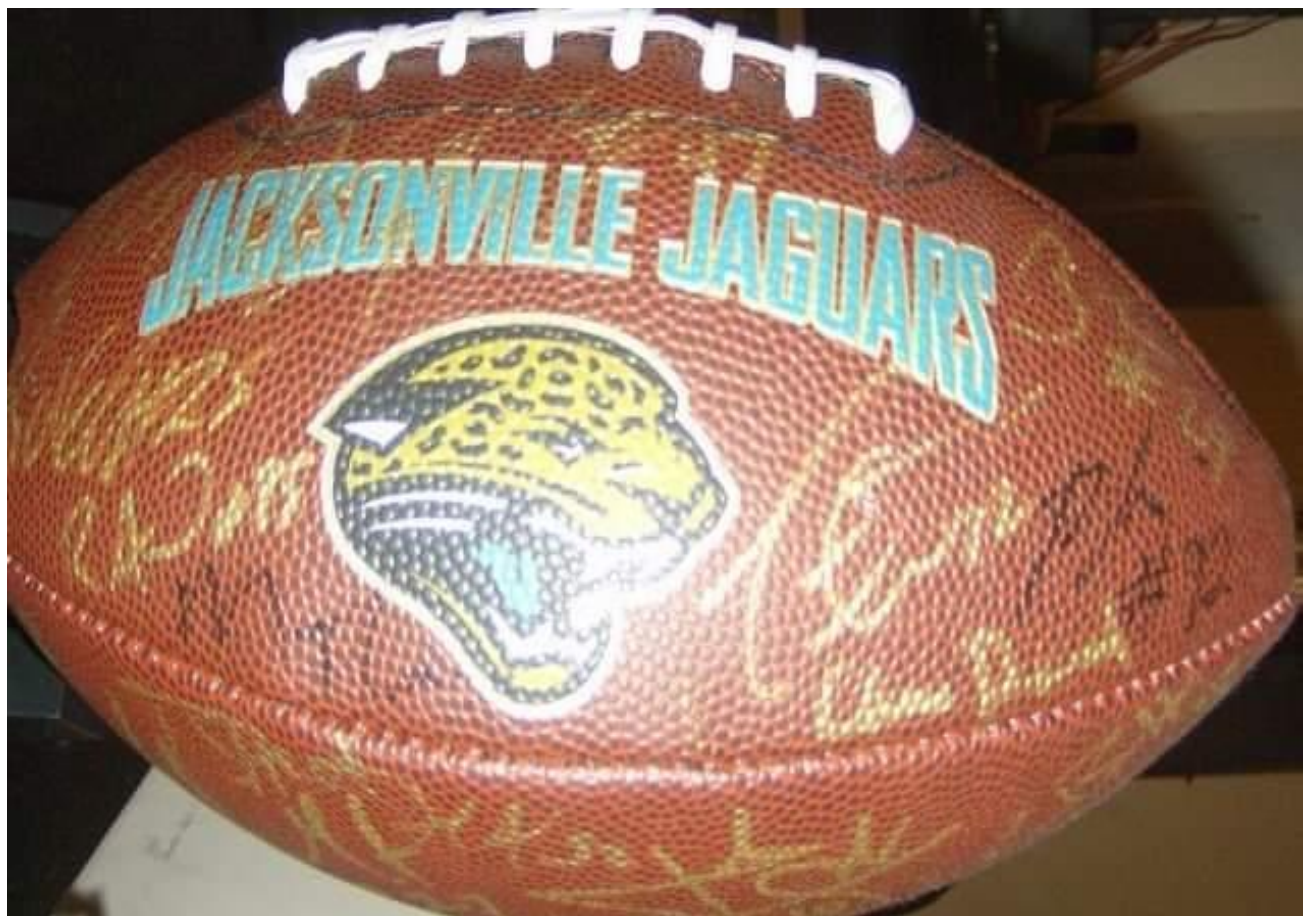
TROOPER ANGELA WATSON

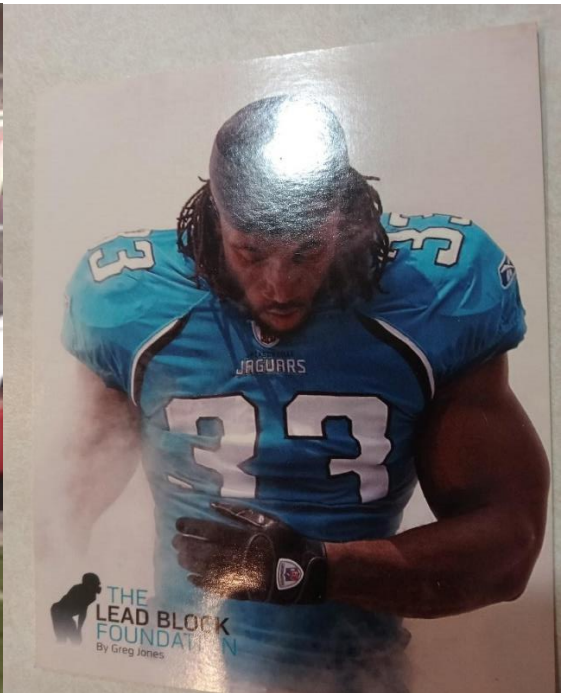
Ohio State
Highway Patrol
Columbus OH

SAVE NO.

SAVE NO.









Dave -
Thank you for volunteering your time for camp.
We look forward to working with you in
the future.
Best regards,
Lead Block Foundation - Sean

"The vision of a man lies in what he gives, not in what he is capable of receiving."



THE MAURICE JONES-DREW FOUNDATION
OPENING DOORS THROUGH MISSION 32™ INITIATIVES

Thank you!

Dear Dave,

I thank you for everything that you did
for the foundation during camp.

Your choral work was greatly appreciated!

Thank you,

Dorothy Anne Jones

"We cannot do great things on this Earth, only small things with great love."

Dear Dave,

Thank you so much for everything
you did for the MSD camp + gift of classic.

Your services were truly invaluable.

Thank you,

MSD fundataci

*"From what we get, we can make a living; what we give, however, makes a life."
~ Arthur Ashe*

St. Nick's Security Services PLLC

Investigation Report

Incident type _____

Date of Incident _____

Outcome _____

Was JSO needed _____

Victim/ Reporting party _____

Reporting Officer _____

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Vector Security



Hi Alice, enclosed is your personalized quote for Villages of Westport.

We appreciate your interest in Vector Security.

DATE 10/10/22

RE: Guard Point Human Detection

Thank you for giving Vector Security the opportunity to propose a comprehensive security solution for your facility. This proposal contains recommendations to address the considerations we have discussed.

This proposal contains a detailed list of the required equipment and locations within the section entitled "Scope of Work." To provide you with the most flexible solution, we have supplied both a purchase and a finance option in the investment section.

It is our goal to earn your business. At your convenience, please take the time to read more about Vector Security and the services we provide. We feel that our commitment to delivering quality service to our customers is critical to our success. We hope you join the nearly 400,000 customers across North America who trust us with their security needs.

Sincerely,

Jeff Boyd
904-510-3710



A History of Stability

For more than 50 years, [Vector Security](#) has been a premier provider of intelligent security solutions tailored to the needs of the customer. We serve nearly 400,000 residential, business, and national account customers in North America and the Caribbean through a network of 58 branches, authorized dealers, and our ADS Security division.

Security Solutions for Your Business

When it comes to security, we don't believe in "one-size-fits-all" security systems. What's right for one business may not be right for yours. That's why we create a security solution to fit your needs. And if those needs happen to change, we'll be there to make sure your security fits your situation every step of the way.

From consultation and design, to installation, monitoring and service, we integrate our products to provide convenient, quality security solutions for you.

Objective

Westport recognizes that attention needs to be placed on the protection of property and assets, as well as the safety of personnel. This has become even more critical in an economic environment that has forced businesses to make purchasing decisions that will either result in a direct financial return or reduce the potential for loss. You need a security company that can provide security solutions that address these concerns.

Goals

It is the intention of Westport to invest in a security solution from a reputable, financially stable security company that can meet the following goals:

- Provide a comprehensive, customized security solution.
- Supply equipment that is current, reliable and easy to operate.
- Manage installation to minimize the impact on daily operations.
- Minimize ongoing maintenance issues and costs.
- Anticipate future technology changes.

Solutions

Vector Security is proposing the installation of 2 AI cameras 4mp human detection cameras mounted on clubhouse to view pool area overnight with talkdown capacity.



Scope of Work

Thank you for the opportunity to provide you with a comprehensive proposal to address your security needs. A detailed description of the equipment, quantity, description, and location follows. Please note that total Investment includes labor and equipment costs.

Vector Security is proposing the installation of 2 Human detection AI cameras to oversee pool area and monitor on a schedule overnight. Also has talk down feature to alert intruders.

| EQUIPMENT | QNTY | DESCRIPTION | LOCATION |
|----------------------------------|------|-------------|---------------|
| Hanwha AI analytics cameras | 2 | 4mp cams | Poles at pool |
| Open Eye NVR | 1 | NVR | Clubhouse |
| Switches, power source, speakers | 1 | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

TOTAL INVESTMENT: \$ 8995.00

**MONTHLY PROFESSIONAL SERVICES: total for \$568.00
(Includes: service agreement and interactive)**

Considerations

To clarify our respective responsibilities, please familiarize yourself with these considerations:



- Your system requires power to operate, so you will need to provide Vector Security access to a 120V AC receptacle.
- If your system will use telephone lines for signal transmission you will need to provide the line(s).
- If you select IP communications, your IT staff must provide us with a static IP address.
- Installation pricing is based upon non-union labor and will increase if union labor is required.
- Pricing includes labor provided during normal business hours (Monday - Friday, 8am - 5pm). Additional charges will apply if after hours or weekend hours are required by customer.
- If you would like to have the system installed at some time other than normal working hours, we will be happy to accommodate.
- Pricing for special installation conditions can be quoted upon a complete understanding of your specific needs.
- Pricing guaranteed for 30 days from the date of this proposal and does not include sales tax where applicable.
- Any required permit, drawing, or blueprint fees or changes requested by authorities having jurisdiction (AHJ) will be additional.
- If a spotter is required for the use of a lift, customer will provide. If customer cannot provide, additional charges may apply.

Service Agreements

Vector Security offers our business partners the convenience of a service agreement that will prioritize your business sites for scheduling and establish an agreed-upon monthly fee to cover material and labor for system repairs, mitigating unexpected one-time fees.

Monthly Monitoring Service

Monitoring is a critical component of any security system. Your alarm and fire systems are monitored by the award-winning Vector Security Central Station where experienced operators are available 24/7 to dispatch authorities to your location quickly. Monitoring service rates are quoted based on quarterly payments, billed in advance. Annual, semi-annual, and monthly payment options are also available.

Our Central Station meets the highest industry established quality standards. We also use back-up cellular or radio service to ensure continuous monitoring of your security system even if standard telephone service is interrupted. And, our false alarm protocols let authorities know the need for a response to an alarm is real.

Testing and Preventative Maintenance Inspections

Our testing and inspection programs provide businesses with timely and accurate information documenting the performance levels of a variety of different security systems including intrusion systems, video surveillance, and fire alarm. Our programs also address and provide solutions adhering to a multitude of regulations in existence nationwide, and reliably scheduling testing and inspections within your multi-location business environment.



Comprehensive Testing Procedures

Testing procedures include all types of devices: initiating, indicating, and notification devices; control equipment, central station monitoring components, and reserve power levels, as required by the specific governing body. Commercial fire alarms are required by federal law to be tested annually at a minimum; some jurisdictions require quarterly and have additional testing requirements above and beyond the standard National Fire Protection Association codes. NFPA 72 is the code adopted at federal and local levels to govern fire alarm protection, maintenance, and signaling.

Reliable Scheduling

Testing and Preventative Maintenance Inspections are available annually, every six months, or quarterly. Once the desired testing frequencies are determined, each site to be inspected is added to our database, which automatically schedules and manages future tests and inspections. Individual inspection work orders are produced approximately one month prior to the required completion date. They are assigned to a technical service partner, and then managed through completion.

Accurate Inspection Documentation

Our field support and inspections groups work closely to ensure that an accurate archive of information and documentation is created and stored for convenient access by site managers, inspectors, and service technicians. Records are also stored electronically within our service database and can be accessed at any time when needed. They include ALL pertinent inspection data, functionality of the system, problems discovered, the identity of ALL persons involved in the inspection process, and those who were notified of any deficiencies.

Reliable Post-Inspection Follow-through

Our testing and inspections programs are based upon their ability to follow through on the correction of any deficiency discovered during the inspection process and manage the restoration of the system. Inspection reports are signed by the site manager and our service technician and are then provided to local management, loss prevention, or safety compliance departments, and any AHJ body included in the inspections process. Post-inspection corrections are then monitored until complete system restoration is achieved.

We appreciate you considering Vector Security. Please feel free to text, email, or call me back with any questions about your quote.



Intelligent security *tailored for you.*SM

vectorsecurity.com

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www.vectorsecurity.com

VECTOR
SECURITY

a Vector Security Company



Proposal For:
Westport

Submitted By:
Jeff Boyd
7/13/21



7/2/21

RE: Camera System

Dear : Westport

Thank you for giving Vector Security, Inc., the opportunity to propose a comprehensive security solution for your facility. The following proposal contains recommendations to address the considerations we have discussed.

I would like to take a brief opportunity to provide you key points about us. Hopefully, these hi-lights will help in building our **Value Proposition** credibility among the competition you will choose. We:

- are a **ten-year member of the Honeywell Dealer Network**. Honeywell Int'l, a Fortune 100 company, is the world's largest and most cutting-edge manufacturer of security, surveillance, and fire technologies. If there is a latest technology desired, we will be able to provide it.
- were picked as **the Honeywell Dealer of the Year (2006)**. This award is presented to the top performance and quality dealer in the Honeywell Network. We have also won the **Honeywell President's Award** six times in the last ten-years for sales, installation and service performance.
- delivered the same application(s) being proposed to you with many recognizable names:

Government

- G8 Presidential Summit (Sea Island, Georgia)
- Secret Service, FBI
- Homeland Security, Customs, Border Patrol, INS
- Naval Air Station, Cecil (Air) Field, US Navy SEALS Logistics

Retail

- Acura, Audi, Cadillac, Chevrolet, Ford, Hyundai, Lexus, Mercedes, Pontiac, Saab, Toyota
- Domino's, Quizno's, Smoothie King, Subway, Taco Bell, Wendy's, Zaxby's
- Citgo, Daily's, Shell, Twin Oil
- Florida Telco, Goodwill, John Deere, Nestlee, Staples, Tire Kingdom, Waste Management...

