

Windward

Community Development District

**Wednesday
June 17, 2026
10:00 AM**

**Four Seasons Clubhouse
7813 Four Seasons Blvd.
Kissimmee, FL**

Workshop Meeting

1. Call to Order
2. Roll Call
3. HOA Discussion
 - Review of Landscaping Project
4. DSI Security Services Presentation 10:30 AM
5. Weiser Security Services Presentation 11:15 AM
6. Review of Fiscal Year 2027 Proposed Budget
7. Review of HOA Email
8. Discussion of Proposals
 - Estimate to Rebuild Backflow Device
9. Counsel Items
10. Maintenance Items
11. Management Items
 - District Checks- Review for Agenda
12. Adjournment

SECTION III

From: Manny Trinidad <manager@fsohoa.org>
Subject: FSO-Request for CDD Communication Regarding Landscape Plan- 6-2-26
Date: June 2, 2026 at 11:32:16 AM EDT
To: Jason Showe <jshowe@gmscfl.com>
Cc: Monica Huerta <assistantmanager@fsohoa.org>

Good Morning Jason,

The HOA Board has asked that I reach out to the CDD regarding the landscaping improvements currently underway. Residents have expressed interest in understanding the overall landscape plan, and we would appreciate the CDD's assistance in preparing a communication that can be distributed to homeowners.

Specifically, residents have asked:

- Why are certain trees that were removed being replaced with agave and other succulent plantings?
- Will all removed trees eventually be replaced, or is the current landscape installation part of a phased approach?
- Is there a plan to incorporate additional trees or plant material that provide seasonal color and a more tropical aesthetic?

Several residents have commented that the combination of succulents and decorative stone creates a more desert-like appearance that differs from the tropical character they associate with the community.

In an effort to enhance curb appeal and add visual interest, the HOA recently installed colorful annuals at the clubhouse entrance. The addition has been well received and has highlighted the lack of color currently present at the main entrance landscaping.

We believe a communication from the CDD outlining the vision, objectives, and timeline for the landscaping improvements would help address resident questions and provide greater clarity regarding the project.

Thank you for your assistance, and please let me know if you need any additional information.

Manny Trinidad

Property Manager | Castle Group

Four Seasons Orlando "Proudly Managed by the Castle Group" 7813 Four Seasons Blvd, Kissimmee, FL 34747

mtrinidad@castlegroup.com | www.castlegroup.com

P: 954-792-6000

SECTION IV

Security Services Proposal

March 30, 2026

Prepared for:

Windward Community Development District and Governmental Management Services



Submitted by: Val Scott, Business Development Manager
vscott@dsisecurity.com | 813.727.9035





April 1, 2026

Jason Showe, Sr District Manager
Governmental Management Services, Central Florida
219 E Livingston St.
Orlando, FL 32801

Re: Windward CDD RFP FY 2026

DSI Security Services, a WBENC-certified, woman-owned business, is pleased to submit our proposal for security services to Windward CDD. With strong management and support from our Tampa branch and beyond, we are confident in our ability to meet your security needs.

Our discussions with you all and our vast experience in the residential market have given us valuable insight into the community's needs and expectations. We toured the community and gatehouse and look forward to meeting to discuss specific details that can sometimes only present while on site together. Rest assured, if selected, DSI is fully prepared to deliver a program that meets or exceeds your goals, because DSI is "Distinctively Different."

With over 57 years in the industry, DSI remains a family-owned, independent firm with over 6,500 employees nationwide. This independence allows us to respond quickly and efficiently without the red tape of the larger corporations. We understand the importance of first impressions at Windward CDD and are committed to providing dependable, high-quality, ambassador level security personnel. Our competitive wages allow us to recruit and retain top talent in the local market.

DSI will leverage our experience, industry knowledge, and technology to protect your residents, visitors, and property. Our strong focus on recruitment, training, and management oversight ensures the highest standards of service and professionalism.

We pride ourselves on clear, responsive communication. At DSI, we answer our phone calls, text messages, and emails! Our 24/7 National Security Operations Center and accountable management team will fully support GMS and Windward CDD's needs. Please refer to our Mission and Values Statements on the following page.

Thank you for this opportunity to present our capabilities. We look forward to the possibility of becoming your trusted security partner.

Kind regards,

Val

Valerie Scott
Business Development Manager
vscott@dsisecurity.com | 813.727.9035



MISSION STATEMENT

- At DSI Security Services, our mission is to safeguard and empower our clients by providing unparalleled security solutions.
- Committed to excellence, we strive to create a secure environment where individuals, businesses, and communities can thrive without compromise.
- Our mission is to treat every client relationship as a true **partnership** and to adhere to the philosophy of “Do What You Say You Will Do” in every aspect of our business.
- Through cutting-edge technology, highly trained personnel, and a steadfast dedication to integrity, we aim to be the trusted **partner** for all security needs.
- At DSI Security Services, we innovate, adapt, and inspire confidence in a rapidly evolving world.
- Our mission is to exceed the expectations of our clients by delivering reliable, innovative, and personalized security services.
- We commit to fostering a culture of responsiveness, professionalism, and integrity in every interaction.



VALUES STATEMENT

At DSI Security Services, our values form the bedrock of our organization, guiding our actions, decisions, and interactions.

We are dedicated to:

- **Integrity:** Upholding the highest ethical standards, we prioritize honesty, transparency, and accountability in all our endeavors.
- **Excellence:** Striving for excellence is embedded in our DNA. We are committed to delivering superior security services through continuous improvement, innovation, and the pursuit of the highest quality standards.
- **Customer/Employee Focus:** Our clients and team members are at the heart of everything we do. We prioritize understanding their unique needs, delivering tailored solutions, and exceeding expectations to build lasting partnerships.
- **Professionalism:** We conduct ourselves with the utmost professionalism, maintaining a respectful approach in every interaction.

Table of Contents

Cover Page	1
Cover Letter	2
The DSI Story	6
Meet Our Leadership Team	10
Your Dedicated Local Management Team	12
Project Manager Resume - John Thacker	13
Account Management Supervision	15
Quality Assurance Program	16
Training	18
DSI Uniform Guide	22
Security Transition Plan	24
Sample Incumbent Invitation to Apply	26
Why Work for DSI	27
Total Security Solutions	28
Mobile Surveillance	30

National Security Operations Center 31

Cost Proposal - Delivering Quality Through People 32

Basic Organization Information | Pricing Form | Addendum #1 | Specimen COI 37

References | Building Lasting Partnerships - One Community at a Time 42

DSI - Distinctively Different 43

DSI

DWYSYWD

Security
Services



Pictured L-R: Alan Clark, Runell Clark, A.B. Clark, Marty Clark

THE **DSI** STORY

THE DSI TIMELINE

1969

A.B. Clark founds DSI Security Services.

