



Rizzetta & Company

Easton Park Community Development District

**Board of Supervisors' Meeting
December 3, 2019**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

AGENDA

New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647.

Board of Supervisors	Paul Meier Arnold Sails Lisa Murphy Stephanie Nieto	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Attorney	Dan Molloy	Molloy & James, P.A.
Interim Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.eastonparkcdd.org

Board of Supervisors
Easton Park Community
Development District

November 25, 2019

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, December 3, 2019 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on November 5, 2019Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for October 2019Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 1. Presentation of November 2019 Field Inspection Report ..Tab 3
 2. Consideration of Landscape Enhancement ProposalsTab 4
 - D. Aquatic Maintenance – Aquatic Systems
 1. Presentation of November 2019 Waterway Report.....Tab 5
 2. Consideration of Fountain Motor Repair ProposalsTab 6
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Entry Surveillance ProposalsTab 7
 - B. Discussion Regarding Website Agendas
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Justin Croom

Justin Croom
District Manager

Tab 1

MINUTES OF MEETING

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

**EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of Easton Park Community Development District was held on **Thursday, November 5, 2019 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lisa Murphy	Board Supervisor, Assistant Secretary
Stephanie Nieto	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Brian Mahar	Yellowstone Landscape
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 1, 2019

On a Motion by Mr. Meier, seconded by Mr. Murphy, with all in favor, the Board of Supervisors approved the minutes as amended of the Board of Supervisors' Regular meeting held on October 1, 2019 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations & Maintenance
Expenditures for September 2019**

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for September 2019 (\$54,757.82) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

The Board discussed their dissatisfaction with the current District Engineer. The Board discussed the possibility of having quarterly inspections so they can have a better understanding of her role within the community. Mr. Croom will express the concerns of the Board with Ms. Stewart and have her follow up on construction projects.

B. District Counsel

Mr. Croom has reached out to district counsel regarding the gate arms. District Counsel has expressed that they are still waiting on city approval. Discussion ensued.

C. Landscape & Irrigation Maintenance Update

1. Presentation of October 2019 Field Inspection Report

Mr. Croom presented the October 2019 Field Inspection Report to the Board. The Board discussed several landscape enhancements that they would like to get done throughout the District.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved not to exceed amount of \$1,500.00 to apply top choice in all common areas for the Easton Park Community Development District.

Mr. Maher discussed the entrance monuments and who maintains the surrounding areas. Mr. Maher also discussed winter annuals and annual mulch installation and will bring those proposals to the Board in the upcoming months.

D. Aquatic Maintenance – Aquatic Systems

1. Presentation of October 2019 Waterway Report

Mr. Croom reviewed the October 2019 Waterway Inspection Report to the Board. There was a discussion regarding the no fishing signs that need to be moved.

E. District Manager

Mr. Croom communicated that the next regular meeting is scheduled for December 3, 2019, at 4:30 p.m. and to be held at the New Tampa Regional Library.

SIXTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposals

Mr. Croom presented a proposal for pressure washing and painting of the front entrance to the Board for review. Mr. Maher suggested that the Board holds off on pressure washing until construction projects are done.

EIGHTH ORDER OF BUSINESS

Discussion of January BOS Meeting

Mr. Croom informed the Board that the Tampa Regional Library will be closed during the month of January for cleaning and remodeling. The Board would like to wait until the December meeting to discuss either cancelling or changing the meeting venue.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Ms. Nieto, with all in favor, the Board of Supervisors adjourned the meeting at 5:20 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,303.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001473	0000457144	Monthly Lake & Wetland Services 10/19	\$ 3,735.00
Arnold Sails	001462	AS100119	Board of Supervisors Meeting 10/01/19	\$ 200.00
Bright House Networks	001459	046396702092219	Internet Service 09/19	\$ 74.98
Lisa Murphy	001463	LM100119	Board of Supervisors Meeting 10/01/19	\$ 200.00
Molloy & James	001470	17141	General/Monthly Legal Services 09/10/19	\$ 55.00
Molloy & James	001470	17162	General/Monthly Legal Services 09/18/19- 09/23/19	\$ 467.50
Office Dynamics	001465	00029685	Books Copied	\$ 67.10
Paul Meier	001464	PM100119	Board of Supervisors Meeting 10/01/19	\$ 200.00
Rizzetta & Company, Inc.	001466	INV0000043719	Assessment Roll Preparation FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc.	001466	INV0000043842	District Management Fees 10/19	\$ 5,285.84
Rizzetta Technology Services, LLC.	001474	INV0000004765	Website Hosting Services 10/19	\$ 100.00
Rust-Off Inc.	001471	23165	Rust Prevention Maintenance 10/19	\$ 595.00
Solitude Lake Management	001475	PI-A00280708	Lake & Pond Management Services 07/01/19- 09/30/19	\$ 173.00