In addition to these fine names, we serve numerous other retailers, **School Boards/Districts, Houses of Worship, and Country Club** facilities.

- employ many **NICET** certified technicians - the highest industry accreditation
- provide **UL (Underwriters Laboratories) Listed Central Monitoring Station** service - the highest industry accreditation for monitoring services

- share one of the best **Better Business Bureau** performance ratings among all major Florida Alarm Security providers (BBB.org).

Our goal in this decision process is to be the most compelling Value Proposition for your key decision makers. To do this, we plan to establish the following:

1. Commitment that your customer service and technical support “after the sale” will far surpass any experience encountered with a current provider.
2. The Solution(s) proposed will be the best quality available to the market.
3. Our company’s top technical talent will be dedicated to this project.
4. Our price will be very competitive with other offers. Unlike our larger “national” competitors, our pricing will be very attractive, because we are not laden with heavy overhead allocations that escalate price.

It is our goal to earn your business. At your convenience, please take the time to read more about Vector Security and the services we provide (VectorSecurity.com). We are very proud of our accomplishments and feel that our commitment to delivering quality service to our customers has been the reason for our success. We hope you become one of the over 230,000 customers who trust us with their security needs.

Please feel free to contact me at any time (904)-662-2027

Sincerely,

Jeff Boyd

Scope of Work

Vector to install a video surveillance system to monitor all activities inside and outside of amenities center. Also to replace 3 cameras at the entrance to neighborhoods. #0 day storage and remote useage.

Includes installation, networking, system training and programming.

Included Equipment:

| Description | Qty |
|---|-----|
| Camera's 4MP IR WD IP CAM, 2.8MM | 7 |
| 8 channel NVR | 1 |
| Wiring to all cameras | 7 |
| Gate Cameras 4 MP CAAS vandal proof dome 256g | 3 |
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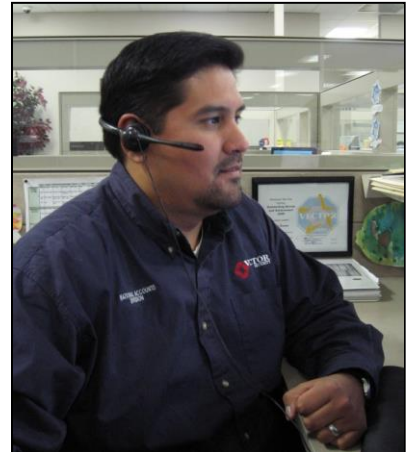
Outright Sale: \$9401.00

Service Agreement: \$49.95 monthly Optional

Support Services

The installation of the equipment we have detailed is complemented with the following support services:

- One-year limited warranty on parts and labor
- Project management throughout the installation
- Submittal of permits, where applicable
- Field management of installation personnel
- User training – at system completion and ongoing as needed
- 24 x 7 x 365 service support



Employee Screening & Training

Vector Security has over 1,300 team members committed to our **230,000+ customers**. These individuals undergo rigorous screening which includes multiple interviews, background checks, and pre-employment substance screening. We want to make sure that the individuals who are going into your business or accessing your account are the best.

Once hired, employees undergo an orientation and training program that has been specifically developed for their position. Employees are rewarded for earning industry recognized certifications and are encouraged to continue their education through our Employee Education Reimbursement Program.

After orientation and throughout a team member's career at Vector Security, we continue to be vigilant in expecting the highest quality employees. In-house and manufacturer training is provided on a regular basis. Existing employees are subject to random and for cause substance screening, to reinforce our commitment to a drug free workforce. Our obligation to have a safe and productive workplace extends to our drivers, who are subject to annual driver's record checks. You have our assurance that we are taking measures to ensure that the Vector Security team members who serve you are some of the best in the industry.

CREDENTIALS

The security company that you select to protect your property and assets should be credible. The regulatory requirements vary significantly between the different cities, counties and towns in your area. You can depend on us to understand and comply with all licensing and permitting. Vector Security, Inc. is licensed throughout the United States and ULC-listed in Canada. You can find a full list of our state licenses by visiting our website at Vectorsecurity.com.

We also undergo independent audits on the quality of our installations, service and monitoring. Each year, our monitoring centers and service centers are inspected by Underwriters Laboratories (UL). We also are one of a very small group of monitoring centers that is certified by Underwriters Laboratories Canada (ULC), and were the first US Company to receive this certification. In addition to UL, we also undergo audits by Factory Mutual Research Corporation (FM) and The International Justice & Public Safety Network (Nlets). Each of these entities reviews our performance, IT security and integrity, training, disaster preparedness and physical security.



Choosing The Best

Ask for verification... Your security depends on it!

| Feature |  | Vendor #2 | Vendor #3 |
|---|---|-----------|-----------|
| Licensed and Insured | ✓ | | |
| Local Office Manages Installation, Service, Billing and Customer Service Interactions | ✓ | | |
| Sales Representative has Received Manufacturer Training for Proposed Product | ✓ | | |
| Employees Undergo Background Screening | ✓ | | |
| Employees Undergo Pre-employment and Ongoing Substance Screening | ✓ | | |
| Project Management Capabilities | ✓ | | |
| In-House Design and CAD Capabilities | ✓ | | |
| Manufacturers' Training of Installation and Service Staff | ✓ | | |
| Service Employees in Identified Vehicles and Carry Company ID | ✓ | | |
| Depth in Service Department Size for Prompt Response | ✓ | | |
| Monitoring Center is UL Certified | ✓ | | |
| Multiple Monitoring Centers for Redundancy | ✓ | | |
| Monitoring Center Personnel Have Received Industry Approved Training | ✓ | | |
| Monitoring Provided by Zone | ✓ | | |
| Customer Training Available as Needed | ✓ | | |
| Proposal Clearly Identifies Customer Responsibilities | ✓ | | |
| Company is Involved in Local and National Associations | ✓ | | |
| Company has been Recognized for Outstanding Customer Service by External Sources | ✓ | | |

JEFF BOYD

Vector Security, Inc.

9456 Philips Highway, Suite 1

Jacksonville, FL 32256

904-662-2027 - jjboyd@vectorsecurity.com



vectorsecurity.com

PURPOSE OF PROPOSAL AND STATEMENT OF CONFIDENTIALITY

The proposal is provided for informational purposes and is not intended to constitute the entire understanding or binding agreement between potential customer and Vector Security regarding the system, other security and life safety products, and services provided by Vector Security. The investment numbers that are provided in this document are offered by Vector for sixty (60) days from the proposal date of the document cover, but do not constitute the total final cost proposed by Vector Security. Additional costs to potential customer for permits, drawings, submittals, or for any other reason, may increase the total final cost. The total final cost, as well as terms and conditions regarding the system, other security and life safety products, and services proposed by Vector Security shall be pursuant to Vector Security's separate Commercial Agreement ("Agreement") as mutually agreed upon between potential customer and Vector Security. This proposal is provided to potential customer with the understanding that it will be held in strict confidence and will not be disclosed, duplicated or used, in whole or in part, for any purpose other than the evaluation of Vector Security's qualifications, without prior written consent.

License Information: AK 33221 | AL AESBL 10-817, 44814 | AR E 2005 0104, 179570410 | AZ ROC-218982 | CA ACO 6152, 914676 | DC 65003740 | DE FAL-0196, FAL-0253, 85-47 | FL EF20000395, EF0001062, EF20000933, EF20000934, EF20000596 | GA LVA205586, LVU405021 | HI C 27082 | IA AC-0101 | IL 127-001300 | LA F 317 | MA 1594 C, SS CO 00429 | MD 107-445; 07380038 | ME MC60019272 | MI 3601205222 | MN TS01830 | NC 25467-SP-LV,1592-CSA, 2050-CSA | ND 37153 | NJ P00863, 13VH00292300, Burglar, Fire, and Locksmith Lic. # 34AL000004, 1187 Route 9 South, Cape May Court House, NJ 08210, [(609) 463-0660] | NM 354514, 10-0133 | NV 0066031 | NY 12000234360 | OH 53-50-1081, 50-25-5, 50-70-4 | OK 559 | PA 004997 | RI 4794, 2903, 30394, AFC-0449 | SC BAC 5590, FAC 3419 | TN 00000444, 00001341, 00001551, 00001552 | TX B11645, ACR-1768 | UT 4759383-6501 | VA DCJS #11-2048, 2705 020459A | VT T1-2348 | WA VECTOSI957PE | WV WV043469 | WY LV-A-18634. In Alabama, licensing is regulated by the Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116; (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209; (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 1631 Midtown Place, Suite 104, Raleigh, NC 27609; (919) 875-3611. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773; (512) 424-7710.



www.vectorsecurity.com

VECTOR
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*Proposal For:
Westport Option 2*

Submitted By:

Jeff Boyd

7/13/21



7/2/21

RE: Camera System

Dear : Westport

Thank you for giving Vector Security, Inc., the opportunity to propose a comprehensive security solution for your facility. The following proposal contains recommendations to address the considerations we have discussed.

I would like to take a brief opportunity to provide you key points about us. Hopefully, these hi-lights will help in building our **Value Proposition** credibility among the competition you will choose. We:

- are a **ten-year member of the Honeywell Dealer Network**. Honeywell Int'l, a Fortune 100 company, is the world's largest and most cutting-edge manufacturer of security, surveillance, and fire technologies. If there is a latest technology desired, we will be able to provide it.
- were picked as **the Honeywell Dealer of the Year (2006)**. This award is presented to the top performance and quality dealer in the Honeywell Network. We have also won the **Honeywell President's Award** six times in the last ten-years for sales, installation and service performance.
- delivered the same application(s) being proposed to you with many recognizable names:

Government

- G8 Presidential Summit (Sea Island, Georgia)
- Secret Service, FBI
- Homeland Security, Customs, Border Patrol, INS
- Naval Air Station, Cecil (Air) Field, US Navy SEALS Logistics

Retail

- Acura, Audi, Cadillac, Chevrolet, Ford, Hyundai, Lexus, Mercedes, Pontiac, Saab, Toyota
- Domino's, Quizno's, Smoothie King, Subway, Taco Bell, Wendy's, Zaxby's
- Citgo, Daily's, Shell, Twin Oil
- Florida Telco, Goodwill, John Deere, Nestlee, Staples, Tire Kingdom, Waste Management...

In addition to these fine names, we serve numerous other retailers, **School Boards/Districts, Houses of Worship, and Country Club** facilities.

- employ many **NICET** certified technicians - the highest industry accreditation
- provide **UL (Underwriters Laboratories) Listed Central Monitoring Station** service - the highest industry accreditation for monitoring services

- share one of the best **Better Business Bureau** performance ratings among all major Florida Alarm Security providers (BBB.org).

Our goal in this decision process is to be the most compelling Value Proposition for your key decision makers. To do this, we plan to establish the following:

1. Commitment that your customer service and technical support “after the sale” will far surpass any experience encountered with a current provider.
2. The Solution(s) proposed will be the best quality available to the market.
3. Our company’s top technical talent will be dedicated to this project.
4. Our price will be very competitive with other offers. Unlike our larger “national” competitors, our pricing will be very attractive, because we are not laden with heavy overhead allocations that escalate price.

It is our goal to earn your business. At your convenience, please take the time to read more about Vector Security and the services we provide (VectorSecurity.com). We are very proud of our accomplishments and feel that our commitment to delivering quality service to our customers has been the reason for our success. We hope you become one of the over 230,000 customers who trust us with their security needs.

Please feel free to contact me at any time (904)-662-2027

Sincerely,

Jeff Boyd

Scope of Work

Vector to install a video surveillance system to monitor all activities inside and outside of amenities center. Also to replace 3 cameras at the entrance to neighborhoods. #0 day storage and remote useage.

Includes installation, networking, system training and programming.

Included Equipment:

| Description | Qty |
|---|-----|
| Camera's 4MP IR WD IP CAM, 2.8MM | 7 |
| 8 channel NVR | 1 |
| Wiring to all cameras | 7 |
| Gate Cameras 4 MP CAAS vandal proof Bullet 256g | 3 |
| Pole Mounts | 3 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

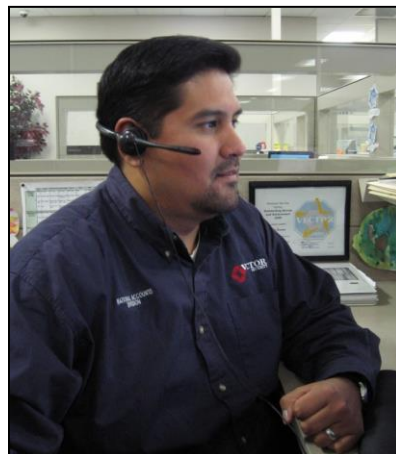
Outright Sale: \$10,114.00

Service Agreement: \$49.95 monthly Optional

Support Services

The installation of the equipment we have detailed is complemented with the following support services:

- One-year limited warranty on parts and labor
- Project management throughout the installation
- Submittal of permits, where applicable
- Field management of installation personnel
- User training – at system completion and ongoing as needed
- 24 x 7 x 365 service support



Employee Screening & Training

Vector Security has over 1,300 team members committed to our **230,000+ customers**. These individuals undergo rigorous screening which includes multiple interviews, background checks, and pre-employment substance screening. We want to make sure that the individuals who are going into your business or accessing your account are the best.

Once hired, employees undergo an orientation and training program that has been specifically developed for their position. Employees are rewarded for earning industry recognized certifications and are encouraged to continue their education through our Employee Education Reimbursement Program.