1978

Alan Clark, A.B.'s son, officially begins working with DSI after returning from college.

1980-90s

DSI expands into markets such as Miami, Key West, Mississippi, Georgia, and the Federal marketplace in Washington, D.C.

1995

DSI establishes the “Electronic Security Division,” now known as Technology Solutions, to offer services such as CCTV systems, access control, and alarms.

2010

DSI obtains WBENC (Woman's Business Enterprise National Council) certification, recognizing DSI as a woman-owned company.

2018

DSI expands its footprint and becomes a national provider by partnering with Fortune 500 companies, and opens offices spanning from New York to California.

2024

DSI celebrates its 55th anniversary of business.



1969. THE YEAR IT ALL BEGAN.

A.B. Clark founded DSI Security Services in 1969 in response to a request from the construction company building at the nearby Farley Nuclear Plant and to meet the demand for reliable security in Dothan, Alabama. Since then, DSI has expanded nationwide due to the high-quality service recognized by clients. The company's growth from coast to coast is a testament to client satisfaction.

A.B. Clark was elected sheriff of Houston County, Alabama in 1966, becoming the first to serve four terms. His dedication influenced both his public service and his success in private security. Alan and Marty Clark, along with their sons Boyd and Deavours, continue this tradition of commitment.



Alan coined the phrase "Do What You Say You Will Do" (DWYSYWD) to encapsulate DSI's core philosophy of reliability and dedication. This principle, emphasizing punctuality and meeting client expectations, remains central to DSI's success.



CONSISTENCY, DEPENDABILITY, AND RELIABILITY

Guided by our mission to safeguard and empower clients, we have expanded nationwide, driven by our commitment to excellence and the “Do What You Say You Will Do” (DWYSYWD) philosophy.

Despite growing to thousands of officers, DSI retains a personal touch, building trust through professionalism and strong performance. This has resulted in one of the lowest client turnover rates in the industry. Our values of integrity, customer focus, and excellence ensure that every client relationship is a true partnership.

DSI's success is also rooted in its relationships with employees. Alan Clark believes everyone wants to feel valued and accepted. This principle continues to foster team growth and effective recruitment. Comprehensive training, support, and competitive compensation attract top talent and ensure high retention rates, upholding our values of employee development and teamwork.

Our adaptability and commitment to professionalism are instrumental to impressive growth, from our Houston County beginnings to a national presence. By embracing change and innovation, we inspire confidence in a rapidly evolving world, staying ahead of emerging security threats. The DWYSYWD philosophy enables DSI to build enduring client relationships and achieve continuous expansion, always with the mission to exceed expectations and foster a culture of responsiveness and integrity.

MEET OUR LEADERSHIP TEAM

DSI Security Services stands out in the security industry due to the stability of its leadership team, which is the longest-tenured team among private security industry companies. While many companies experience high turnover, we take pride in hiring and developing quality people and retaining them long-term. This continuity ensures that the company's founding principles remain intact and serve as a strong foundation for the leadership team to continue building upon. As a result, we can provide superior service and experience to our clients.



Marty Clark
Chairwoman of the Board/Majority Owner

After marrying Alan in 1978, Marty became a key component of the DSI operation. For the first few years of their marriage, they ran DSI out of their two-bedroom house, and over time, they worked together to help build DSI into what it is today.



Alan Clark
Vice Chairman of the Board

Alan has worked with DSI since 1978 and has been instrumental in driving DSI Security Services' growth and success since its inception. During his 47-year career, Alan has served the company in almost every capacity, including as a Security Officer, Payroll Coordinator, and Supervisor.



Eddie Sorrells, CPP, PSP, PCI
CEO

Eddie began his career in 1991 as a Security Officer and has held various company positions, including Field Supervisor, Site Supervisor, Regional Manager, Chief Operating Officer (COO), and General Counsel. His wealth of experience in various roles has prepared him and provided valuable insight that he can utilize as he helps lead DSI into the future.



Deavours Clark
President

Deavours Clark, the second son of Alan and Marty Clark, has also had a lifelong connection with DSI, starting his involvement as a child. Since formally joining the company in 2009, Deavours has excelled in various roles, including Branch Manager and Regional Manager. His tenure at DSI is marked by a strong track record of implementing innovative solutions and streamlining processes, showcasing his expertise in Operations and Technology.

MEET OUR LEADERSHIP TEAM



Gene Sanders
Chief Operating Officer

After working in law enforcement for a decade, Gene has been with DSI since 1998 and has had a distinguished career within the industry. In his 26-year career, he has held the title of Branch/Operations Manager, Regional Manager, and Corporate Director of Operations.



James Snellgrove
Chief Financial Officer

With over 30 years of experience in providing financial guidance and oversight, James has been a valuable asset at DSI for the past eight years. His capability for providing sound, financial analysis and reporting has been a tremendous benefit for the company during this unprecedented period of growth.



Boyd Clark
Senior Vice President of Sales and Marketing

Boyd Clark, the eldest son of Alan and Marty Clark, has been intertwined with DSI since childhood, often helping around the office in his early years. After college, Boyd officially joined DSI in 2001. Over the years, he has accumulated extensive experience in Quality Assurance, Operations, and Sales and Marketing, positioning him as a versatile leader within the company.



Kent Calhoun
Vice President of Technology Solutions

Kent has been with DSI for five years. He oversees our Technology Solutions division, where he is responsible for developing and implementing technology solutions to meet the evolving needs of our clients. Before his recent promotion, Kent served as the Electronic Security Solutions Manager, and his career advancement is a testament to his work ethic and commitment to excellence.

Your Local Dedicated Management Team



Rich Hunter
Regional Manager, Florida
rhunter@dsisecurity.com
813.365.1440



Val Scott
Business Development Manager
vscott@dsisecurity.com
813.727.9035



John Thacker
Branch Manager, Tampa
jthacker@dsisecurity.com
813.404.0303

**DWYSYWD: DO WHAT YOU SAY
YOU WILL DO**

JOHN THACKER

1009 North O'Brien Street, Suite 100 | Tampa, FL 33607 | 813.404.0303 | jthacker@dsisecurity.com

EXPERIENCE

Branch Manager

DSI Security Services | Tampa, FL

July 2023-current

Oversee and assist in managing operations for the Central Florida area accounts and client locations. Collaborate with site supervisors and managers to ensure accurate payroll maintenance. Conduct hiring and training to meet company standards. Manage open positions, cross-training, and overtime in coordination with the Region. Perform site inspections and audits of assigned account locations. Handle callouts and dispatch officers as needed. Provide emergency response and operational support when required. Prepare detailed and accurate reports on operations, inspections, audits, and incidents. Offer management oversight, supervision, and counseling to staff. Mentor and support managers and supervisors. Work with Human Resources on employee relations issues.