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stantec Consulting Services Inc	001469	1569360	General Consulting Through 09/20/19	\$ 559.83
Stephanie T Nieto	001467	SN100119	Board of Supervisors Meeting 10/01/19	\$ 200.00
Tampa Electric Company	001472	TECO Summary 09/19	Summary Bill 09/19	\$ 9,725.96
Yellowstone Landscape	001461	TM 33784	Irrigation Repairs 06/19	\$ 413.55
Yellowstone Landscape	001460	TM 54329	Irrigation Repairs 09/19	\$ 179.73
Yellowstone Landscape	001460	TM 54330	Irrigation Repairs 09/19	\$ 187.50
Yellowstone Landscape	001460	TM 54331	Irrigation Repairs 09/19	\$ 190.84
Yellowstone Landscape	001468	TM 55608	Irrigation Repairs 09/19	\$ 787.75
Yellowstone Landscape	001476	TM 57209	Monthly Landscape Maintenance - 10/19	<u>\$ 11,905.24</u>
Report Total				<u>\$ 40,303.82</u>



Proposal #37085

Date: 11/14/2019

From: Brian Mahar

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

10776 Pictoral Park Dr

Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park Annual Mulching

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine Bark Mini Nugget Mulch	330.00	\$44.50	\$14,685.00

Client Notes

Price includes the mulching of all CDD areas throughout the community.

Signature

x

SUBTOTAL \$14,685.00

SALES TAX \$0.00

TOTAL \$14,685.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brian Mahar

Office:

bmahar@yellowstonelandscape.com



Proposal #37066

Date: 11/14/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

10776 Pictoral Park Dr

Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park Winter Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Winter Phlox Mix Flowers	3006.00	\$1.50	\$4,509.00
Annual Bed Potting Soil	5.00	\$15.07	\$75.35

Client Notes

Proposal for the removal of the fall marigold annuals, and the installation of new soil and winter annuals to the beds.

Price includes: removal, disposal, materials, installation, and labor.

Signature x	SUBTOTAL	\$4,584.35
	SALES TAX	\$0.00
	TOTAL	\$4,584.35

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com



Proposal #37076

Date: 11/14/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

10776 Pictoral Park Dr

Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park 2020 Spring Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Spring Mix Flowers	3006.00	\$1.50	\$4,509.00

Client Notes

Proposal for the removal of the winter annuals, and the installation of new spring annuals to the beds.

Price includes: removal, disposal, materials, installation, and labor.

Signature x	SUBTOTAL	\$4,509.00
	SALES TAX	\$0.00
	TOTAL	\$4,509.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com



Proposal #37080

Date: 11/14/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

10776 Pictorial Park Dr

Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park 2020 Summer Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Summer Mix Flowers	3006.00	\$1.50	\$4,509.00
Annual Bed Potting Soil	11.00	\$15.07	\$165.77

Client Notes

Proposal for the removal of the spring annuals, and the installation of new soil and summer annuals to the beds.

Price includes: removal, disposal, materials, installation, and labor.

	SUBTOTAL	\$4,674.77
Signature	SALES TAX	\$0.00
x	TOTAL	\$4,674.77

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com



Proposal #37081

Date: 11/14/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

10776 Pictoral Park Dr

Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park 2020 Fall Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Fall Mix Flowers	3006.00	\$1.50	\$4,509.00

Client Notes

Proposal for the removal of the summer annuals, and the installation of new fall annuals to the beds.

Price includes: removal, disposal, materials, installation, and labor.

Signature x	SUBTOTAL	\$4,509.00
	SALES TAX	\$0.00
	TOTAL	\$4,509.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

Tab 5

SERVICE AGREEMENT

PROPERTY NAME: Easton Park CDD
CONTRACT DATE: November 14, 2019
SUBMITTED TO: Christiane Perkins
SUBMITTED BY: Andy Nott
SPECIFICATIONS: Fountain Repairs

Supply and install the following

1-10hp 230v single phase stainless steel submersible motor

1-10hp stainless steel pump

1-10hp starter box

250ft power supply cable

1-Splice kit

All labor and parts necessary for proper installation

General:

1. Contractor is a Aeration/Fountain Certified Sales, Service, and Repair Company.
2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes.
3. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
4. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
5. Contractor will maintain general liability and workman's compensation insurance.
6. While SOLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.
7. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.

8. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SÖLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

Warranty:

1. Contractor warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer **warrants motor for one (1) year and pump two (2) years** from the date of installation against any defects in materials and workmanship.
3. Contractor warrants all labor for installation of the aeration system for a period of 90 days from the date of installation.
4. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions

TOTAL CONTRACT PRICE: \$6,392.31

****Price includes all applicable sales taxes and freight charges. Contract is valid until January 31,2019.***

PAYMENT TERMS:

1. A deposit of 50% of the contract price will be due upon approval of the contract.
2. The remaining 50% balance will be payable upon completion of the contract work.

APPROVED:

SÖLitude Lake Management®

(Authorized Signature)

Easton Park CDD

(Print Name and Title)

(Date)

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Easton Park CDD

c/o Rizzetta & Co., Inc
5844 Old Pasco Rd., #100
Wesley Chapel, FL 33544

Contact: Justin Croom Phone: (813) 533-2950

Proposal ID	Date	Terms
113878	11/21/2019	50% Deposit (\$3608.00) Due Before Installation

Quantity	Description	Taxable	Unit Price	Extended Price
1	Revenue needed for (1) 10hp 230v single phase stainless steel submersible motor, (1) 10hp stainless steel pump, (1) 10hp single phase deluxe control box, 250' power supply cable and (1) heavy duty splice connector.	No	\$5,716.00	\$5,716.00
1	Labor	No	\$1,500.00	\$1,500.00
	NOTE - There is a 1 year warranty on pump and motor only	No		
	Customer must provide a tax exempt certificate in order for no tax to be charged	No		
			Total	\$7,216.00

This offer is good for twenty one (21) days from date of quote. Sales Tax Not Included.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

Paul Morris

AQUAGENIX

Paul Morris

PRINT NAME

11-21-19

DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

5539 River Gulf Rd., | Port Richey, FL 34668 | Phone 813.627.8710 | Fax 727.264.8893

www.aquagenixaquatics.com

Tab 7



Quote #: Q-05517-1
 Date: 9/10/2019
 Expires On: 1/31/2020

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

Easton Park CDD

Morris Bridge Rd. & Pictorial Park Dr.

Tampa, FL 33647

SECURITY CONSULTANT	PHONE	EMAIL
Daniel Esposito	+1 8133822148	desposito@enverasystems.com

INSTALLATION INVESTMENT

Main Entry - CDD Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automatic License Plate Recognition	
1	NVR iFT - 16 IP Channels, 6TB	
1	NVR iFT 6TB HDD	
3	Ground Loop - Reno Detector Harness	
1	Traffic Light - Red/Green	
1	License Plate Camera - ALPR (Envera-Owned)	
1	16' Aluminum 4 X 4 Pole	
3	Outdoor Bullet Camera - 4MP	
3	License Plate Camera - 2 MP	
1	Outdoor Enclosure Kit - Large	
3	8' Post	
1	16' Aluminum 4 X 4 Pole	
1	Bore Setup	
85	Bore	
130	Trenching & Backfilling	
135	Conduit	
850	Wire	
1	iBoot Bar	
1	16' Aluminum 4 X 4 Pole	
1	Battery Backup Rack Mount 1000VA/900W	
1	Fortigate Router (60E)	
Main Entry - CDD Virtual Gate Guard TOTAL:		\$27,626.02

Installation Investment Total: \$27,626.02

Third Party Financing Option (60 Month Term)

- **Estimated Monthly Payment: \$721.04**
- Subject to Credit Approval
- \$300 Documentation Fee & First 2 Months Required at Signing

MONTHLY INVESTMENT

Main Entry - CDD Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automatic License Plate Recognition	\$500.00	\$500.00
600	Per Home (Address) Monitoring - 24 Hours*	\$6.00	\$3,600.00
1	Service & Maintenance Plan	\$320.95	\$320.95
Main Entry - CDD Virtual Gate Guard TOTAL:			\$4,420.95

Monthly Investment Total: \$4,420.95

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.
 - Envera will perform a full system check whenever a technician is 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

- 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.
- 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

- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- 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.
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.

Envera Insights World-Class Security Report

Community: **Easton Park CDD**

Community Profile

Community: Easton Park CDD
Lots: 600 Homes
Location: Tampa, FL
PoC: Justin Croom – LCAM

Current Security Status

The Community has shared that their current system is subpar. Entrance is not verified, and there is no way to truly verify who is entering the community. They are tired and want a change.