After orientation and throughout a team member's career at Vector Security, we continue to be vigilant in expecting the highest quality employees. In-house and manufacturer training is provided on a regular basis. Existing employees are subject to random and for cause substance screening, to reinforce our commitment to a drug free workforce. Our obligation to have a safe and productive workplace extends to our drivers, who are subject to annual driver's record checks. You have our assurance that we are taking measures to ensure that the Vector Security team members who serve you are some of the best in the industry.

CREDENTIALS

The security company that you select to protect your property and assets should be credible. The regulatory requirements vary significantly between the different cities, counties and towns in your area. You can depend on us to understand and comply with all licensing and permitting. Vector Security, Inc. is licensed throughout the United States and ULC-listed in Canada. You can find a full list of our state licenses by visiting our website at Vectorsecurity.com.

We also undergo independent audits on the quality of our installations, service and monitoring. Each year, our monitoring centers and service centers are inspected by Underwriters Laboratories (UL). We also are one of a very small group of monitoring centers that is certified by Underwriters Laboratories Canada (ULC), and were the first US Company to receive this certification. In addition to UL, we also undergo audits by Factory Mutual Research Corporation (FM) and The International Justice & Public Safety Network (Nlets). Each of these entities reviews our performance, IT security and integrity, training, disaster preparedness and physical security.



Choosing The Best

Ask for verification... Your security depends on it!

| Feature |  | Vendor #2 | Vendor #3 |
|---|---|-----------|-----------|
| Licensed and Insured | ✓ | | |
| Local Office Manages Installation, Service, Billing and Customer Service Interactions | ✓ | | |
| Sales Representative has Received Manufacturer Training for Proposed Product | ✓ | | |
| Employees Undergo Background Screening | ✓ | | |
| Employees Undergo Pre-employment and Ongoing Substance Screening | ✓ | | |
| Project Management Capabilities | ✓ | | |
| In-House Design and CAD Capabilities | ✓ | | |
| Manufacturers' Training of Installation and Service Staff | ✓ | | |
| Service Employees in Identified Vehicles and Carry Company ID | ✓ | | |
| Depth in Service Department Size for Prompt Response | ✓ | | |
| Monitoring Center is UL Certified | ✓ | | |
| Multiple Monitoring Centers for Redundancy | ✓ | | |
| Monitoring Center Personnel Have Received Industry Approved Training | ✓ | | |
| Monitoring Provided by Zone | ✓ | | |
| Customer Training Available as Needed | ✓ | | |
| Proposal Clearly Identifies Customer Responsibilities | ✓ | | |
| Company is Involved in Local and National Associations | ✓ | | |
| Company has been Recognized for Outstanding Customer Service by External Sources | ✓ | | |

JEFF BOYD

Vector Security, Inc.

9456 Philips Highway, Suite 1

Jacksonville, FL 32256

904-662-2027 - jjboyd@vectorsecurity.com



vectorsecurity.com

PURPOSE OF PROPOSAL AND STATEMENT OF CONFIDENTIALITY

The proposal is provided for informational purposes and is not intended to constitute the entire understanding or binding agreement between potential customer and Vector Security regarding the system, other security and life safety products, and services provided by Vector Security. The investment numbers that are provided in this document are offered by Vector for sixty (60) days from the proposal date of the document cover, but do not constitute the total final cost proposed by Vector Security. Additional costs to potential customer for permits, drawings, submittals, or for any other reason, may increase the total final cost. The total final cost, as well as terms and conditions regarding the system, other security and life safety products, and services proposed by Vector Security shall be pursuant to Vector Security's separate Commercial Agreement ("Agreement") as mutually agreed upon between potential customer and Vector Security. This proposal is provided to potential customer with the understanding that it will be held in strict confidence and will not be disclosed, duplicated or used, in whole or in part, for any purpose other than the evaluation of Vector Security's qualifications, without prior written consent.

License Information: AK 33221 | AL AESBL 10-817, 44814 | AR E 2005 0104, 179570410 | AZ ROC-218982 | CA ACO 6152, 914676 | DC 65003740 | DE FAL-0196, FAL-0253, 85-47 | FL EF20000395, EF0001062, EF20000933, EF20000934, EF20000596 | GA LVA205586, LVU405021 | HI C 27082 | IA AC-0101 | IL 127-001300 | LA F 317 | MA 1594 C, SS CO 00429 | MD 107-445; 07380038 | ME MC60019272 | MI 3601205222 | MN TS01830 | NC 25467-SP-LV,1592-CSA, 2050-CSA | ND 37153 | NJ P00863, 13VH00292300, Burglar, Fire, and Locksmith Lic. # 34AL000004, 1187 Route 9 South, Cape May Court House, NJ 08210, [(609) 463-0660] | NM 354514, 10-0133 | NV 0066031 | NY 12000234360 | OH 53-50-1081, 50-25-5, 50-70-4 | OK 559 | PA 004997 | RI 4794, 2903, 30394, AFC-0449 | SC BAC 5590, FAC 3419 | TN 00000444, 00001341, 00001551, 00001552 | TX B11645, ACR-1768 | UT 4759383-6501 | VA DCJS #11-2048, 2705 020459A | VT T1-2348 | WA VECTOS1957PE | WV WV043469 | WY LV-A-18634. In Alabama, licensing is regulated by the Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116; (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209; (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 1631 Midtown Place, Suite 104, Raleigh, NC 27609; (919) 875-3611. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773; (512) 424-7710.

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Phinnessee Guard Services

PHINNESSEE GUARD SERVICES

REQUEST FOR PROPOSAL



4651 SALISBURY ROAD, SUITE 400
JACKSONVILLE, FL 32256

PREPARED FOR:

**Village At Westport CDD
12546 Dewhurst Circle
Jacksonville FL, 32218**

PREPARED BY:

**Chief Phinnessee
chief@phinguards.com**

ABOUT US

Phinnessee Guard Services, LLC (PGS) and **Training Institute** founded by Chief Phinnessee, was established in 2021 with over sixteen years of security experience along with Class D-License and G-License, Class B Agency License (B3100063), CPR-1st Aid and various security trainings and certificates. **PGS** services Northeast Florida and surrounding areas. Through our **PGS** training institute we provide strategic "Class D & G" license training as it relates to Chapter 493, Florida Statutes and has created the new industry of security enforcement officers, "The PHINGUARD" (The Last Guard).

The PHINGUARD will be the last guard your company Hires!

The **PHINGUARD** is a uniformed contracted security enforcement officer with expertise of the latest innovative security technology. The **PHINGUARD** are armed and unarmed security enforcement officer's adept in areas such as: CCTV monitoring, industrial, construction, commercial properties, and HOAs. The **PHINGUARD** is trained in the latest innovative security technology and safety procedures such as active shooter preparedness, closed captioning television reviewing, surveillance techniques, quarterly firearm, and OSHA fire watch training as it relates to private security. We believe our high-quality quarterly training gives us the edge in providing quality security services.

Phinnessee Guard Services is certified as a Jacksonville Small Emerging Business (JSEB), Minority and Woman Small Business certified by the State of Florida, and Member of Jacksonville Chamber of Commerce (Jax Chamber).

Statement of Work

Since 2021, Phinnessee Guards Services has provided exceptional Security Enforcement Officer Services. Phinnessee Guard Services is a privately-owned firm based out of Jacksonville, Florida.



"The PHINGUARD, protecting your today, and securing your tomorrow and your future!"

PHINGUARD Personnel Requirements:

- Passed Chapter 493 Statutes Security Requirements.
- Passed a physical examination and have a valid State Driver's License.
- Obtained a D License or G License certified by the State of Florida.
- Quarterly customer service training and ongoing security training required.
- Properly trained for all assigned tasks.
- Maintain a professional appearance and demeanor to all employees and customers.

PHINGUARD Work Requirements:

- Ensure the security, safety, and well-being of all personnel, visitors, and the premises,
- Ensure operation of security equipment and surveillance cameras by completing preventive maintenance requirements; following manufacturer's instructions; troubleshooting malfunctions; calling for repairs; evaluating new equipment and techniques.
- Follow procedures for various initiatives, including fire prevention, patrolling premises regularly, traffic control, and accident investigations.
- Maintain environment by monitoring and setting building and equipment controls.
- Prevent losses and damage by reporting irregularities, informing violators of policy, and procedures, and restraining trespassers.
- Protect the homeowner's assets relative to theft, assault, fire, and other safety issues.
- Report suspicious activity, criminal behavior, and security breaches.
- Secure premises and personnel by patrolling property; monitoring surveillance equipment; inspecting buildings, equipment, and access points permitting entry.
- Complete reports by recording observations, information, occurrences, and surveillance activities; interviewing witnesses; obtaining signatures.
- Comply to our user-friendly security app to provide real-time access and updates pertaining to security reports and using site specific QR codes for geo-tracking of foot and vehicle patrols.
- Contribute to security team effort by accomplishing related results as needed.

PRICING & PROPOSAL



» Disclaimer

This document serves as a proposal for services. This proposal is based upon information obtained from a representative from your establishment/organization. **This is not an actual contract for services, only a proposed price for security services from information gathered.** Once reviewed, please contact our office for additional questions or concerns to proceed with services.

» Pricing includes the following duties for the officer:

(Per Guard) Armed Officer at the rate of \$26.00 per hour, included golf cart and marked/unmarked vehicle if needed. **This is based on 8-hr shifts seven (7) days a week.** Monday - Sunday, 9 p.m. – 5:00 a.m. (Hours can be updated at client request)

» Proposal Expiration

Our rates are negotiable. Please remember to add the 7% Florida Sales Tax to all pricing.

Please note: The above captioned pricing proposal is our indication for security services based on the information received as of November 12, 2022. Pricing is subject to change should there be any modifications to the scope of work and/or contract provisions. Our pricing proposal is valid 30 days from today's date.

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Jacksonville Sheriff's Office

JSO Application and Guidelines

From: Martin, Jill R (jill.martin@jaxsheriff.org)

To: [REDACTED]

Date: Tuesday, October 11, 2022 at 12:59 PM EDT

Good Afternoon,

Please complete attached application with all pertinent details of your event and email back to jso.secondary@jaxsheriff.org. The pay rate is \$50 per hour with a minimum of 3 hours. Also, we request the officers be paid at time of service. Additionally, the City of Jacksonville will bill you \$5.50 per hour for each officer to cover the use of equipment and for workers compensation insurance. Please If you have any questions, feel free to contact our office at (904) 630-1953.

Thank you,

Jill R. Martin #82963

Secondary Employment Specialist

Jacksonville Sheriff's Office | Secondary Employment Office

Office: 904.630.1953 | Fax: 904.630.5869

jill.martin@jaxsheriff.org

Connect with us: jaxsheriff.org or on social media

The Mission of the Jacksonville Sheriff's Office: "To Serve and Protect in Partnership with Our Community"



P-489 Secondary Employment Application PDF (4).pdf
102.9kB



Secondary Employment Information and Guidelines with Sheriff Ivey.pdf
271.8kB



Jacksonville Sheriff's Office

PAT IVEY, SHERIFF

Serve • Protect • Community

Secondary Employment Information and Guidelines

The mission of the Jacksonville Sheriff's Office (JSO) is "To Serve and Protect in Partnership with Our Community." One way we achieve our mission is by providing services such as secondary employment. This simply means that persons/businesses in the community may request to employ the law enforcement services of a JSO police officer/supervisor in an off-duty capacity, which is also known as secondary employment.

This privilege is extended to officers/supervisors in good standing who have received approval from the agency prior to any off-duty work. Additionally, officers/supervisors work in this capacity on a voluntary basis. Occasionally, the request for personnel to work exceeds the resources we have available or exceeds the number of volunteers who wish to work on holidays or during special events. Due to these challenges, the rate of pay may fluctuate to a higher rate based on demand.

Below is basic information and guidelines to help you get started with the process.

If you have any questions regarding hiring an off-duty police officer, JSO's Secondary Employment Office is open Monday – Friday, 7:30 a.m. – 4:30 p.m. and may be reached at (904) 630-1953.

SECONDARY EMPLOYMENT INFORMATION AND GUIDELINES

GETTING STARTED: Persons wishing to hire officers for secondary employment may start the process by calling (904) 630-1953; contacting the police officer; or by visiting the Police Memorial Building (501 E. Bay Street) or any of the six substations to obtain the necessary forms. **PLEASE NOTE: Advance notice is appreciated and sometimes necessary. Not all requests can be filled at certain times due to availability and demand.**

MINIMUM COMPENSATION/RATE OF PAY SCHEDULE (3-hour minimum per officer):

*Rate of pay may fluctuate as explained above.

- **All law enforcement related secondary employment jobs require a minimum of three hours pay.**
- **POLICE OFFICER: \$33 per hour***
- **POLICE SUPERVISOR (Sergeant/Lieutenant): \$36 per hour***
- **ADMINISTRATIVE FEES:**
 - A \$5.50 administrative fee per hour worked, per officer.
 - A \$7.50 per hour administrative fee will be charged for any secondary employment work where the police vehicle is utilized with the engine running and emergency equipment is in use for the majority of the assignment for traffic control during road construction projects or lane closure.

PAYMENT PROCESS:

- The hourly rate must be paid directly to the police officers/supervisors via cash, check, or money order.
- The hourly administrative fee (*per officer/supervisor*) shall be paid to the City of Jacksonville (COJ) by separate check or money order, made payable to the COJ. **Do not pay the officer or supervisor the administrative fee. This fee is billed and paid by mail weeks after the job is completed.**

HOW MANY OFFICERS ARE NEEDED: Staffing levels will be determined by JSO's Secondary Employment Office based on the event requiring police services. If alcohol is served, a minimum of two officers is required.

CANCELLATIONS: May be made at any time, however, if the cancellation is made with less than 48 hour notice to the officer/supervisor or Secondary Employment Office, a minimum of three hours pay will be incurred by the requesting party.

GENERAL POLICIES: Off-duty officers remain employees of the JSO and are subject to all laws, all departmental policies, and procedures, and may be subject to emergency call-back to regular duty. The JSO reserves the right to refuse or discontinue off-duty police services that are deemed to conflict with the best interests of the COJ or the JSO. No officer shall follow any policy, procedure, or directive of a secondary employment employer, which is inconsistent, incompatible, or in conflict with the policies, procedures, or directives of the JSO.