Operations Manager

DSI Security Services | Tampa, FL

2020-2023

Ensure that the branch office operates according to company policy. Verify that the branch maintains acceptable officer uniform standards and that all officers are licensed as required. Assist with daily payroll activities. Provide oversight, leadership, and support to branch staff to ensure smooth daily operations. Maintain employee and client files in compliance with company policy. Administer counseling and disciplinary actions as necessary. Address client needs promptly and efficiently. Participate in hiring, onboarding, and training processes. Prepare monthly reports reviewing branch operations and client interactions. Help control costs, impacting the branch's profitability and financial health. All actions should focus on ensuring client satisfaction and the profitable operation of the branch.

Georgian Terrace Hotel

Director of Security

2015-2020

Implemented and enforced policies that reduced theft and losses by 80%, greatly improving safety across the hotel and grounds. Developed investigative procedures for recovering losses involving guests, vendors, and employees, coordinating legal follow-up when needed. Served as the main liaison with law enforcement, fire departments, insurance providers, and regulatory agencies, ensuring all incidents were reported within 24 hours. Maintained daily contact with at least ten partners, vendors, or suppliers, resolving concerns from guests, staff, ownership, and partners. Reviewed financial reports regularly to optimize budgets, reduce operating costs, and protect sensitive information. Coordinated hotel operations across departments. Supervised maintenance and system upgrades in engineering. Supported banquet planning, assisted front office and guest services with check-in/check-out, and ensured food and beverage safety and quality. Managed valet services, ensuring prompt, professional guest service and vehicle safety, and optimized parking capacity with staging plans. Helped the General Manager with emergency evacuation planning and staff training, adhering to Occupational Health and Safety Act standards. Conducted safety training, addressed concerns proactively, and fostered a safe work environment. Improved staff morale through coaching, team building, and evaluations for career growth. Conducted Physical Security Risk Assessments at corporate properties and prepared detailed reports. Worked with HR to enforce compliance, review legal and regulatory issues, and provide training.

EDUCATION & PROFESSIONAL ORGANIZATIONS

Bachelor of Science | Management and Administration

Gordon State College | Barnesville, GA



ACCOUNT MANAGEMENT

DSI Security Services has developed a comprehensive Account Management plan focused on establishing solid relationships with clients and providing exceptional security services tailored to their needs. The plan includes several key elements:

- **Dedicated Managers:** Each client is assigned an Account Manager who is the primary point of contact for all security-related matters. The Account Manager is a liaison between the client and DSI, ensuring clear communication, understanding of client requirements, and responsiveness to their needs.
- **Client Needs Assessment:** Before beginning security services, DSI comprehensively assesses the client's security needs and challenges. This includes evaluating the size and layout of the premises, identifying potential security risks, and understanding specific client preferences and priorities.
- **Customized Security Solutions:** Based on the needs assessment, DSI develops security solutions tailored to each client's unique requirements. These solutions may include deploying security personnel, implementing technology solutions, and establishing security protocols and procedures.
- **Regular Client Meetings:** The Account Manager communicates regularly with the client through scheduled meetings and site visits. These meetings provide an opportunity to review ongoing security operations, address any concerns or issues, and discuss potential enhancements or adjustments to the security plan.
- **Performance Reviews and Reporting:** DSI conducts performance reviews to assess the effectiveness of security services and ensure alignment with client expectations. Performance metrics, such as incident reports, response times, and customer feedback, are analyzed to identify improvement areas and celebrate successes.
- **Proactive Problem Solving:** The Account Manager takes a proactive approach to problem-solving, anticipating potential issues and implementing preemptive measures to mitigate risks. This may involve adjusting security strategies, providing additional training to security personnel, or upgrading security technology.
- **Emergency Response Planning:** DSI collaborates with clients to develop plans tailored to their needs and circumstances. These plans outline procedures for handling various emergencies, such as fires, medical emergencies, or security breaches, ensuring a swift and coordinated response when needed.

DSI Security Services' Account Management plan aims to cultivate strong partnerships with clients and provide high-quality, customized security solutions to address their security needs and concerns effectively. DSI endeavors to surpass client expectations and establish long-term relationships based on trust and mutual success by emphasizing clear communication, proactive problem-solving, and a dedication to excellence.



QUALITY ASSURANCE PROGRAM

At DSI Security Services, our commitment to excellence is reflected in our comprehensive Quality Assurance (QA) Program. We believe that high-quality service is integral to maintaining client trust, ensuring safety, and enhancing operational efficiency. Our QA Program has been designed to uphold our service standards and adapt to the unique needs of each client, ensuring continuous improvement across all areas of security operations.

Key Components of Our Quality Assurance Program

Client-Centric Service Standards

Every client engagement begins with an in-depth understanding of their specific security requirements and standards. By aligning our QA program with each client's expectations, we create customized security protocols, performance metrics, and feedback loops that focus on delivering exceptional service. Our Quality Assurance team collaborates closely with clients to ensure our standards not only meet but exceed their expectations.

Regular Site Inspections and Audits

Our QA team conducts frequent on-site inspections and audits to verify compliance with our security protocols. These audits include both scheduled and unannounced visits to assess performance in real-world scenarios, ensuring that our officers maintain high standards of conduct, appearance, and effectiveness. These audits serve as proactive quality checks, allowing us to identify and address potential issues before they impact our service delivery.

Employee Training and Development

To ensure our personnel are equipped with the knowledge and skills to handle dynamic security challenges, we emphasize ongoing training and development. Our training programs are regularly updated to reflect industry best practices, technological advancements, and evolving security threats. Through continuous education, our team members are prepared to uphold DSI's standards and offer clients an exceptional level of professionalism and preparedness.

Client Feedback and Service Adjustments

Feedback is central to our Quality Assurance approach. We maintain open communication channels with clients, encouraging regular feedback on service performance. This feedback is reviewed and acted upon promptly by our QA team to make any necessary adjustments. We believe that client input is invaluable for refining our services and enhancing the security experience.

Performance Metrics and Reporting

DSI uses performance metrics and KPIs that align with our commitment to quality. Metrics include response time, incident management effectiveness, and adherence to protocol, among others. Regular reporting on these metrics is provided to our clients, giving them insight into our service quality and the proactive measures we take to maintain high standards.

Continuous Improvement through Technology

Leveraging advanced technology, including real-time tracking, automated reporting, and integrated communication platforms, we enable quicker response times, improved accuracy in reporting, and streamlined communication. Our Valiant Track Tik software enhances accountability and performance monitoring, allowing our QA team to respond swiftly to any service deviations.

Commitment to Excellence

At DSI, Quality Assurance is not a one-time process but a continuous, evolving commitment. By integrating rigorous standards, comprehensive audits, proactive communication, and advanced technology, we ensure that our services consistently meet the highest quality and safety standards. Our QA Program embodies DSI's mission to protect our clients and their assets with excellence, integrity, and accountability.