Community Challenges

Faulty Verification Process

Unverified visits at the Point of entry

- Multiple drivers getting in the Community unverified
- Unreliable camera process to verify visitor entry (Tag Cameras & Overall Cameras)

System Issues

- Cameras and system that can be built upon and can reliably work consistently and predictably

Community Overall Goal(s)

The challenges have led the Board of Easton Park CDD to search for a solution that will provide:

- **Value, Cost Effectiveness and Reliability**
- **A phased implementation that would address the concerns and bring additional cameras and systems that will reliably deter unwanted entries**

The Envera Benchmark Recommendation(s)

Phase 1: Entry Point Implementation

Challenges

*Unreliable System *Unverified Visits

Industry Standard Recommendation:

Virtual Gate Guard

- The Virtual Gate Guard - Envera Kiosk System™ uses the latest technology, including high resolution digital video cameras and recorders with secure internet connections to offer high quality access control to visitors. The system captures every visitor's face and license plate.

Envera's technology stores audio and video for each visitor to the community. Envera's state-of-the-art Central Station communicates with visitors at a community's entrance gates using video and two-way audio. Licensed Guards remotely greet guests, contact residents if needed, and grant or deny access as necessary. Each visitor is logged using live video and audio verifications before being allowed or denied entry into a community.

Envera's remote Virtual Guards only open the gate if a visitor is authorized. Property owners within the community are given access to MyEnvera.com which is an online portal designed to allow residents and property managers to enter authorized visitors in real time. The system is easy to use and can be accessed from your PC and most mobile devices.

Expected Resolution

Elimination of unverified visits (Solicitors & Others) at the point of entry

- **How?**
 - **Entrance Verification**
 - Implementing our Virtual Guard Kiosk System
 - ALPR (Automated License Plate Reader)
 - Overall & Tag Cameras

Deter Tailgating at the Point of entry

- **How?**
 - **Virtual Gate Guard system: Kiosk, ALPR, Tag Cameras, Overalls.**

**Special Note: LED Barrier Arms are in process of verification with their council*



Gate Monitoring Features & Benefits	Envera Virtual Gate Guard (VGG)	On-Site Guard	CCTV + Gate	Gate Only
Reduction in Trespassing and Cut-Through Traffic	✓	✓	✓	✓
Heightened Security Awareness	✓	✓	✓	
24 Hour Central Station	✓			
Round the Clock Supervision of Guards	✓			
Visitor Activity and Gate Attendant Metrics Reports	✓			
Video Capture of Vehicles Entry and Exit	✓		✓	
Video Capture of Visitor Faces	✓			
Video Capture of License Plates	✓			
License Plate Database Services	✓			
Video Capture of Entry Denials	✓		✓	
Gate Damage Recovery Evidence	✓			
Digital Archiving of Visitor Transactions	✓		✓	
Digital Archiving of Video Surveillance	✓			
Visitor & Resident Database Integration	✓			
Website & Voicemail Visitor Management Tools	✓			

Video Referencing

Unreliable Tele-Entry System

Tailgating at the point of entry

Unverified visits at the Point of entry

Video Reference: Virtual Gate Guard

- **Virtual Gate Guard: Envera Systems**
 - o <https://www.youtube.com/watch?v=iMRCVkJa-hg>
- **Envera Systems vs Traditional Telephone Entry Systems**
 - o <https://www.youtube.com/watch?v=timKDfItqB8>
- **Envera Systems: Guest Transaction and Entrance**
 - o <https://www.youtube.com/watch?v=TTr249HgZmA>
- **Envera Systems: Automatic Driver's License Reader**
 - o <https://www.youtube.com/watch?v=NRNV7aHA4oc>

Case Study References

Community: South Beach I & II Condos

- Issues: Point of Entry & Access Control
- Solution: Virtual Gate Guard w/ LED Barrier Arms & Access Control Upgrade
- Full Report:
 - o <http://enverasystems.com/south-beach-i-ii-condos-our-clients-story/>

Community: Mezzo at Tampa Palms

- Issues: Point of Entry & Access Control
- Solution: Virtual Gate Guard Arms, Access Control Upgrade & Active Video Surveillance
- Full Report:
 - o <http://enverasystems.com/mezzo-our-clients-story/>

Video Testimonials

Community: Regency Hills

- Solution: Virtual Gate Guard, Active Video Surveillance & Tailgate Deterrence
- Video Testimonial:
 - o https://www.youtube.com/watch?v=Hcaegh5Y_U

Community: Lake Markham Preserve

- Solution: Virtual Gate Guard, Active Video Surveillance & Tailgate Deterrence
- Video Testimonial:
 - o https://www.youtube.com/watch?time_continue=38&v=uKXu6g5TVxs



The Envera Difference & Our Competitive Advantage

As a Board Member, Envera understands your requirement to evaluate more than one potential security partner for your community. We are the leader in cost effective and efficient technology-based security solutions for communities and have the track-record to back that up compared to any other competitor in the market today.