LIABILITY: Florida State Statute 30.2905 states the Sheriff may operate or administer a program to contract for the employment of sheriff's deputies, during off-duty hours, for public or private security services. Any such public or private employer of a deputy sheriff shall be responsible for the acts or omissions of the deputy sheriff while performing services for that employer while off duty, including workers' compensation benefits. However, for the workers' compensation purposes of this section: A deputy sheriff so employed who sustains an injury while enforcing the criminal, traffic, or penal laws of this state shall be regarded as working on duty. The term "enforcing the criminal, traffic, or penal laws of this state" shall be interpreted to include, but is not limited to, providing security, patrol, or traffic direction for a private or public employer.

I have read and understand the conditions of this Secondary Employment guide and hereby agree to the policies and liability statements required to employ off-duty officers from the JSO.

| | |
|-----------------------------------|----------------|
| _____ | ____/____/____ |
| Authorized Signature for Employer | Date |
| _____ | ____/____/____ |
| Printed Name | Date |

Employer Name: _____

Employer Address: _____



Jacksonville Sheriff's Office

Secondary Employment Application

Please complete the below application. Fields marked * are required.

Applicant Information

Business/Organization Name _____

* Applicant's Name _____
First Name Middle Name Last Name

* Address _____
Street # Street Name Zip Code

City State Zip Code

* Phone _____ Phone (Fax) _____
Area Code + Number Area Code + Number

E-Mail Address _____

Contact Person / Location of Job / Event

* Contact Person _____
First Name Middle Name Last Name Date of Birth

* Phone _____ Cell _____ Pager _____
Area Code + Number Area Code + Number Area Code + Number

* Job / Event Location _____
Street # Street Name Zip Code

Venue Name _____
Name of Venue if there is a known or published name.

Billing & Accounts Payable

* Contact Person's Name _____
First Name Middle Name Last Name

* Federal ID # _____ * SSN _____
Business/Organization Applicants Non-Business Applicants
Billing Purposes Billing Purposes

* Billing Address _____
Street # Street Name

City State Zip Code

* Phone Number _____ Fax _____
Area Code + Phone Number Area Code + Phone Number

E-Mail Address _____

Job / Event Information

* Select Reason for Police Service

| Reason | Selection | Briefly describe need for Police Service |
|-------------------|-----------|--|
| Security | | |
| Road Construction | | |
| Crowd Control | | |
| Traffic Control | | |
| Other | | |
| | | |

* Will Alcohol be Served ? _____ Predicted Attendance ? _____ Building Capacity ? _____

Requested Services Dates & Time

Short Term Job (Less than 30 Days)

Number of Days Police Service Needed? _____ Number of Hours Per Day Police Service Needed? _____

Starting Date & Time _____
Date Time

Ending Date & Time _____
Date Time

Long Term Job (30 Days or Longer)

A Job Scheduler will be assigned to all Long Term Jobs

Starting Date & Time _____
Date Time

Additional Information

Note: The Secondary Employment Unit will determine the number of Officers to be assigned to each Job request.

Authorization

I have read and understand the conditions of this permit, and I agree to all terms and conditions of this permit.

*

Signature of Person making Application Date

Secondary Employment Office
Jacksonville Sheriff's Office, 501 E. Bay St. Jacksonville, Florida 32202
Office (904) 630-1953 Fax (904) 630-5869

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Replacement of Pool Company
Provider

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Replacement of PFM Group
Consulting LLC

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Replacement of Landscaper
Provider

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Villages of Westport CDD
Statement of Financial Position
As of 8/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|----------------------------|----------------------------|------------------------------|------------------------------|
| <u>Assets</u> | | | | | |
| <u>Current Assets</u> | | | | | |
| General Checking Account - CNB | \$204,728.79 | | | | \$204,728.79 |
| State Board of Administration | 5,074.43 | | | | 5,074.43 |
| Assessments Receivable | | \$98,071.26 | | | 98,071.26 |
| Debt Service Reserve 2005A | | 527,009.01 | | | 527,009.01 |
| Revenue 2005A Bond | | 310,072.47 | | | 310,072.47 |
| Interest 2005A | | 0.09 | | | 0.09 |
| Prepayment 2005A | | 1,033.51 | | | 1,033.51 |
| Sinking Fund 2005 | | 0.15 | | | 0.15 |
| Acquisition/Construction 2005A | | | \$59,039.72 | | 59,039.72 |
| Deferred Cost 2005A Bond | | | 435,275.08 | | 435,275.08 |
| Total Current Assets | <u>\$209,803.22</u> | <u>\$936,186.49</u> | <u>\$494,314.80</u> | <u>\$0.00</u> | <u>\$1,640,304.51</u> |
| <u>Investments</u> | | | | | |
| Amount Available in Debt Service Funds | | | | \$838,115.23 | \$838,115.23 |
| Amount To Be Provided | | | | 6,426,884.77 | 6,426,884.77 |
| Total Investments | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$7,265,000.00</u> | <u>\$7,265,000.00</u> |
| Total Assets | <u><u>\$209,803.22</u></u> | <u><u>\$936,186.49</u></u> | <u><u>\$494,314.80</u></u> | <u><u>\$7,265,000.00</u></u> | <u><u>\$8,905,304.51</u></u> |
| <u>Liabilities and Net Assets</u> | | | | | |
| <u>Current Liabilities</u> | | | | | |
| Accounts Payable | \$27,004.53 | | | | \$27,004.53 |
| Deferred Revenue | | \$98,071.26 | | | 98,071.26 |
| Total Current Liabilities | <u>\$27,004.53</u> | <u>\$98,071.26</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$125,075.79</u> |
| <u>Long Term Liabilities</u> | | | | | |
| Revenue Bonds Payable LongTerm | | | | \$7,265,000.00 | \$7,265,000.00 |
| Total Long Term Liabilities | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$7,265,000.00</u> | <u>\$7,265,000.00</u> |
| Total Liabilities | <u><u>\$27,004.53</u></u> | <u><u>\$98,071.26</u></u> | <u><u>\$0.00</u></u> | <u><u>\$7,265,000.00</u></u> | <u><u>\$7,390,075.79</u></u> |

Villages of Westport CDD
Statement of Financial Position
As of 8/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|----------------------------|----------------------------|------------------------------|------------------------------|
| <u>Net Assets</u> | | | | | |
| Fund Balance - Unreserved | (\$4,844.00) | | | | (\$4,844.00) |
| Net Assets, Unrestricted | 129,263.55 | | | | 129,263.55 |
| Net Assets - General Government | 45,931.65 | | | | 45,931.65 |
| Current Year Net Assets - General Government | 12,447.49 | | | | 12,447.49 |
| Net Assets, Unrestricted | | \$930,641.05 | | | 930,641.05 |
| Current Year Net Assets, Unrestricted | | (92,525.82) | | | (92,525.82) |
| Net Assets, Unrestricted | | | (\$797,404.12) | | (797,404.12) |
| Net Assets, Unrestricted | | | 1,286,844.65 | | 1,286,844.65 |
| Current Year Net Assets, Unrestricted | | | 4,874.27 | | 4,874.27 |
| Total Net Assets | <u>\$182,798.69</u> | <u>\$838,115.23</u> | <u>\$494,314.80</u> | <u>\$0.00</u> | <u>\$1,515,228.72</u> |
| Total Liabilities and Net Assets | <u><u>\$209,803.22</u></u> | <u><u>\$936,186.49</u></u> | <u><u>\$494,314.80</u></u> | <u><u>\$7,265,000.00</u></u> | <u><u>\$8,905,304.51</u></u> |

Villages of Westport CDD

Statement of Activities

As of 8/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|---------------------|---------------------|-------------------|-------------------------|---------------------|
| <u>Revenues</u> | | | | | |
| On-Roll Assessments | \$205,538.97 | | | | \$205,538.97 |
| Off-Roll Assessments | 85,793.28 | | | | 85,793.28 |
| Other Income & Other Financing Sources | 1,085.00 | | | | 1,085.00 |
| On-Roll Assessments | | \$559,149.06 | | | 559,149.06 |
| Off-Roll Assessments | | 147,106.90 | | | 147,106.90 |
| Inter-Fund Group Transfers In | | (2,711.69) | | | (2,711.69) |
| Inter-Fund Transfers In | | | \$2,711.69 | | 2,711.69 |
| Total Revenues | <u>\$292,417.25</u> | <u>\$703,544.27</u> | <u>\$2,711.69</u> | <u>\$0.00</u> | <u>\$998,673.21</u> |
| <u>Expenses</u> | | | | | |
| Supervisor Fees | \$1,600.00 | | | | \$1,600.00 |
| Public Official Insurance | 3,219.00 | | | | 3,219.00 |
| Trustee Services | 3,717.38 | | | | 3,717.38 |
| District Management | 22,916.63 | | | | 22,916.63 |
| Field Management | 17,600.00 | | | | 17,600.00 |
| Engineering | 6,000.00 | | | | 6,000.00 |
| Dissemination Agent | 3,750.00 | | | | 3,750.00 |
| District Counsel | 13,613.02 | | | | 13,613.02 |
| Assessment Administration | 5,000.00 | | | | 5,000.00 |
| Audit | 4,700.00 | | | | 4,700.00 |
| Arbitrage Calculation | 500.00 | | | | 500.00 |
| Janitorial Service | 6,885.00 | | | | 6,885.00 |
| Postage & Shipping | 74.38 | | | | 74.38 |
| Legal Advertising | 942.14 | | | | 942.14 |
| Office Miscellaneous | 140.35 | | | | 140.35 |
| Web Site Maintenance | 2,050.00 | | | | 2,050.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Amenity - Electric | 31,114.66 | | | | 31,114.66 |
| Amenity - Telephone | 1,346.57 | | | | 1,346.57 |
| Amenity - Insurance | 4,274.00 | | | | 4,274.00 |
| Amenity - Dues & License | 325.00 | | | | 325.00 |
| Amenity - Pool Maintenance | 14,284.21 | | | | 14,284.21 |
| Amenity - Pest Control | 199.00 | | | | 199.00 |
| Amenity - R&M Building | 7,050.00 | | | | 7,050.00 |
| Amenity - R&M Grounds | 5,775.00 | | | | 5,775.00 |
| Amenity - Security | 53,535.00 | | | | 53,535.00 |
| General Insurance | 3,917.00 | | | | 3,917.00 |
| General Repair & Maintenance | 4,032.69 | | | | 4,032.69 |
| Lake Maintenance | 11,753.68 | | | | 11,753.68 |
| Landscaping Maintenance & Material | 36,857.50 | | | | 36,857.50 |
| Landscape Improvements | 10,000.00 | | | | 10,000.00 |

Villages of Westport CDD

Statement of Activities

As of 8/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|----------------------------|----------------------------|-------------------------|------------------------------|
| Community Events | 1,980.00 | | | | 1,980.00 |
| Miscellaneous | 718.36 | | | | 718.36 |
| Principal Payment | | \$365,000.00 | | | 365,000.00 |
| Interest Payments | | 434,910.00 | | | 434,910.00 |
| Total Expenses | <u>\$280,045.57</u> | <u>\$799,910.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$1,079,955.57</u> |
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | | |
| Interest Income | \$75.81 | | | | \$75.81 |
| Interest Income | | \$3,839.91 | | | 3,839.91 |
| Interest Income | | | \$2,162.58 | | 2,162.58 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$75.81</u> | <u>\$3,839.91</u> | <u>\$2,162.58</u> | <u>\$0.00</u> | <u>\$6,078.30</u> |
| Change In Net Assets | \$12,447.49 | (\$92,525.82) | \$4,874.27 | \$0.00 | (\$75,204.06) |
| Net Assets At Beginning Of Year | <u>\$170,351.20</u> | <u>\$930,641.05</u> | <u>\$489,440.53</u> | <u>\$0.00</u> | <u>\$1,590,432.78</u> |
| Net Assets At End Of Year | <u><u>\$182,798.69</u></u> | <u><u>\$838,115.23</u></u> | <u><u>\$494,314.80</u></u> | <u><u>\$0.00</u></u> | <u><u>\$1,515,228.72</u></u> |