DSI

DWYSYWD

Security
Services

TRAINING



DSI'S TRAINING PHILOSOPHY

- We partner with you to achieve your company goals.
- Grow together: relationships and business!
- DWYSYWD company motto: Do What You Say You Will Do.

DSI strives for great service with good people and strong relationships. To deliver, we start with superior training that sets high standards for knowledge, skill, and customer service. At DSI, we want to grow employees as security professionals and as people through education and positive relationships with site supervision, field supervision, and managerial staff.

DSI TRAINING PROGRAM

GOAL

Superior Service for Customers

and

Superior Service Environment for Employees

DSI Security Services equips all officers and supervisors with the tools, training, education, and mindset needed for success.



SUPERIOR SERVICE EDUCATION PROGRAM

- Comprehensive, assignment training for security officers and supervision.
- Coverage Areas: safety, observation, reporting, interpersonal relations, customer service, and DSI policies, procedures, and protocols.
- Customization: DSI utilizes site-specific training and individualized post orders for various job sites to ensure security services fit the needs of the customer.

SUPERIOR SERVICE 101

Immediately after hire, employees receive:

- A welcome to DSI, introduction to company policies and procedures, and education on the role of private security.
- In-person instruction on access control, safety awareness, fire, basic emergencies, customer service, and communication, including daily activity and incident reporting.
- Training on verbal de-escalation, use of force, and active shooter situations.

FOCUS

Team Dynamic:

Hands-on, interactive sessions foster greater learning and strong relationships



TRAINING

- **Goal:** to train employees for the specific requirements, standards, and scope of work for their given site.
- **Customization:** Your DSI contract manager will work closely with your company in developing and maintaining this site-specific program, as well as ensuring all post orders and job instructions are followed.
- **Feedback:** DSI will conduct a post survey to analyze the needs of each post and prepare additional training and post orders as necessary.

MONTHLY TRAINING SUPPLEMENT

This continuing education program for all employees utilizes newsletters, pamphlets, videos, handouts, and lesson programs to supplement site-specific training and keep officer skills current. Administered by office and site management, the monthly training also facilitates interaction among site employees, site or field supervision, and management.

SAMPLE MONTHLY TRAINING TOPICS:

- Security Protocols
- Safety Awareness
- Customer Service and Public Relations
- Record Keeping/Reporting Criteria
- Ethics and Professional Conduct



SUPERIOR SERVICE FIELD SUPERVISION

Program Goal: Equip field supervisors with the training and tools necessary to provide the highest level of oversight, coaching, organization, and support of our sites and site leads in the field.

Coverage Areas*:

- Checking officers and posts
- Customer service
- Employee relations: establishing clear lines of communication among staff, as well as training, motivation, empowerment, and disciplining of employees

* When used in conjunction with Superior Service 101

In addition to the regular classes offered to the security officer, site leads and field supervision receive additional advanced instruction, covering such topics as:

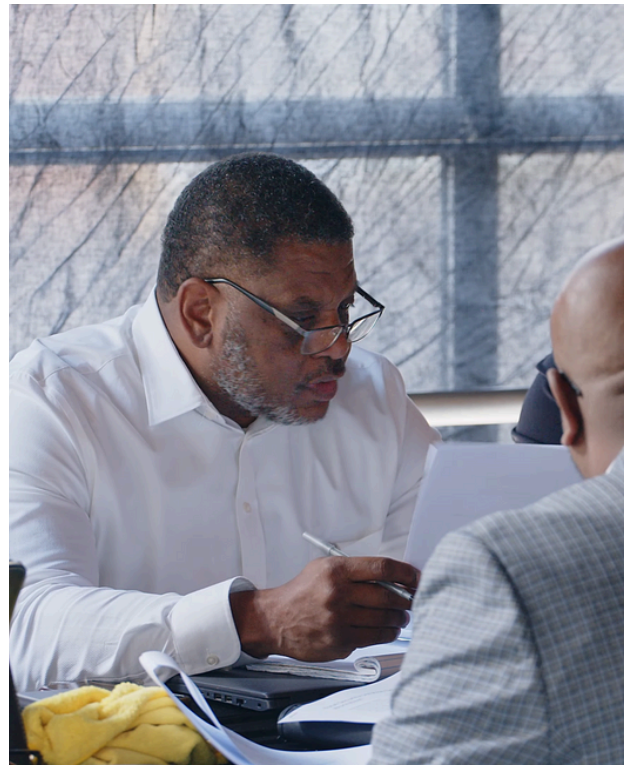
- Management Concepts, Protocols, and Procedures
- Interpersonal Skills and Techniques
- Workers' Compensation and Other Benefits
- Advanced Scheduling Techniques
- Ethics in Business

TRAINING PHILOSOPHY

Rooted in relationships and growth, DSI's philosophy, "Do What You Say You Will Do" (DWYSWD), focuses on service quality, strong relationships, and professional development. Training sets high standards, fostering trust and support between employees and management, to empower better decision-making, safe work environments, and customer satisfaction.

The S.E.R.V.E.D Initiative is DSI Security's commitment to community engagement and a service-oriented mindset within the workforce. Integrated into our training and education programs, S.E.R.V.E.D emphasizes the importance of every interaction, whether with clients, the community, or colleagues.

This initiative aligns with DSI's core values and mission, fostering a culture where officers and supervisors are not only equipped to handle security demands but are also motivated to go above and beyond in service. By embedding SERVED principles into the Superior Service 101, OJT, and supervision training, DSI ensures that every team member embodies our commitment to making a positive impact on the communities we protect.



DSI SECURITY SERVICES

600 West Adams Street, Dothan, Alabama 36301
1.800.239.5720 | dsisecurity.com



UNIFORM GUIDE

ALL UNIFORM ITEMS MUST BE CLEANED AND WRINKLE FREE



**STANDARD LIGHT BLUE
LONG SLEEVE SHIRT**



**STANDARD LIGHT BLUE
SHORT SLEEVE SHIRT**



**STANDARD WHITE
LONG SLEEVE SHIRT**



**STANDARD WHITE
SHORT SLEEVE SHIRT**



CONCIERGE UNIFORM



**STANDARD DARK BLUE
SHORT SLEEVE SHIRT**

DSI SECURITY SERVICES

600 West Adams Street, Dothan, Alabama 36301

1.800.239.5720 | dsisecurity.com

**WOMEN
OWNED**
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE
NATIONAL COUNCIL





SECURITY TRANSITION PLAN

Ensuring a Smooth and Effective Transition

Transitioning security providers can be complex, but DSI Security Services has the expertise, resources, and management capabilities to ensure a seamless transition with no disruptions in coverage or operational effectiveness.

With a proven track record of successful transitions across various industries, DSI is committed to delivering tailored security solutions that align with your specific needs. Our meticulous planning and execution guarantee a smooth integration of services, reinforcing your security infrastructure from day one.