There are many “security companies” out there that will do security for communities. However, we run across many that are questionable at best. Below is a list of general questions we encourage you to ask any other vendor you may be evaluating, along with the Envera answers.

How long have you been in business and what is your company history?

Envera Systems started in 2007 with 5 employees and securing 3 communities. To date, we have over 300 employees and secure over 700 communities in Florida. Our corporate office is located in Coconut Creek, FL and main Operations Center, called Central Station, is located in Sarasota, FL.

How many communities do you partner with in the area? How many references can you provide?

As mentioned, Envera Systems is partnered with over 700 communities throughout Florida. We are happy to provide multiple references locally if needed.

Are your Virtual Guards, installers, back-end support, and technicians employees or contracted 3rd party and where are they located?

Unlike most of our competitors, Envera Systems does not use any 3rd parties or contractors. Everyone involved in the installation and on-going support are Envera employees. We train our own Class D Licensed Virtual Guards and they're all work at our Central Station, located in Sarasota.

What Makes Envera Systems Unique & The Best in the Industry?

Our Single Focus on HOA's, CDD's, and Condominium Associations: Most security companies don't focus on one niche or market, they usually cover multiple industries. Envera Systems is unique in that we have a laser focus on the unique needs of HOA's CDD's, and Condominium Associations. Communities in Florida are the only market we target. This means all of our installers, technicians, Virtual Guards, and Support Team ONLY deal with communities.

Our one of a kind Central Station/Command Center: We highly recommend you visit our central station! Our command center is located in Sarasota and we like to invite communities evaluating Envera and you'll quickly see and understand the Envera Difference vs all others.

We are unique because of the following:

- Envera is the only company that does not outsource any of its Service, Customer support and virtual guards elsewhere. Our Central Station is located in Sarasota and we like to invite communities evaluating Envera and you'll quickly see and understand the Envera Difference vs all others.
 - o Virtual Guards who are monitoring the active video surveillance system in real time.
 - o Customer Service unit who works around the clock ensuring video pull requests and efficient functionality of your system is optimally running 24/7
 - o Technical Support unit who automates and verifies any irregularities with your equipment and is ready to deploy any of our service techs from anywhere in the state.

Our Proactive Health & Monitoring Checks: Our system is controlled by a self-diagnosing head-end that is being diagnosed consistently to ensure it's working optimally through the following:

- i-boot bars: Remote diagnosing internet re-booting for the system, to ensure its operational
- Power Cycling: Remote diagnosing of power for system, to ensure its operational as it communicates consistently with our station supply
- Automated Camera Pings: Automated camera checks every 10 minutes to ensure cameras remain operational
- Proprietary software that will allow us to do all these preliminary checks in real time.
- Surge protector backups on cameras and NVR's to reduce outages
- Your system would not have a single point of failure given its multiple backups

Our One of a Kind Back-Up Data Storage: Storage is held locally and remotely (Cloud system)

- Recorded locally @ head-end) (Hard drive to record enough storage for 30 days – between 18 to 24 TB depending on the amount of cameras in your case - of storage Frame rate, resolution, activity and compression- We record 24/7 not just on activity but we compress the video)
- Recorded Remotely (We pull out the video remotely and have a file of events that gets stored in our vault)

What is the Envera backup plan in the event of hurricane or other major event?

Storage Farm Backup: Envera has an agreement with Agility (One of the world's largest storage farms. Agility would bring FEMA like trailers and the hardware needed, in 24 hours, to allow us to continue serving our clients in the event of a major event

Generator Backups: Envera has several 200 kilowatts generators doing weekly load tests of our systems on the same power grid as the general hospital located next to our central station. Which ensures our functionality than the majority of security companies relying on residential based grids

Law Enforcement Emergency: In the event something occurs at an Envera managed community, that would require a law enforcement based investigation, we can provide the entire hard-drive to the authorities and we'd replace it for the community with a new enterprise server while the other one is being revised.