Villages of Westport CDD
Budget to Actual
For the period through 8/31/22

| | Actual | Year To Date Budget | Variance | Adopted FY 2022 Budget |
|---|----------------------|------------------------|-----------------------|---------------------------|
| <u>Revenues</u> | | | | |
| Assessments | \$ 291,332.25 | \$ 266,222.92 | \$ 25,109.33 | \$ 290,425.00 |
| Carry Forward Surplus | - | 36,666.67 | (36,666.67) | 40,000.00 |
| Other Income & Other Financing Sources | 1,085.00 | - | 1,085.00 | - |
| Net Revenues | \$ 292,417.25 | \$ 302,889.58 | \$ (10,472.33) | \$ 330,425.00 |
| <u>General & Administrative Expenses</u> | | | | |
| Public Official Insurance | \$ 3,219.00 | \$ 3,162.50 | \$ 56.50 | \$ 3,450.00 |
| Trustee Services | 3,717.38 | 3,410.00 | 307.38 | 3,720.00 |
| Supervisor Fees | 1,600.00 | 2,200.00 | (600.00) | 2,400.00 |
| District Management | 22,916.63 | 25,208.33 | (2,291.70) | 27,500.00 |
| Field Management | 17,600.00 | 17,600.00 | - | 19,200.00 |
| District Engineer | 6,000.00 | - | 6,000.00 | - |
| Dissemination Agent | 3,750.00 | 4,583.33 | (833.33) | 5,000.00 |
| Reamortization Schedule | - | 458.33 | (458.33) | 500.00 |
| District Counsel | 13,613.02 | 4,583.33 | 9,029.69 | 5,000.00 |
| Assessment Administration | 5,000.00 | 4,583.33 | 416.67 | 5,000.00 |
| Audit | 4,700.00 | 5,958.33 | (1,258.33) | 6,500.00 |
| Arbitrage Calculation | 500.00 | 916.67 | (416.67) | 1,000.00 |
| Postage & Shipping | 74.38 | 229.17 | (154.79) | 250.00 |
| Legal Advertising | 942.14 | 1,375.00 | (432.86) | 1,500.00 |
| Miscellaneous | 140.35 | 916.67 | (776.32) | 1,000.00 |
| Community Events | 1,980.00 | 1,833.33 | 146.67 | 2,000.00 |
| Web Site Maintenance | 2,050.00 | 2,200.00 | (150.00) | 2,400.00 |
| Dues, Licenses, and Fees | 175.00 | 160.42 | 14.58 | 175.00 |
| Amenity - Water/Electric | 31,114.66 | 41,250.00 | (10,135.34) | 45,000.00 |
| Amenity - Telephone | 1,346.57 | 1,375.00 | (28.43) | 1,500.00 |
| Amenity - Insurance | 4,274.00 | 4,170.83 | 103.17 | 4,550.00 |
| Amenity - Dues & License | 325.00 | 366.67 | (41.67) | 400.00 |
| Amenity - Irrigation Repairs | - | 2,750.00 | (2,750.00) | 3,000.00 |
| Amenity - Pool Maintenance | 14,284.21 | 8,800.00 | 5,484.21 | 9,600.00 |
| Amenity - Access Control | - | 1,558.33 | (1,558.33) | 1,700.00 |
| Amenity - Janitorial | 6,885.00 | 7,425.00 | (540.00) | 8,100.00 |
| Amenity - Pest Control | 199.00 | 1,100.00 | (901.00) | 1,200.00 |
| Amenity - R&M Building | 7,050.00 | 9,283.08 | (2,233.08) | 10,127.00 |
| Amenity - R&M Grounds | 5,775.00 | 4,583.33 | 1,191.67 | 5,000.00 |
| Amenity - Security | 53,535.00 | 64,166.67 | (10,631.67) | 70,000.00 |
| General Insurance | 3,917.00 | 3,827.08 | 89.92 | 4,175.00 |
| General Repair & Maintenance | 4,032.69 | 4,583.33 | (550.64) | 5,000.00 |
| Irrigation | - | 2,291.67 | (2,291.67) | 2,500.00 |
| Lake Maintenance | 11,753.68 | 11,000.00 | 753.68 | 12,000.00 |
| Landscaping Maintenance & Material | 36,857.50 | 42,166.67 | (5,309.17) | 46,000.00 |
| Landscape Improvements | 10,000.00 | 4,583.33 | 5,416.67 | 5,000.00 |
| Right of Way Mowing | - | 5,500.00 | (5,500.00) | 6,000.00 |
| Contingency-Hurricane Repairs | 718.36 | 2,729.83 | (2,011.47) | 2,978.00 |
| Total General & Administrative Expenses | \$ 280,045.57 | \$ 302,889.58 | \$ (22,844.01) | \$ 330,425.00 |
| Total Expenses | \$ 280,045.57 | \$ 302,889.58 | \$ (22,844.01) | \$ 330,425.00 |
| Income (Loss) from Operations | \$ 12,371.68 | \$ - | \$ 12,371.68 | \$ - |
| <u>Other Income (Expense)</u> | | | | |
| Interest Income | \$ 75.81 | \$ - | \$ 75.81 | \$ - |
| Total Other Income (Expense) | \$ 75.81 | \$ - | \$ 75.81 | \$ - |
| Net Income (Loss) | \$ 12,447.49 | \$ - | \$ 12,447.49 | \$ - |

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

Villages of Westport

Field Operations Report

Date of report: **October 12th, 2022**

Submitted by: **Tim Harden**

Groundskeeping:

- Four five-gallon buckets of trash have been cleaned up from around the edges of the ponds in the community. One tire was also pulled out of one of the ponds.
- A pot-hole next to the storm drain in parking lot has been filled in to prevent damage to any vehicles.
- Torn nets on the basketball court have been removed and replaced with chain nets.

Lighting/Electrical improvements:

- Staff has replaced dozens of light bulbs that were out at the amenity center and in the landscape lighting at the community entrances and along Braddock Rd.
- Replacement light fixtures have been ordered for all fixtures that need to be replaced.
- Beaches Electric was hired to replace the malfunctioning lighting fixtures in the parking lot and at the entrance to the north end of the community.
- Exterior outlets on patio were not working. Beaches Electric traced the cause down to a tripped GFI outlet in the family bathroom in the fitness center.

Pool issues:

- Prior proposals from Rick Arsenault Pool Consultants to replace pool drains and acid pump have been given the green light since these issues will lead to pool closure upon inspection by the Health Department.
- Chemical controller is currently non-functional. Arsenault claims that it has not worked properly since they took over management of the pool. A working chemical controller is a vital tool needed to maintain the proper chemical balance in any public pool. Chemical controller should be replaced as soon as possible to keep the pool in proper working order.
- Pool rules sign needs to be updated to include newly required rules added as of Jan 2021.

Hurricane Ian Preparations:

- Pool furniture was stacked up close to the building to prevent displacement due to the threat of hurricane force winds and the facility was closed. Facility was reopened as soon as it was deemed safe to do so.
- Water level in pool was drained down approximately six inches to prevent flooding.
- Pumps were shut down in order to limit the damage to the equipment in the event of severe weather conditions.

Lack of streetlights on Braddock Rd:

- Staff has reached out to the offices of Councilman Reggie Gaffney and Councilwoman Ju’Coby Pittman since the Villages of Westport straddles the boundary that divides City Council districts 7 and 8. Ms. Pittman’s office has responded that there is currently no funding to provide streetlights along Braddock Rd at this time. The issue has been forwarded to Public Works to study the possibility of having streetlights installed at a future date.

JEA Billing issue:

- After reviewing a copy of a recent JEA bill, staff has determined that the District is being billed incorrectly for a meter that is located at the JEA lift station at 6794 Sandle Dr. This meter should not be billed to the Villages of Westport. JEA has been notified and we are asking for a refund or credit on the account. The amount of the overbilling is believed to be around \$200 per month.

If you have any comments or questions, feel free to contact me at tharden@vestapropertyservices.com.

**VILLAGES of WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Review of Advance Security Specialist &
Consulting LLC Contract

Select Year:

The 2022 Florida Statutes

[Title XXXII](#)

REGULATION OF PROFESSIONS
AND OCCUPATIONS

[Chapter 493](#)

PRIVATE INVESTIGATIVE, PRIVATE SECURITY, AND
REPOSSESSION SERVICES

[View Entire
Chapter](#)

493.6110 Licensee's insurance.—A Class “B” agency license may not be issued unless the applicant first files with the department a certification of insurance evidencing commercial general liability coverage. The coverage shall provide the department as an additional insured for the purpose of receiving all notices of modification or cancellation of such insurance. Coverage shall be written by an insurance company which is lawfully engaged to provide insurance coverage in Florida. Coverage shall provide for a combined single-limit policy in the amount of at least \$300,000 for death, bodily injury, property damage, and personal injury. Coverage shall insure for the liability of all employees licensed by the department while acting in the course of their employment.

- (1) The licensed agency shall notify the department of any claim against such insurance.
- (2) The licensed agency shall notify the department immediately upon cancellation of the insurance policy, whether such cancellation was initiated by the insurance company or the insured agency.
- (3) The agency license shall be automatically suspended upon the date of cancellation unless evidence of insurance is provided to the department prior to the effective date of cancellation.

History.—ss. 2, 11, ch. 90-364; s. 4, ch. 91-248; s. 4, ch. 91-429; s. 3, ch. 2005-143.

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Select Year:

The 2022 Florida Statutes

[Title XXXII](#)

REGULATION OF PROFESSIONS
AND OCCUPATIONS

[Chapter 493](#)

PRIVATE INVESTIGATIVE, PRIVATE SECURITY, AND
REPOSSESSION SERVICES

[View Entire
Chapter](#)

493.6100 **Legislative intent.**—The Legislature recognizes that the private security, investigative, and recovery industries are rapidly expanding fields that require regulation to ensure that the interests of the public will be adequately served and protected. The Legislature recognizes that untrained persons, unlicensed persons or businesses, or persons who are not of good moral character engaged in the private security, investigative, and recovery industries are a threat to the welfare of the public if placed in positions of trust. Regulation of licensed and unlicensed persons and businesses engaged in these fields is therefore deemed necessary.

History.—ss. 2, 11, ch. 90-364; s. 4, ch. 91-429; s. 1, ch. 94-172.

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Calls For Service List

9/27/2022- 9/28/2022



| Address | Sub | Ccr | Date | Time | Officer Id | Source | Priority | Signal | Signal Text | Disposition Text |
|----------------|-----|--------------|-----------|------|------------|--------|----------|--------|---------------------|---|
| 6707 SANDLE DR | P-2 | 202200572482 | 9/27/2022 | 2140 | 83950 | PHONE | 3 | 33 | DISCHARGING FIREARM | 1 - GENERAL REPORT WRITTEN ~ BC1 - BODY CAM - RETAIN FOR 1 YEAR ~ K - ASST OTHER UNIT/AGN;SUPERVISOR |
| 1 CFS | | | | | | | | | | |

1 Total CFS



2022-0572482

Route To

Groups: **VIOLENT CRIMES, HOMICIDE, GANG INVESTIGATIONS UNIT**
People:

Incident Information

Incident Location

6707 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276
Location Type: RESIDENCE-HOME
Primary Weapon Used: HANDGUN (DISCHARGED) { Action: Semi-Automatic }
School Name: School Number:
Incident Occurred: Outside Location Incident Occurred In the Parking Lot at this Location?: NO

Day/Date/Time Reported: Tuesday, 09/27/2022 21:40
Day/Date/Time Incident From: Tuesday, 09/27/2022 21:00 To: Tuesday, 09/27/2022 21:40
Is this a Corrections Information Report?: NO

Miscellaneous

Drug Activity: NOT APPLICABLE Drug Type: NOT APPLICABLE # of Offenses: 1
of Victims: 0
of Suspects: 1
MCI Case: NO Follow-up By:
Was Hate Crime Involved?: NO Dating Violence Involved?: NO Is Offense(s) Related to Domestic Violence?: NO
If not Domestic Violence, Is it Domestic Related?: NO Any Children under 18 Involved as a Victim?: NO

Offense(s)

#1 Statute #: 790.15(1) Degree: M1 UCR Code: 5200 Attempt Code: Committed
DISCHARGE A FIREARM ON RESIDENTIAL PROPERTY
Criminal Activity Type: Possessing/Concealing

Suspect #1 F.S.119.071 (2)(c)1

Demographics

Race: F.S.119.071 (2)(c)1 Sex: F.S.119.071 (2)(c)1 Date of Birth:
Ethnicity: F.S.119.071 (2)(c)1
Primary Language: Secondary Language:
Age: Height (inches): Weight (lbs):
Hair Style: Hair Color: F.S.119.071 (2)(c)1 Hair Length:
Build: Eye Color: Facial Hair:
Complexion: F.S.119.071 (2)(c)1 Voice: F.S.119.071 (2)(c)1
Clothing/Description: F.S.119.071 (2)(c)1
Place of Birth: F.S.119.071 (2)(c)1
Nicknames:
Aliases:

Distinguishing Marks (Scars, Marks, and Tattoos)

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: Cell Phone Provider:
Email Address:

Primary Identification

Type of ID Given: NONE ID: Issuing State:

Home Address

Mailing Address

Alternate Address

Employment/School

Employer: NA Occupation: NA
School Last Attended: NOT APPLICABLE

CEW (Conducted Electric Weapon)

ECD Usage:
RTR Written Related to This Incident?: NO RTR Incident Year: RTR Incident #:

Other Information

Drugs Involved?: UNKNOWN Alcohol Involved?: UNKNOWN Computer Involved?: UNKNOWN
Mode of Travel: UNKNOWN Juvenile?: UNKNOWN Confessed?: NO
Arrested?: At Large Were Miranda Rights Given?: NO Jail # Type: NA Jail Booking #:

Related Offenses

Incident (Offense) 2022-0572482 (Continued)

#01: 790.15(1) - DISCHARGE A FIREARM ON RESIDENTIAL PROPERTY

Witness/Complainant #1 - SHELTERS, MICHAEL
ROBERT

Type: WITNESS AND COMPLAINANT

Did witness invoke right to prevent the disclosure of personal info (Marsy's Law)?: NO

Demographics

Race: WHITE Sex: MALE Date of Birth: 04/09/1976
Ethnicity: NOT OF HISPANIC ORIGIN
Age: 46

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: (904) 316-3535 Cell Phone Provider:
Email Address:

Home Address

6725 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276

Mailing Address

Employment/School

Employer: NA Occupation: NA
School Last Attended: NOT APPLICABLE

Witness/Complainant Relationship to Offender(s):

Relationship: RELATIONSHIP UNKNOWN To: Suspect (01) - UNKNOWN, UNKNOWN UNKNOWN

Property #1 - Firearm Accessories

Quantity: 3 Status: SEIZED (NOT STOLEN)

Turned in at: PROPERTY ROOM

Manufacturer: UNKNOWN

Model: F.S. 119.071 (2)

Serial Number:

Color:

Description: F.S. 119.071 (2)(c)1

Related Charge: #01: 790.15(1) - DISCHARGE A FIREARM ON RESIDENTIAL PROPERTY

Value Stolen or Damaged:

Value Recovered:

Victim/Complaint Signed Signature Card: N/A

Was Property Recovered From Vehicle?: NO

Vehicle Property Recovered From:

Property Owner:

Suspect (01) - F.S. 119.071 (2)(c)1

Received From:

NOT APPLICABLE

Additional Information

On 9/27/2022, at 2141 hours, I was dispatched to 6725 Sandle Dr. in reference to discharging a firearm.

Upon arrival, I spoke to Michael Shelters (complainant). He advised around 2130 hours, he heard three gunshots outside of his residence. He stated he did not go outside to investigate. He stated he accessed F.S. 119.071(3)(a)

He said F.S. 119.071(3)(a) an unknown individual (suspect). He stated he observed F.S. 119.071(3)(a)

F.S. 119.071(3)(a) walking westbound on Sandle Dr. into the suburb community. Later, he observed the F.S. 119.071(3)(a)

F.S. 119.071(3)(a) walking eastbound toward Braddock Rd. After the F.S. 119.071(3)(a) he heard three gunshots fired in an unknown direction. The suspect then left the area in an unknown direction.