DSI's Commitment to a Successful Transition

Comprehensive Pre-Assignment Training & Post Instructions

We develop customized training programs and post instructions to ensure our security officers meet your requirements.

Collaborative Partnership

DSI's leadership team works closely with your management to facilitate a seamless transition.

Rigorous Recruitment & Screening

Our hiring process includes thorough background investigations and pre-employment screenings to select the most qualified personnel.

Technology Evaluation

We assess current and future security technology needs during the transition process to ensure optimal integration and efficiency.

Accelerated Implementation

Our standard transition period is 30 days, but we can work with you on a timeline that meets your needs.

Step-by-Step Transition Strategy

Phase 1: Initial Engagement & Planning

- Introduce DSI's transition team to management.
- Collaborate to define training needs and security expectations.
- Analyze the current security environment and evaluate personnel.
- Conduct a facility walkthrough to assess risks and develop emergency protocols.
- Submit a tailored training plan for review.

Phase 2: Preparation & Implementation

- Finalize training programs with assessments and instructions.
- Develop Incident Response and Emergency Preparedness Plans.
- Assess existing security personnel for transition eligibility and begin background checks.
- Start recruitment to ensure complete staffing, including emergencies.
- Conduct comprehensive training for officers.

Phase 3: Onboarding & Training Execution

- Begin orientation and specialized training for assigned officers.
- Ensure newly hired personnel complete pre-employment training requirements.
- Submit finalized Post Instructions and On-the-Job Training (OJT) plans for approval.

Phase 4: On-Site Transition & Final Preparations

- Conduct final training for all personnel on key responsibilities and protocols.
- Train DSI supervisors on site-specific security requirements.
- Implement on-the-job training for real-time protocol application.
- Refine Post Instructions based on client feedback.

Phase 5: Full Implementation & Ongoing Support

- DSI management remains on-site during the initial transition period to provide hands-on support.
- Conduct refresher training as needed to address any identified performance gaps.
- Continuously monitor, evaluate, and optimize security operations to meet evolving needs.

Your Security, Our Commitment

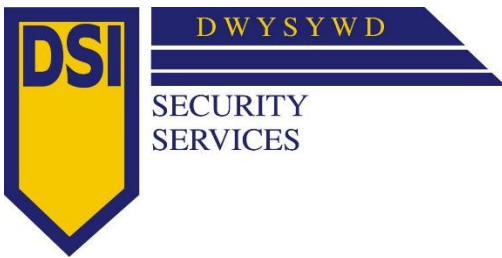
At DSI Security Services, we take pride in delivering on our promises. With our unwavering commitment to excellence, you can trust us to provide a seamless, professional, and highly effective transition, ensuring that your security operations remain uncompromised.

DSI SECURITY SERVICES

600 West Adams Street, Dothan, Alabama 36301

1.800.239.5720 | dsisecurity.com





Tampa Branch Office
1009 N. O'Brien Street, Ste. 100
Tampa, FL 33607
www.dsisecurity.com
813.207.0040

Attention: Security Personnel at MetWest

DSI Security Services is honored to have been selected to partner with Cushman & Wakefield at MetWest with an anticipated start date of {enter date}. In the coming days and weeks, we will be working to ensure a smooth transition, and you will be seeing us on site.

DSI was founded over 56 years ago and is a 3rd generation, family-owned corporation with security and technology solutions divisions. We are headquartered in Dothan, Alabama and currently operate in 33 states with 4 offices here in Florida. We have built our success by attracting the best people in the industry and operating under traditional values of trust, respect, and integrity. Our motto is simple and has served us well:

DWYSYWD

"DO WHAT YOU SAY YOU WILL DO"

We would like to personally invite you to apply with us. We are looking for the best in the industry to represent us well at MetWest. In return, we offer a competitive wage and benefit package, as well as a working relationship built upon our commitment to respect each employee and recognize them as being an important contributor to the team.

To express your interest and receive serious consideration for employment and/or continued service to MetWest, please go to <https://www.joblinkapply.com/company/6338> and submit your application on-line. If you do not have access to a computer, you can visit our office and use our equipment. Our normal office hours are Monday through Friday, 8:00am until 5:00pm and our office address and phone number can be found above. We recommend you give us a call to schedule a time if you'd like to visit our office to complete your on-line application. Once your submission is complete, please call our office to schedule a personal interview. We do encourage you to complete your on-line submission and give us a call as soon as possible.

In the meantime, if we can be of any assistance, please do not hesitate to contact one of the following transition team members:

- John Thacker, Branch Manager – jthacker@dsisecurity.com
- Dacoda Weaver, Operations Manager – dweaver@dsisecurity.com
- Shirley Reynoso, Officer Manager – sreynoso@dsisecurity.com

We understand that a change like this can raise concerns and want to assure you that we, at DSI, will be working hard to make this a smooth transition for all. We look forward to meeting you soon and will do our best to address any questions or concerns you may have!

The DSI Tampa Team



WHY WORK FOR DSI?

At DSI Security Services, we understand that our people are the cornerstone of our success. As a leader in the security services industry, we are committed to attracting, retaining, and developing the best talent. We provide a work environment that supports career growth, recognizes achievements, and fosters a culture of respect and dignity. You select a security partner committed to quality, trust, and mutual success by choosing DSI.

- **Competitive Compensation and Benefits:** We offer a competitive wage structure and a comprehensive benefits package that includes health, dental, vision, and life insurance. Our employees are also eligible for retirement plans, paid time off, and other perks that promote work-life balance.
- **Career Growth and Development:** Career advancement is more than a possibility. It's a reality. We invest in the continuous development of our staff, providing training and mentorship to ensure that every team member can reach their full potential. Our strong emphasis on leadership development helps employees at all levels thrive, ensuring long-term career opportunities.
- **Supportive Work Environment:** We pride ourselves on fostering a supportive and inclusive workplace. Our employees are encouraged to voice their opinions and their ideas are valued. We believe in promoting from within, allowing employees to grow into leadership roles through hard work, dedication, and a commitment to our core values.
- **Innovation in Technology:** DSI Security is at the forefront of utilizing cutting-edge solutions as technology continues transforming the security services industry. By working with advanced technology platforms and tools, our employees can engage in innovative work that shapes the future of security.
- **Strong Corporate Culture:** DSI's culture is built on integrity, accountability, and teamwork. We recognize and reward individual and team accomplishments, creating a sense of ownership and pride in our work. Our employees understand the direct impact they have on the success of our clients and the safety of the communities we serve.
- **Commitment to Diversity and Inclusion:** At DSI Security Services, we believe our employees are the cornerstone of our success. We take pride in recognizing their hard work and dedication through a variety of initiatives, including Employee of the Month awards, performance-based incentives, and personalized acknowledgments for exceptional service. From celebrating milestones to showcasing standout achievements, we are committed to honoring the contributions that make DSI a leader in the security industry. Our team's success is our success!

With over 55 years in the security industry, DSI offers a stable work environment and a commitment to excellence and customer satisfaction. Our reputation as a trusted leader is built on our dedication to creating an effective security team that aligns with our core business values. We tailor our exceptional services to meet unique needs while fostering a supportive environment for our employees, ensuring that a motivated team delivers superior security experiences for our clients and their communities.

TOTAL SECURITY SOLUTIONS

DSI can meet all your security needs by using technology to maximize guard efficiency, resulting in cost savings and optimal resource allocation. With over 55 years of experience, our Uniformed Security Division has set the standard in professional uniformed security. DSI offers both armed and unarmed uniformed security services. Our security officers are trained to provide mobile patrol and inspections, conduct access control, console operations, and receptionist services, ensuring comprehensive security.

Our Technology Solutions division offers a comprehensive approach to creating a Total Security Solution. We conduct detailed site evaluations to identify vulnerabilities and develop safety and security plans, recommending security measures from staffing to technology. Our team provides customized service plans to meet unique client needs, aiming to minimize downtime and ensure excellent service and support.

Our Technology Solutions team works to meet the evolving needs of our clients and the security industry by crafting custom solutions with various technological tools and platforms, which include:



ADVANCED SURVEILLANCE SYSTEMS

Utilize advanced surveillance systems that include state-of-the-art AI cameras, motion sensors, and access control systems to efficiently monitor client premises. These systems offer real-time monitoring and recording features, enabling proactive threat detection and swift responses to security incidents.



MOBILE PATROL AND OFFICER TOUR SYSTEMS

Provide security personnel with mobile patrol and officer tour systems. These systems allow security officers to conduct regular patrols and document their activities electronically. Using GPS technology, the systems track the movements of security officers, ensuring comprehensive coverage of client sites and accountability in patrol activities.



INCIDENT REPORTING AND MANAGEMENT SOFTWARE

Utilize specialized incident reporting and management software to streamline the reporting process and facilitate efficient incident response. Security officers can quickly document incidents, generate incident reports, and escalate issues as necessary using user-friendly digital platforms.



REMOTE MONITORING AND COMMAND CENTERS

These centers are staffed by trained security professionals who oversee client sites remotely. They use advanced monitoring technologies and analytical tools to detect security threats, dispatch resources, and coordinate emergency responses in real-time.



INTEGRATED SECURITY PLATFORMS

Various security technologies are integrated into unified platforms to provide clients with comprehensive security solutions. These integrated platforms enable seamless communication and data sharing between security systems, enhancing situational awareness and response capabilities.



ACCESS CONTROL AND BIOMETRIC SYSTEMS

Implement access control and biometric systems to manage and restrict entry to client facilities. These systems utilize advanced authentication methods, such as fingerprint scanning and facial recognition, to ensure that only authorized personnel can access sensitive areas.



DATA ANALYTICS AND PREDICTIVE MODELING

We use data analytics and predictive modeling techniques to analyze security data and identify patterns, trends, and potential threats. By using data effectively, DSI can anticipate security risks, allocate resources optimally, and implement proactive security measures.

DSI Security Services can provide a customized security service report for your facility using data and detailed recommendations. Our team of experts aims to protect your people, property, and assets while minimizing downtime and maximizing productivity. We are dedicated to delivering excellent service and support to foster long-lasting relationships.






MOBILE SURVEILLANCE SOLUTIONS

Reliable On-Site Video Surveillance

DSI's mobile surveillance trailer is a stand-alone security and deterrent platform engineered to protect remote assets and locations. Designed for reliability, the system operates unattended and remains self-powered for extended periods.

Customize your surveillance with a range of camera options tailored to your needs. Gain real-time access to footage from PTZ, License Plate Recognition, Thermal (FLIR), bullet, and dome cameras through our secure desktop portal or mobile app. Set up custom notifications to alert you to potential theft, unauthorized access, or job site safety concerns.

DSI's Mobile Surveillance Trailer and Video Platform




- Real-time Notifications
- License Plate Recognition
- Custom Events & Conditions
- Cloud Connected
- Encrypted and Secure
- Simple Video Export
- Enterprise Scalability



- PTZ Cameras
- Thermal (FLIR) Cameras
- Bullet Cameras
- Dome Cameras
- Box Camera

(Classified Options Available)



- IP Network Distribution
- Wireless
- Ethernet Networks
- Microwave Networks
- Satellite Networks
- LTE Networks

Key Features

- Customizable mobile surveillance platform
- Remote monitoring from any location using any device capable of connecting to the Internet
- Can be easily deployed within minutes
- Solar Power
- Large battery backup
- Operates in extreme environments
- Remotely monitored and controlled
- 24/7 unattended operation
- Wide track trailer for maximum stability
- 24/7 Network Operations Center Monitoring (Optional)

NATIONAL SECURITY OPERATIONS CENTER

DSI Security Services operates a National Security Operations Center (NSOC) as a nationwide centralized hub for monitoring and managing security operations. The NSOC is the center of DSI's security infrastructure, providing real-time oversight, coordination, and response capabilities.

24/7 Monitoring: Operates 24 hours a day, seven days a week, continuously monitoring client sites, security personnel, and technological systems for potential threats or incidents.

Post Watch Notifications: They track security guards' time and attendance and provide real-time contact and escalation to field support officers and leadership.

Vehicle Telematics Monitoring: The NSOC monitors the performance of our fleet vehicles and their drivers and alerts managers of any crashes, speeding, harsh incidents, inattentive driving, mobile usage, idling, obstructed cameras, or unassigned vehicles.

All-Hours Call Center: This serves as a 24/7 response center for our employees and clients, providing support and assistance, filtering non-emergency requests, and escalating call-offs, incidents, or emergencies.

Officer Monitoring: This department monitors the tour activity and location of our security officers using GPS-enabled devices, checks on their safety and well-being, alerts them of any geofence violations, and escalates predefined incident types.

Emergency and Incident Command: The NSOC coordinates the response to branch evacuations, weather-related disasters, local catastrophic incidents, media exposure, or other situations that may affect our business continuity or client interests.

Incident Management and Reporting: They facilitate incident management by providing a centralized platform for documenting, tracking, and reporting security incidents. This ensures that all incidents are handled efficiently and transparently, with appropriate follow-up actions taken as necessary.

Client Communication and Support: NSOC personnel maintain constant communication with clients, providing updates on security operations, incident status, and resolution efforts. Clients can access NSOC personnel for assistance, guidance, and reassurance during security incidents.

Continuous Improvement Initiatives: The department is dedicated to continuous improvement, regularly reviewing processes, procedures, and technologies to enhance effectiveness and efficiency. Feedback from security incidents and client interactions is used to refine protocols and implement best practices.