The complainant did not report any injuries or property damage. I conducted a canvass of the area and did F.S. 119.071 (2)(c)1

F.S. 119.071 (2)(c)1 walk in and out of the F.S. 119.071(3)(a) Later, I heard three distinct gunshots fired in an unknown direction. The complainant stated he will provide F.S. 119.071(3)(a) at a later time.

I then F.S. 119.071 (2)(c)1 in front of 6725 Sandle Dr. F.S. 119.071 (2)(c)1 found in the grass median near the edge of the sidewalk. F.S. 119.071 (2)(c)1 was found east approximately 2 feet away from F.S. 119.071 (2)(c)1 in the grass median. F.S. 119.071 (2)(c)1 a few feet away in the roadway.

There is no suspect at this time.

It's important to note that this incident occurred near a recent death investigation in the same neighborhood Ref CCR:455922.

Case Suspended. Unable to identify suspect.

Additional Question(s)

Body Worn Camera Footage

01 Is there Body Worn Camera (BWC) footage for incident?: YES

Risk Protection Order

- 01 Subject poses a significant danger of causing personal injury to himself/herself or others: UNKNOWN
02 Subject owns, has care, custody or control of, or has the ability to purchase, possess, or receive firearm(s) and/or ammunition:
03 Subject was involved in a recent act or threat of violence against himself/herself or others, whether or not such violence involved a firearm:
04 Subject has made a threat of violence in the past 12 months against himself/herself or others:
05 Subject is seriously mentally ill or has recurring mental health issues:
06 Subject was a respondent of, or violated, a previous/existing injunction related to domestic, dating, sexual, or repeat violence and/or stalking:
07 The subject has previously been issued an RPO:
08 Subject has previously violated the provisions of an RPO:
09 Subject has been convicted of, had adjudication withheld on, or pled nolo contendere to, a crime constituting domestic violence in any state:
10 Subject has used, or threatened to use, against himself/herself or others, any weapons or physical force:
11 Subject has unlawfully or recklessly used, displayed, or brandished a firearm:
12 Subject has stalked another person:
13 Subject has been arrested for, convicted of, had adjudication withheld, or pled nolo contendere to a crime or threat of violence in any other state:
14 Is evidence to demonstrate the abuse of controlled substances or alcohol by the subject:
15 Is evidence to demonstrate the subject has recently acquired firearm(s) or ammunition:
16 Is there any other relevant information provided by a family/household member concerning the subject. (If yes, place information into the narrative):

Misc Information

Clearance Status: CASE SUSPENDED Clearance Code: NOT APPLICABLE Date Case Was Cleared:
Suspended Type: SUSPENDED (UNABLE TO IDENTIFY SUSPECT) Number of Cases Cleared:
Is there additional information included on a continuation report?: NO Are there other Pertinent Reports?: NO
Did this incident qualify as a "Cargo Theft"?: NO
In your opinion is there significant reason to believe that the crime can be solved by a patrol follow-up investigation?:
Neighborhood Canvass Conducted?:

Case Card Information Left with: Person

Witness / Complainant (01) - SHELTERS, MICHAEL ROBERT

Handouts

#1: Case information Card

Bias Motivation(s)

Neighborhood Canvass #1

No one home?:

SHELTERS, MICHAEL ROBERT

Demographics

Race: WHITE Sex: MALE Date of Birth: 04/09/1976
Ethnicity:
Age: 46
Clothing/Description:

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: (904) 316-3535 Cell Phone Provider:
Email Address:

Home Address

6725 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276

Mailing Address

Alternate Address

Additional Information: **F.S.119.071 (2)(c)1**

Neighborhood Canvass #2

No one home?: YES

UK, UK UK

Demographics

Race: UNKNOWN Sex: UNKNOWN Date of Birth:
Ethnicity: UNKNOWN
Age:
Clothing/Description:

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: Cell Phone Provider:
Email Address:

Home Address

Mailing Address

Alternate Address

6719 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276

Additional Information: NO ONE WAS HOME.

Neighborhood Canvass #3

No one home?: YES

UK, UK UK

Demographics

Race: UNKNOWN Sex: UNKNOWN Date of Birth:
Ethnicity: UNKNOWN
Age:
Clothing/Description:

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: Cell Phone Provider:
Email Address:

Home Address

Mailing Address

Alternate Address

6713 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276

Additional Information: NO ONE WAS HOME.

Neighborhood Canvass #4

No one home?: YES

UK, UK UK

Demographics

Race: UNKNOWN Sex: UNKNOWN Date of Birth:
Ethnicity: UNKNOWN
Age:
Clothing/Description:

Contact Information

Home Phone #: Bus. Phone #: Ext.: Alt. Phone #:
Cell Phone #: Cell Phone Provider:
Email Address:

Home Address

Mailing Address

Alternate Address

6707 SANDLE DR
JACKSONVILLE, FL 32219
Sub-sector: P2 TAZ: 276

Additional Information: NO ONE WAS HOME.

Investigation Time #1

Hour(s): 01 Minute(s): 30 Cost Amount: \$72.36

Signature

Signature(s)

Reporting Officer #1: **Z.J. POOLE (#83950)** Division: **PATROL**
Reporting Officer #2: **R.O. MONTGOMERY III (#84195)** Division: **PATROL**
Report submitted on: **09/28/2022 00:21**
Report Reviewer: **T.G. TABET (#68535)** Status: **Approved**
Report approved on: **09/28/2022 01:31**

Section/Unit: **ZONE 6**
Section/Unit: **ZONE 6**

**AGREEMENT BETWEEN THE VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT AND ADVANDED SECURITY SPECIALS &
CONSULTING REGARDING THE PROVISION OF SECURITY SERVICES**

This Agreement ("Agreement") is made and entered into this 23 day of June, 2015 by and between:

Villages of Westport Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, and with a mailing address 12051 Corporate Boulevard, Orlando, Florida 32817 (the "District"); and

Advanced Security Specialist & Consulting, with a mailing address of 1106 Copper Creek Drive, Macclenny, Florida 32063 ("Contractor", together with District the "Parties").

RECITALS

~~WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "Act"), by ordinance adopted by the City of Jacksonville, Florida; and~~

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide security services for the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide security services and has agreed to provide to the District those services identified in Option 1 of **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional security services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with 24 hour continuous monitoring services via MMS

picture files, as identified in Option 1 of **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SECURITY SERVICES. The Contractor will provide security services for the District. The duties, obligations, and responsibilities of Contractor are to provide the materials, tools, skill and labor necessary for the Services attached as **Exhibit A, Option 1**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor a total annual amount of Twenty Six Thousand Dollars (\$26,000), payable in twelve equal monthly amounts of Two Thousand One Hundred Sixty Six Dollars and Sixty Six Cents (\$2,166.66). The term of this Agreement shall be from April 1, 2015 through March 31, 2016 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
-
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and its supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements,

judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B. Contractor agrees to indemnify, hold harmless, and defend the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto.
- C. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed Contractor further agrees that nothing herein shall constitute or be construed as a waiver of liability beyond those contained in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, and equipment purchased by it to perform under this Agreement. The Contractor shall keep the District's property free from any liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any

one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Villages of Westport Community
Development District
12051 Corporate Boulevard
Orlando, Florida 32817
Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Advanced Security Specialist &
Consulting
1106 Copper Creek Drive
Macclenny, Florida 32063
Attn: Jake Card

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

SECTION 26. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

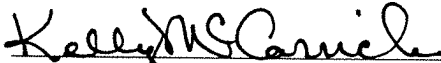
SECTION 29. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.


Attest:

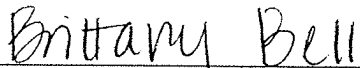
**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

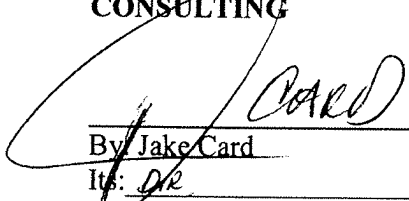
Secretary/Assistant Secretary


Chairman, Board of Supervisors

**ADVANCED SECURITY SPECIALIST &
CONSULTING**


(Signature of Witness)


(Print Name of Witness)


By: Jake Card

Its: AK

Date: _____

Exhibit A: Proposal/Schedule of Services

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IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**ADVANCED SECURITY SPECIALIST &
CONSULTING**

Brittany Bell
(Signature of Witness)

Brittany Bell
(Print Name of Witness)

Jake Card
By: Jake Card

Its: DR

Date: _____

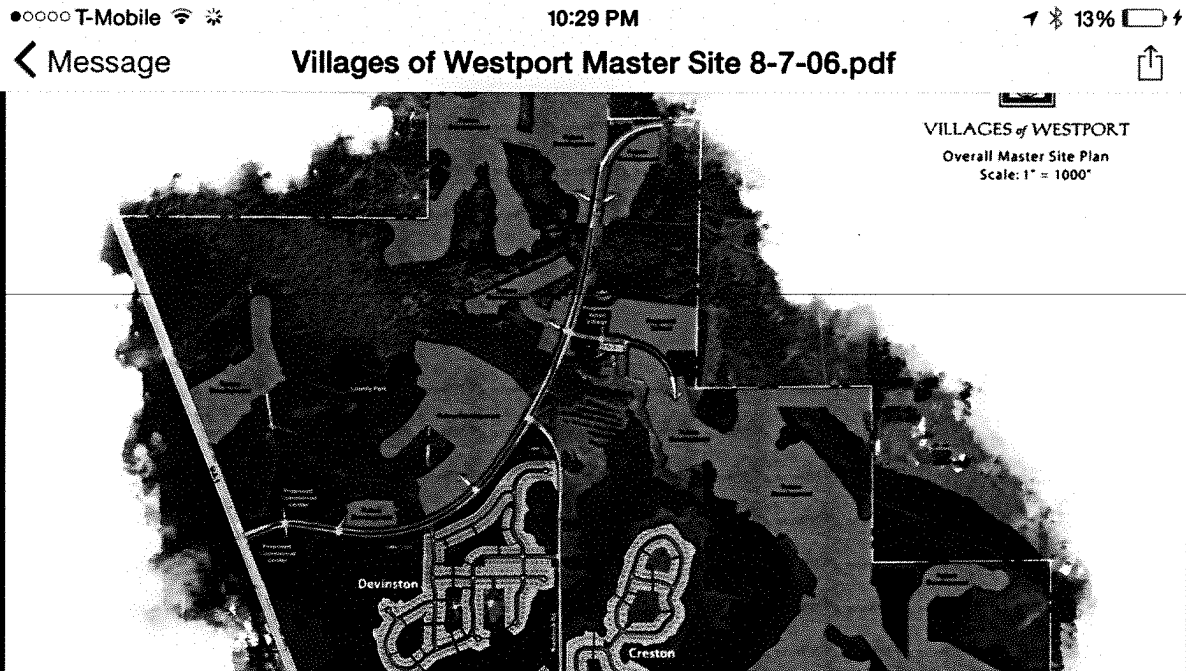
Exhibit A: Proposal/Schedule of Services

Advanced Security Specialist & Consulting

1106 Copper Creek Drive

Macclenny, FL 32063

Bid Proposal/Villages of Westport



Please note the following documentation reference to security/monitoring proposal submitted 04-01-2015

Option 1 - 24 hour continuous monitoring via immediate MMS picture files. (See below attached) Monitoring operations consist of four (4) to seven (7) blackout special ops concealment cameras, dual day and night monitoring. Specifications entail laser activation monitoring with .56 second video/picture capture and relay transmission to document portal. Optional immediate notification for request of law enforcement assistance if needed (criminal activity). Continuous activity (picture video storage with digital zoom) for evidentiary submission if applicable with thirty day storage override. Primary coverage areas include amenities pool and recreational facility and immediate outer perimeter. Proposed pricing \$26,000.00 annually

Option 2 – Inclusive of services listed in Option 1 with the addition of dispatch of Advanced Security Personnel to site if required. Routine facility inspection by law enforcement (Police Officer or FWC Officer). Option 2 only applicable if amenities are accessible to officers for the purpose of report writing and restroom facilities. Six (6) gate passes required for assignment to providing onsite law enforcement presence. Further providing off duty status patrolling. Proposed pricing \$36,000.00 annually.

Option 3 – Inclusive of services listed in Option 1 & 2 with the addition of routine presence with Advanced Security vehicle and employee with intermittent patrol of subdivisions ongoing construction lots, amenities center and all properties within the scope of Villages of Westport. Proposed pricing subject to further discussion as to scope of security requested.