DSI's National Security Operations Center is a vital component of its security infrastructure, providing centralized monitoring, coordination, and response capabilities to safeguard clients' assets and personnel. Through advanced technology, proactive threat detection, and rapid response coordination, the NSOC plays a crucial role in maintaining high security across DSI's national network of clients.

Cost Proposal

Delivering Quality Through People

High-quality service begins with high-quality personnel. In the security industry, the caliber of service is directly tied to the experience and professionalism of each officer—as well as the compensation and support they receive. DSI recognizes that even the most comprehensive training and supervision cannot offset the challenges of substandard staffing.

Organizations that invest in competitive wages experience fewer issues and significantly lower turnover—key factors in maintaining a successful and stable security program. For this reason, DSI is committed to recruiting officers whose backgrounds align with each client's unique scope of work and rewarding them with industry-leading wages and comprehensive benefits. This approach enables us to consistently attract and retain top-tier professionals from the security labor market.



Windward CDD Unarmed Gatehouse Security					
DESCRIPTION	HOURS PER WEEK	HOURLY WAGE RATE	HOURLY BILLING RATE	OVERTIME BILLING RATE	ANNUALIZED ESTIMATE Including Holidays
Site Manager	40	\$17.50			
Officers	128	\$16.50			
TrackTik Reporting Software with Smart Phone					N/C
Gatehouse Cleaning Supplies					N/C
Composite Billing	168	\$16.74	\$24.44	\$36.66	\$215,267.52

Holiday rates will be charged, and our officers will be paid time and one half for the following holidays worked:

New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day

Overtime will only be charged for client requested hours beyond those contracted or when our officer is placed in an overtime posture upon client request for extra coverage needs.

Our rates include:

- TrackTik Guard Tour System software with one smart phone free of charge to generate Daily Activity Reports and deliver Incident Reports in real time (description in the following pages)
- Uniform attire at no cost to employees, including safety and inclement weather gear
- Gatehouse cleaning supplies
- All training – Orientation/Site Specific Requirements/OJT/Recurrent/Supervisory
- Dedicated local contract management and support
- Background investigation to include drug screen and E-Verify
- Employee recognition programs

Approach to Partnership:

Upon thorough review of the RFP and the requirements within, DSI Security Services takes no exception and is committed to meeting all requirements in a professional manner. Our staffing approach ensures that there is one officer on duty at all times.

Upon award, we will initiate a comprehensive transition meeting to align implementation timelines, post order expectations, communication protocols, and incumbent personnel considerations. In collaboration with GMS and Windward CDD leadership, we will carefully evaluate current staff to identify high-performing individuals suitable for retention, as well as those who may meet performance expectations with targeted training and structured supervision. Positions not retained will be filled through our strategic recruitment process to ensure the highest standards of professionalism and service delivery. Ongoing performance evaluations will be conducted to maintain accountability and continuous improvement.

Early in the engagement, we will partner with GMS and Windward CDD to establish clearly defined performance metrics and a customized KPI framework. This structured reporting model will provide transparent, measurable benchmarks and regular performance reviews to ensure alignment with your operational objectives and service expectations.

Additionally, DSI's full-service Technology Solutions Division stands ready to collaborate at the appropriate time to assess opportunities where integrated technology solutions may enhance operational efficiency, strengthen security posture, and potentially reduce overall program costs.

We are committed to building a strong, collaborative relationship founded on communication, accountability, and shared success — delivering not simply a service provider, but a true security partner.

GUARD TOUR SYSTEM



Your responsibility for security on your properties doesn't end with contracting a security firm. You put a lot of effort into defining detailed protocols and keeping them up to date. You constantly evaluate your choice of agency to make sure protocols are followed and reports provide you with information in a timely manner. Ideally, you need to be able to independently verify what's happening, so you can take immediate corrective action and plan for continuous improvement.

Significantly reduce omissions and ensure diligent compliance of your security protocols



Ensure compliance with protocols

- NFC technology ensures guards visit checkpoint
- Precise instructions per site or checkpoint
- Important reminders displayed upon scanning checkpoint
- Custom forms and verifications lists can also be prompted

Control in Real Time

- Tour-status display, including duration, missed checkpoints and collected reports
- Data accessible instantly via mobile device
- Centralized management of single or multiple sites from a single dashboard

Set up and manage easily

- Discreet, low-cost, weather-proof tokens
- No system installation or server maintenance required
- Mobile access from any Android device supporting NFC technology



POWERED BY
TRACK TIK

Utilizing the Best Guard Touring, Incident and Officer Data Management Technology

DSI Security services has partnered with TRACK-TIK to ensure that we have the latest tools available to provide on- going data to our customers.



TrackTik's intuitive software is a multi-featured platform connecting field personnel to management and clients via a suite of unsurpassed guard management tools, powerful business intelligence modules and automated financial management solutions. As a result, TrackTik provides security professionals with actionable insight and the competitive edge to stand out.

- Automated incident analytics: Equip your team with incident data and customized report hand-outs to present to your clients.
- Obtain real-time visibility of guard actions and reported incidents
- Increase visibility into operations and Focus your energy and time on customer satisfaction influencing actions
- Save time with automatic notifications via email/SMS and Cut down on administrative work (average of 30%).

Manage liability

- Upload clear site instructions and post orders directly on the site dedicated devices
- Message board (with individual acknowledgement feature) for site communication and the latest client instruction
- Enhance patrols with clear instructions, multi- step tasks and step by step validation



WINDWARD COMMUNITY DEVELOPMENT DISTRICT
BASIC ORGANIZATION INFORMATION

DATE SUBMITTED April 1, 2026

1. DSI Security Services

2. Company Address: (HQ): 600 W. Adams St., Dothan, AL 36503

Street Address - Local

1009 N. O'Brien St., Ste. 100

P.O. Box (if any)

City Tampa State FL Zip Code 33607

Telephone 813-727-9035 Email vscott@dsisecurity.com

1st Contact Name Valerie Scott Title Business Development

2nd Contact Name Rich Hunter Title UP operations

PRICING FORM

The designated times for service at the District's guard house located at the front entrance of the District's boundary are from 12:00 AM to 11:59 PM, seven (7) days a week, 365 days per year. Please provide the following information:

\$ 24.44 per hour \$ 209,958.48 Annual
\$ 36.66 per hour on holidays \$ 5,279.04 Annual

TOTAL ANNUAL COST (Combined Regular and Holiday) \$ 215,267.52

The District reserves the right to adjust the staffing and hours of operation as needed.

Windward Community Development District

Addendum #1 Windward CDD RFP 2026-001 Security Services

March 11, 2026

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jason Showe - jshowe@gmscfl.com.