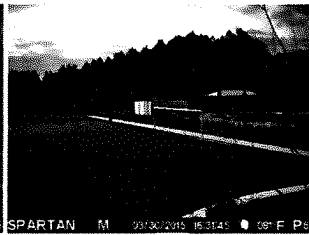
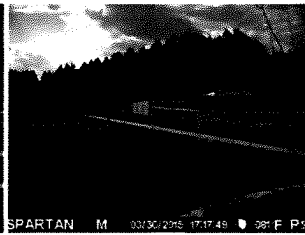
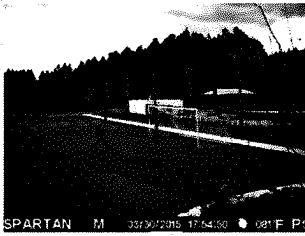
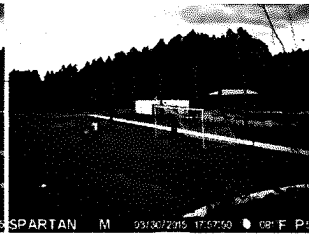
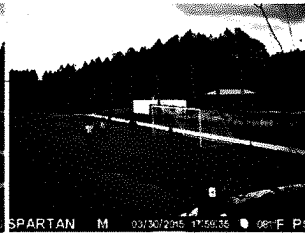
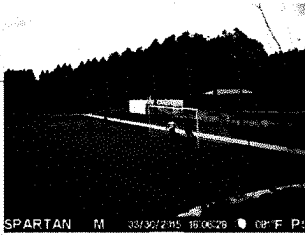
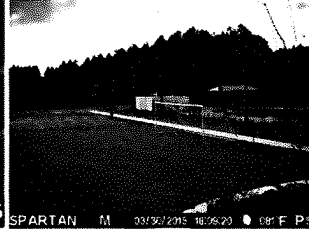
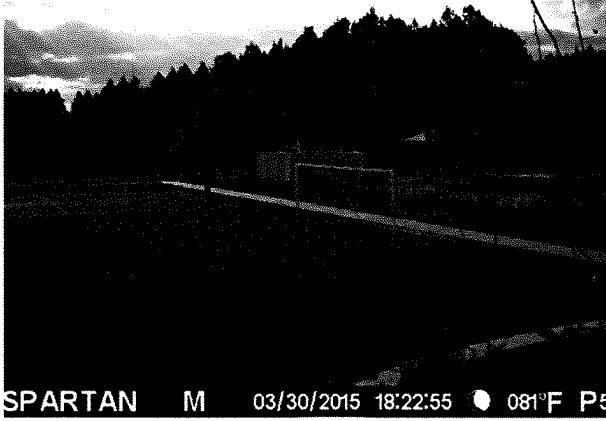
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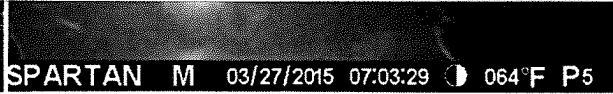
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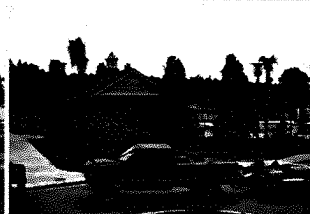
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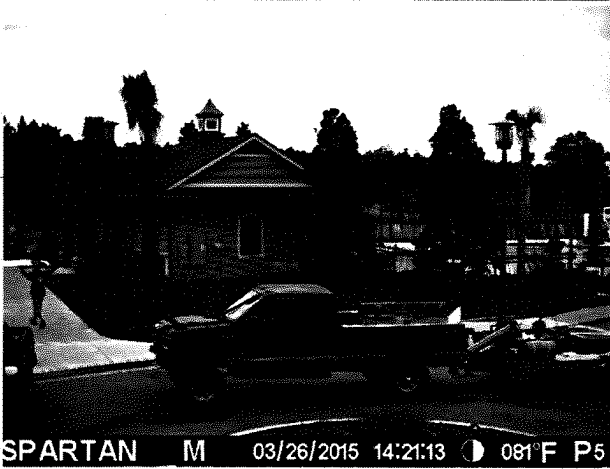
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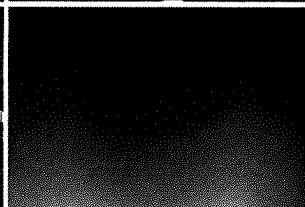
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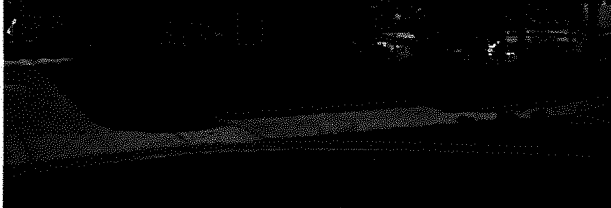
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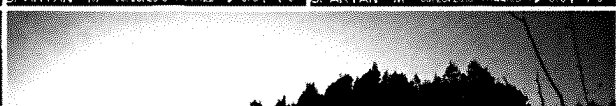
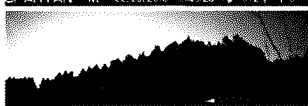
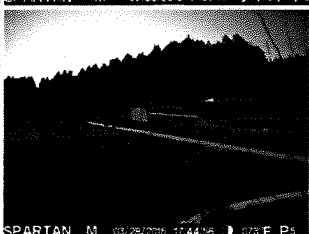
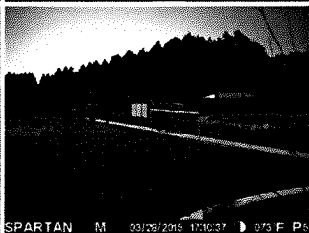
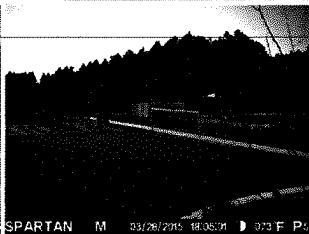
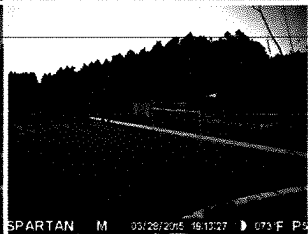
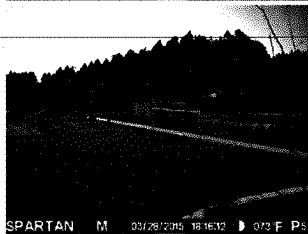
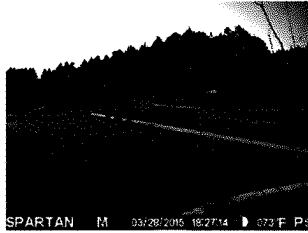
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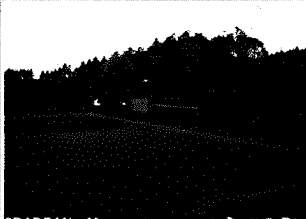
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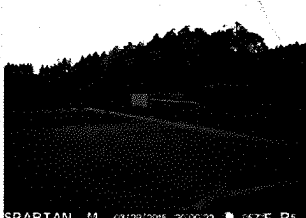
SPARTAN M 03/29/2015 20:25:10 062°F P5



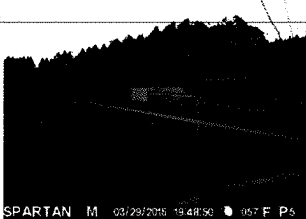
SPARTAN M 03/29/2015 20:04:35 057°F P5



SPARTAN M 03/29/2015 20:02:03 057°F P5



SPARTAN M 03/29/2015 20:00:23 057°F P5



SPARTAN M 03/29/2015 19:48:50 057°F P5



SPARTAN M 03/29/2015 19:37:44 064°F P5



SPARTAN M 03/29/2015 19:34:12 064°F P5



SPARTAN M 03/29/2015 19:32:13 064°F P5



SPARTAN M 03/29/2015 19:30:13 064°F P5



SPARTAN M 03/29/2015 19:18:27 070°F P5



SPARTAN M 03/29/2015 19:20:47 064°F P5



Please feel free to contact me with any questions and or concerns
reference to clarity and or scope of actions need.

Respectfully ,
Jake Card/Advanced Security
904-483-1227
904-910-5222



INSURANCE BINDER

DATE (MM/DD/YYYY)
6/10/2015**THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.**

| | | | | | |
|--|--|--|--|-----------------|---|
| AGENCY Gaslamp Insurance Services, Inc. 3234 Grey Hawk Ct. Carlsbad CA 92010 PHONE (A/C, No, Ext): 619-229-3854 x 136 FAX (A/C, No): | | Preferred Contractors Insurance Company | | BINDER # | |
| Garrett Pack garrett@gaslampinsurance.com | | DATE | EFFECTIVE TIME | EXPIRATION DATE | TIME |
| CODE: AGENCY CUSTOMER ID: | | 6/10/2015 | 12:01 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM | 6/10/2016 | <input checked="" type="checkbox"/> 12:01 AM <input type="checkbox"/> NOON |
| SUB CODE: | | <input checked="" type="checkbox"/> PCIC5001-PCA544638 | | | |
| INSURED Advanced Security Specialists and Consulting Inc. 1106 Copper Creek Drive Macclenny FL 32063 | | DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) | | | |

COVERAGES**LIMITS**

| TYPE OF INSURANCE | COVERAGE/FORMS | DEDUCTIBLE | COINS % | AMOUNT |
|--|---|------------------------------|---------|--------------|
| PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC | | | | |
| GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR | Subject to Deductible: Property Damage \$ 1,000 Bodily Injury \$ 1,000 Per Claim | EACH OCCURRENCE | | \$ 1,000,000 |
| | RETRO DATE FOR CLAIMS MADE: | DAMAGE TO RENTED PREMISES | | \$ 50,000 |
| | | MED EXP (Any one person) | | \$ 5,000 |
| | | PERSONAL & ADV INJURY | | \$ 1,000,000 |
| | | GENERAL AGGREGATE | | \$ 1,000,000 |
| | | PRODUCTS - COMP/OP AGG | | \$ 1,000,000 |
| VEHICLE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | COMBINED SINGLE LIMIT | | \$ |
| | | BODILY INJURY (Per person) | | \$ |
| | | BODILY INJURY (Per accident) | | \$ |
| | | PROPERTY DAMAGE | | \$ |
| | | MEDICAL PAYMENTS | | \$ |
| | | PERSONAL INJURY PROT | | \$ |
| | | UNINSURED MOTORIST | | \$ |
| | | | | \$ |
| VEHICLE PHYSICAL DAMAGE DED <input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES | | ACTUAL CASH VALUE | | |
| COLLISION: _____ OTHER THAN COL: _____ | | STATED AMOUNT | | \$ |
| GARAGE LIABILITY <input type="checkbox"/> ANY AUTO | | AUTO ONLY - EA ACCIDENT | | \$ |
| | | OTHER THAN AUTO ONLY: | | |
| | | EACH ACCIDENT | | \$ |
| | | AGGREGATE | | \$ |
| EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM | RETRO DATE FOR CLAIMS MADE: | EACH OCCURRENCE | | \$ |
| | | AGGREGATE | | \$ |
| | | SELF-INSURED RETENTION | | \$ |
| WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY | | WC STATUTORY LIMITS | | |
| | | E.L. EACH ACCIDENT | | \$ |
| | | E.L. DISEASE - EA EMPLOYEE | | \$ |
| | | E.L. DISEASE - POLICY LIMIT | | \$ |
| SPECIAL CONDITIONS / OTHER COVERAGES | | FEES | | \$ |
| | | TAXES | | \$ |
| | | ESTIMATED TOTAL PREMIUM | | \$ |

NAME & ADDRESS

| | | |
|---------------------------|------------|-------------------------|
| | MORTGAGEE | ADDITIONAL INSURED |
| | LOSS PAYEE | |
| | LOAN # | |
| AUTHORIZED REPRESENTATIVE | | <i>Phillip Salvagio</i> |

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective date of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in the Virgin Islands

This binder is effective for only ninety (90) days. Within thirty (30) days of receipt of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.



INSURANCE BINDER

DATE (MM/DD/YYYY)
06/11/2018

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

| | | | | | |
|--|--|--|--|-----------------|--|
| AGENCY Gaslamp Insurance Services, LLC Bruce Carlile 2244 Faraday Avenue #125 Carlsbad, CA 92008 | | COMPANY Preferred Contractors Insurance Company | | BINDER # | |
| PHONE (A/C, No, Ext): (800) 920-4125 | | FAX (A/C, No): | | EXPIRATION DATE | |
| CODE: | | SUB CODE: | | TIME | |
| AGENCY CUSTOMER ID: | | X PCA5001-PC273529 | | X 12:01 AM | |
| INSURED Advanced Security Specialists and Consulting LLC 1106 Copper Creek Drive, Macclenny, FL 32063 | | DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) | | | |

| TYPE OF INSURANCE | COVERAGE/FORMS | DEDUCTIBLE | COINS % | AMOUNT |
|---|--|--|---------|---|
| PROPERTY <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC CAUSES OF LOSS _____ | | | | |
| GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR _____ | Subject to SIR (Self-Insured Retention): Property Damage \$1,000 Bodily Injury \$1,000 Per Claim RETRO DATE FOR CLAIMS MADE: | EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG | | \$1,000,000 \$50,000 \$5,000 \$1,000,000 \$2,000,000 \$1,000,000 |
| VEHICLE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$ \$ |
| VEHICLE PHYSICAL DAMAGE DED <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____ | <input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES | | | ACTUAL CASH VALUE STATED AMOUNT \$ |
| GARAGE LIABILITY <input type="checkbox"/> ANY AUTO _____ | | | | AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$ |
| EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM | RETRO DATE FOR CLAIMS MADE: | | | EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$ |
| WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY | | | | WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| SPECIAL CONDITIONS / OTHER COVERAGES | | | | FEES \$ TAXES \$ ESTIMATED TOTAL PREMIUM \$ |

| | | | |
|---------------------------|--|---------------------------|-------------------------|
| NAME & ADDRESS | | MORTGAGEE | ADDITIONAL INSURED |
| | | LOSS PAYEE | |
| | | LOAN # | |
| | | AUTHORIZED REPRESENTATIVE | <i>Phillip Salvagio</i> |

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective date of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in the Virgin Islands

This binder is effective for only ninety (90) days. Within thirty (30) days of receipt of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.



INSURANCE BINDER

DATE (MM/DD/YYYY)
05/29/2019

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

| | | | | | |
|--|--|--|--|-----------------|--|
| AGENCY Gaslamp Insurance Services, Inc. Justin Duenas 3238 Grey Hawk Court Carlsbad, CA 92010 | | COMPANY Preferred Contractors Insurance Company | | BINDER # | |
| PHONE (A/C, No, Ext): (800) 920-4125 | | FAX (A/C, No): | | EXPIRATION DATE | |
| CODE: | | SUB CODE: | | TIME | |
| AGENCY CUSTOMER ID: | | X | | 12:01 AM | |
| INSURED Advanced Security Specialists and Consulting LLC 1106 Copper Creek Drive, Macclenny, FL 32063 | | X | | 05/29/2020 | |
| | | PCA5009-PC314159 | | X 12:01 AM | |
| | | DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) | | | |
| | | NOON | | | |

| COVERAGES | LIMITS | DEDUCTIBLE | COINS % | AMOUNT |
|---|--|--|---------|---|
| PROPERTY <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC CAUSES OF LOSS _____ | | | | |
| GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR _____ | Subject to SIR (Self-Insured Retention): Property Damage \$1,000 Bodily Injury \$1,000 Per Claim RETRO DATE FOR CLAIMS MADE: | EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG | | \$1,000,000 \$50,000 \$5,000 \$1,000,000 \$2,000,000 \$1,000,000 |
| VEHICLE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$ \$ |
| VEHICLE PHYSICAL DAMAGE DED <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____ | <input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES | | | ACTUAL CASH VALUE STATED AMOUNT \$ |
| GARAGE LIABILITY <input type="checkbox"/> ANY AUTO _____ | | | | AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$ |
| EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM | RETRO DATE FOR CLAIMS MADE: | | | EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$ |
| WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY | | | | WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| SPECIAL CONDITIONS / OTHER COVERAGES | | | | FEES \$ TAXES \$ ESTIMATED TOTAL PREMIUM \$ |

| | | | |
|---------------------------|--|-------------------------------------|---|
| NAME & ADDRESS | | <input type="checkbox"/> MORTGAGEE | <input type="checkbox"/> ADDITIONAL INSURED |
| | | <input type="checkbox"/> LOSS PAYEE | |
| | | LOAN # | |
| | | AUTHORIZED REPRESENTATIVE | |

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective date of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in the Virgin Islands

This binder is effective for only ninety (90) days. Within thirty (30) days of receipt of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/02/20 4:38PM

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 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).

| | | | |
|---|--|-------------------------------------|------------------------|
| PRODUCER Gaslamp Insurance Services, LLC Bruce Carlile 3238 Grey Hawk Court Carlsbad, CA 92010 | CONTACT NAME: Customer Service Department PHONE (A/C No. Ext): (800) 920-4125 E-MAIL ADDRESS: certificates@premieragencyervices.com | FAX (A/C No): (800) 920-4107 | |
| | INSURER(S) AFFORDING COVERAGE INSURER A: Preferred Contractors Insurance Company, RRG | | NAIC # 12497 |
| INSURED Advanced Security Specialists and Consulting LLC 1106 Copper Creek Drive, Macclenny, FL 32063 | INSURER B : | | |
| | INSURER C : | | |
| | INSURER D : | | |
| | INSURER E : | | |
| | INSURER F : | | |
| | | | |

| | | |
|------------------|----------------------------|-------------------------|
| COVERAGES | CERTIFICATE NUMBER: | 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: | | | PCA5009-PC359092 | 05/29/2020 | 05/29/2021 | 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 | \$1,000,000 | |
| | | | | | | | | \$ | |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) | \$ | |
| | | | | | | | BODILY INJURY (Per person) | \$ | |
| | | | | | | | BODILY INJURY (Per accident) | \$ | |
| | | | | | | | PROPERTY DAMAGE (Per accident) | \$ | |
| | | | | | | | | \$ | |
| | UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ | | | | | | EACH OCCURRENCE | | |
| | | | | | | | AGGREGATE | | |
| | | | | | | | | \$ | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | PER STATUTE | OTH-ER | |
| | | | | | | | | E.L. EACH ACCIDENT | \$ |
| | | | | | | | | E.L. DISEASE - EA EMPLOYEE | \$ |
| | | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ |

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

Verification of Coverage

Subject to all policy terms, exclusions and conditions

| | |
|---|---|
| CERTIFICATE HOLDER Verification of Coverage | CANCELLATION 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 Bruce Carlile |



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/15/21 6:22AM

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 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).

| | |
|--|--|
| PRODUCER Gaslamp Insurance Services, LLC Bruce Carlile 2244 Faraday Avenue #125 Carlsbad, CA 92008 | CONTACT NAME: Customer Service Department PHONE (A/C No. Ext): (800) 920-4125 FAX (A/C No): (800) 920-4107 E-MAIL ADDRESS: certificates@premieragencyinsuranceservices.com |
| INSURER(S) AFFORDING COVERAGE | |
| INSURER A: Preferred Contractors Insurance Company, RRG | NAIC # 12497 |
| INSURED Advanced Security Specialists and Consulting LLC | |
| 1106 Copper Creek Drive, Macclenny, FL 32063 | |
| INSURER B: | |
| INSURER C: | |
| INSURER D: | |
| INSURER E: | |
| INSURER F: | |

COVERAGES

CERTIFICATE NUMBER:

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 | | | PCA5014-PC395230 | 04/13/2021 | 04/13/2022 | EACH OCCURRENCE | \$1,000,000 |
| | | CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | | 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 | \$1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____ | | | | | | | | \$ |
| | AUTOMOBILE LIABILITY | | | | | | | COMBINED SINGLE LIMIT (Ea accident) | \$ |
| | <input type="checkbox"/> ANY AUTO | <input type="checkbox"/> SCHEDULED AUTOS | | | | | | BODILY INJURY (Per person) | \$ |
| | <input type="checkbox"/> ALL OWNED AUTOS | <input type="checkbox"/> NON-OWNED AUTOS | | | | | | BODILY INJURY (Per accident) | \$ |
| | <input type="checkbox"/> HIRED AUTOS | <input type="checkbox"/> | | | | | | PROPERTY DAMAGE (Per accident) | \$ |
| | | | | | | | | | \$ |
| | UMBRELLA LIAB | | | | | | | EACH OCCURRENCE | |
| | EXCESS LIAB | | | | | | | AGGREGATE | |
| | <input type="checkbox"/> | OCCUR | | | | | | | \$ |
| | <input type="checkbox"/> | CLAIMS-MADE | | | | | | | \$ |
| | DED | RETENTION \$ | | | | | | | \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | | | PER STATUTE | OTH-ER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> Y / N | | | | E.L. EACH ACCIDENT | \$ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | <input type="checkbox"/> N / A | | | | E.L. DISEASE - EA EMPLOYEE | \$ |
| | | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ |

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

Verification of Coverage

Subject to all policy terms, exclusions and conditions


CERTIFICATE HOLDER

CANCELLATION

Verification of Coverage

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

Bruce Carlile 

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INVOICE

Advanced Security Specialist & Consulting LLC
License# B1900191

INVOICE # V0012021
Date: February 01, 2021

1106 Copper Creek Drive, Macclenny Florida 32063
Phone 904-483-1227
advancedsecurityspecialist@comcast.net

| | |
|-----------|--|
| To | Villages of Westport 12051 Corporate Boulevard Orlando Fl, 32817 |
|-----------|--|

| Consultant | Job | Shipping Method | Shipping Terms | Delivery Date | Terms | Due Date |
|-------------------|---------------------|-----------------|----------------|---------------|----------------------|----------|
| Advanced Security | Security-1/ VOWP | N/A | N/A | January 2021 | Payable Upon Receipt | 02/01/21 |

| Qty | Item # | Description | Unit Price | Discount | Line Total |
|-----|---------|---------------------------------|------------|----------|------------|
| 1 | Opt-1 | Security/Monitoring/MMSFiles | \$ 2166.00 | | \$ 2166.00 |
| 6 | On site | January 2, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |
| 4 | On site | January 3, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 6, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 7, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 6 | On site | January 8, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |
| 5 | On site | January 9, 2021 OSS 12pm - 5pm | \$ 25.00 | | \$ 125.00 |
| 4 | On site | January 10, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 11, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 12, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 13, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 14, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 6 | On site | January 15, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |
| 6 | On site | January 16, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |
| 6 | On site | January 17, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |
| 4 | On site | January 18, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 19, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 4 | On site | January 20, 2021 OSS 2pm - 6pm | \$ 25.00 | | \$ 100.00 |
| 6 | On site | January 22, 2021 OSS 12pm - 6pm | \$ 25.00 | | \$ 150.00 |

| | | | | |
|-------------|---------|---------------------------------|----------|-------------|
| 6 | On site | January 23, 2021 OSS 12pm - 6pm | \$ 25.00 | \$ 150.00 |
| 6 | On site | January 24, 2021 OSS 12pm - 6pm | \$ 25.00 | \$ 150.00 |
| 4 | On site | January 25, 2021 OSS 2pm - 6pm | \$ 25.00 | \$ 100.00 |
| 4 | On site | January 26, 2021 OSS 2pm - 6pm | \$ 25.00 | \$ 100.00 |
| 4 | On site | January 27, 2021 OSS 2pm - 6pm | \$ 25.00 | \$ 100.00 |
| 4 | On site | January 28, 2021 OSS 2pm - 6pm | \$ 25.00 | \$ 100.00 |
| 4 | On site | January 29, 2021 OSS 2pm - 6pm | \$ 25.00 | \$ 100.00 |
| 6 | On site | January 30, 2021 OSS 12pm - 6pm | \$ 25.00 | \$ 150.00 |
| 6 | On site | January 31, 2021 OSS 12pm - 6pm | \$ 25.00 | \$ 150.00 |
| Total | | | | \$ 5,391.00 |
| Balance Due | | | | \$ 5,391.00 |

INVOICE

Advanced Security Specialist & Consulting LLC
License# B1900191

1106 Copper Creek Drive, Macclenny Florida 32063
Phone 904-483-1227
advancedsecurityspecialist@comcast.net

INVOICE # V0082022
Date: September 01, 2022

RECEIVED

By Amy Champagne at 9:43 am, Sep 02, 2022

To Villages of Westport
12051 Corporate Boulevard
Orlando, FL 32817

| Consultant | Job | Delivery Date | Terms | Due Date |
|-------------------|---------------|---------------|----------------------|----------|
| Advanced Security | Security VOWP | August 2022 | Payable Upon Receipt | Net 15 |

| Qty | Item # | Description | Unit Price | Line Total |
|-----|---------|------------------------------|------------|------------|
| 1 | Opt-1 | Security/Monitoring/MMSFiles | \$ 2166.00 | \$ 2166.00 |
| 5 | On site | August 1, 2022 OSS | \$ 25.00 | \$ 125.00 |
| 5 | On site | August 2, 2022 OSS | \$ 25.00 | \$ 125.00 |
| 5 | On site | August 3, 2022 OSS | \$ 25.00 | \$ 125.00 |
| 5 | On site | August 4, 2022 OSS | \$ 25.00 | \$ 125.00 |
| 8 | On site | August 5, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | August 6, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 6 | On site | August 7, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | August 8, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | August 9, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 5 | On site | August 10, 2022 OSS | \$ 25.00 | \$ 125.00 |
| 6 | On site | August 11, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | August 12, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 8 | On site | August 13, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | August 14, 2022 OSS | \$ 25.00 | \$ 200.00 |

| | | | | |
|------------|---------------|-------------------------|----------|-------------------|
| 4 | On site | August 15, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 16, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 17, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 18, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 19, 2022 OSS | \$ 37.50 | \$ 150.00 |
| 8 | On site | August 20, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | August 21, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 4 | On site | August 22, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 23, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 24, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 0 | On site | August 25, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 8 | On site | August 26, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | August 27, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | August 28, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 4 | On site | August 29, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 30, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 4 | On site | August 31, 2022 OSS | \$ 25.00 | \$ 100.00 |
| 172 | Hours | On Site Security | | \$6,491.00 |
| 4 | Roving Patrol | August 24, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 25, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 26, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 27, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 28, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 29, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 30, 2022 RP | \$ 35.00 | \$ 140.00 |
| 4 | Roving Patrol | August 31, 2022 RP | \$ 35.00 | \$ 140.00 |

| | | | | | |
|-------|-------|---------------|--|----|---------|
| 32 | Hours | Roving Patrol | | \$ | 1120.00 |
| Total | | | | \$ | 7611.00 |

INVOICE

Advanced Security Specialist & Consulting LLC
License# B1900191

1106 Copper Creek Drive, Macclenny Florida 32063
Phone 904-483-1227
advancedsecurityspecialist@comcast.net

INVOICE # V0092022
Date: October 01, 2022

RECEIVED

By Amy Champagne at 9:32 am, Oct 04, 2022

To Villages of Westport
12051 Corporate Boulevard
Orlando, FL 32817

| Consultant | Job | Delivery Date | Terms | Due Date |
|-------------------|---------------|----------------|----------------------|----------|
| Advanced Security | Security VOWP | September 2022 | Payable Upon Receipt | Net 15 |

| Qty | Item # | Description | Unit Price | Line Total |
|-----|---------|------------------------------|------------|------------|
| 1 | Opt-1 | Security/Monitoring/MMSFiles | \$ 2500.00 | \$ 2500.00 |
| 6 | On site | September 1, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 2, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 8 | On site | September 3, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | September 4, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 6 | On site | September 5, 2022 OSS | \$ 37.50 | \$ 225.00 |
| 0 | On site | September 6, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 6 | On site | September 7, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 8, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 0 | On site | September 9, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 8 | On site | September 10, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | September 11, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 6 | On site | September 12, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 13, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 14, 2022 OSS | \$ 25.00 | \$ 150.00 |

| | | | | |
|--------------|---------------|-------------------------|----------|--------------------|
| 6 | On site | September 15, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 16, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 8 | On site | September 17, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | September 18, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 0 | On site | September 19, 2022 OSS | \$ 37.50 | \$ 0.00 |
| 0 | On site | September 20, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 6 | On site | September 21, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 0 | On site | September 22, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 0 | On site | September 23, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 8 | On site | September 24, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 8 | On site | September 25, 2022 OSS | \$ 25.00 | \$ 200.00 |
| 6 | On site | September 26, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 0 | On site | September 27, 2022 OSS | \$ 25.00 | \$ 0.00 |
| 6 | On site | September 28, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 29, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 6 | On site | September 30, 2022 OSS | \$ 25.00 | \$ 150.00 |
| 155 | Hours | On Site Security | | \$6,425.00 |
| 116 | Roving Patrol | September 2022 RP | \$ 35.00 | \$ 4060.00 |
| 4 | Roving Patrol | September 05, 2022 RP | \$ 52.50 | \$ 210.00 |
| 120 | Hours | Roving Patrol | | \$ 4270.00 |
| Total | | | | \$ 10695.00 |