Windward Community Development District

Any Proposer wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager in accordance with the Project Manual, to 219 East Livingston Street, Orlando, Florida 32801, Attn: Jason Showe, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

DSI Security Services

SIGNATURE:

Valerie J. Leatt

DATE: 3/26/26



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/2/2025

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 License # 0757776 HUB International Insurance Services Inc. 548 W Cromwell Avenue Suite 101 Fresno, CA 93711	CONTACT NAME: Amanda Duke	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS: amanda.duke@hubinternational.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Evanston Insurance Company		35378
INSURER B: Market Insurance Company		38970
INSURER C: Zenith Insurance Company		13269
INSURER D:		
INSURER E:		
INSURER F:		

INSURED

Dothan Security, Inc.
 600 West Adams Street
 Dothan, AL 36303

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	ADOL	SUBR	INSO	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 (CENTRAL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X			BNMG100013-02	9/1/2025	9/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Per one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP ACC \$ 5,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X			BMMA100005-02	9/1/2025	9/1/2025	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE (DED) (RETENTION) \$					BMME100010-02	9/1/2025	9/1/2025	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY INDEPENDENT PARTNER/EXECUTIVE (Y/N) <input type="checkbox"/> (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below				X	M1422201	12/16/2025	12/16/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 P.L. DISEASE - EA EMPLOYED \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

[REDACTED]

CERTIFICATE HOLDER [REDACTED]	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

References

Building Lasting Partnerships – One Community at a Time

Darcie Madison
Divisional Director - Brevard
Leland Management
Rockledge, FL
321.549.0956
dmadison@lelandmanagement.com

Deeanna Thomas
CAM – Portfolio Manager
Fair/Way Management of Brevard, Inc.
Melbourne, FL
321.777.7575
dthomas@fairwaymgmt.com

Jason Showe
Senior District Manager
GMS – Governmental Management Services, Central Florida
Orlando, FL
407.470.8825
jshowe@gmscfl.com

DSI: Distinctively Different

Tailored Service Plans: Every client partnership begins with a customized service plan designed to meet specific needs and expectations.

Ongoing Collaboration: Regular client visits and open communication ensure continued alignment with evolving requirements.

Efficient Issue Resolution: When challenges arise, DSI delivers prompt, effective, and lasting solutions.

Integrated Technology Solutions: Our Full-Scale Technology Solutions Division provides layered, integrated systems for the most comprehensive security approach.

Dedicated Contract Management: Each account is supported by an experienced management team focused on performance, accountability, and client satisfaction.

24/7 National Security Operations Center: Continuous monitoring and support ensure seamless coordination and rapid response across all locations.

Award-Winning Excellence: Recipient of the 2024 Outstanding Security Performance Award (OSPA) for Outstanding Contract Security Company.

Guided by Our Core Principle: Commitment to the DSI motto – DWYSYWD (Do What You Say You Will Do) upheld from the top down.

DWYSYWD: Do What You Say You Will Do

SECTION V



Weiser Security Services, Inc.

Table of Contents

Cover Page	5
Cover Letter	6

Experience

Company History	7
Weiser Security WHO WE ARE 2025	8
Distinctive Advantages	9

References

Client References	11
Partial Client List	12

Understanding Scope of Work

Executive Summary	14
Custom Solutions	15
Approach	18
Weiser Difference	20



Weiser Security Services, Inc.

Financial Stability

Financial Security 22

Pricing

Windward Pricing Page 23

Pricing Page 24

Additional Pricing 25

Hiring-Screening-Selection

Employee Hiring 26

Screening 27

Selection 28

Placement 29

Benefits 30

Personnel-Training-Quality Control

Orlando Leadership Team-3 AM 31

Windward Staffing 32



Weiser Security Services, Inc.

Windward Schedule 33

Supervision 35

Training 38

Training Topics 40

Quality Control 42

Technology

Web Portal Dashboard.docx 43

Weis-Guard Mobile.doc 44

Disaster Plan

Disaster Plan 45

Sample COI

Sample COI 2026 52

Florida Business License

Weiser Buss Lic 54

Addendum1



Weiser Security Services, Inc.

Addendum1 56

Windward RFP 2026

Windward RFP 58

Weiser Newsletter

Weiser Log February 2026 78



6000 S. Rio Grande Avenue #102
Orlando, FL 32809
Phone: 407-578-0050
License #: B-8700021



Windward Community Development

Leanna Pontow, VP Business
Development

March 24, 2026

WEISERSECURITY.COM

Weiser Security Services, Inc.



Weiser Security Services, Inc.

Windward Community Development District
Jason Showe
219 E. Livingston Street
Orlando, FL 32801
USA

Dear Jason Showe,

Thank you for the opportunity to present this proposal for contract security guard service. It is a comprehensive guide to how we will handle your security differently. We're confident that we can provide the level of security you require and expect.

You may find several items of special interest to you throughout the document. We would like to introduce you to our Building Block Approach on the following pages, the fundamentals of our operations.

We practice our Five R's of Employee Engagement in everyday operations, the Right Match, the Right Expectations, Relationship, Recognition, and Respect. This approach helps build people up. It is an alternative that allows us to stand above the rest.

Thank you for learning more about Weiser Security.

Sincerely,

Leanna Pontow
VP Business Development
Weiser Security Services, Inc



Our History

Our success at Weiser Security Services, as measured by our growth, has been a result of a never-changing, uncompromising philosophy on which Earl A. Weiser founded the company.

Earl A. Weiser, a retired New Orleans Police Commander, organized its first intelligence unit, and served as a special investigator for Senator Estes Kefauver's Committee for the Investigation of Organized Crime.

After 20 years in the New Orleans Police Department, he retired in 1956 at the rank of Major. He then worked 14 years in the private security industry before forming Weiser Security Services, Inc. on January 1, 1970.

By 1976, his company had grown to a staff of 30 employees. It was then that his grandson, Mickey Weiser, took over the reins. Mickey has engineered the growth of the company based on 2 major principles, Trust and Respect. Weiser is now a National Company and the premier provider of Total Security Solutions throughout the Southeast. We bring our clients the strength of 4 regional support centers, 26 branch offices and over **6,000 employees** located in strategic cities from Florida to California.

Our success is rooted in our employee-oriented focus, our promise of excellence to our customers and a sustained commitment to innovation in the field of security solutions. Our model pairs highly trained security personnel with advanced technology to provide private security services that are both world-class and cost-effective.

We are proud to be U.S. owned and operated.



Background

- **Weiser Security** | Family-owned and operated
- **55 years** of industry experience
- **Top 10 U.S.** security company
- **Grown organically** | No mergers or acquisitions

Hiring/Retention

- **Inner View™ screening process** | Only 13% of applicants qualify to become Weiser Officers
- **Comprehensive training** | Pre-site, on-site, and ongoing development
- **Full benefits** | Health, dental, vision, paid vacation

Weiser Management

- **“Span of Control” system** | Ensures managers aren’t overworked
- **Client-driven incentives** | Managers are rewarded based on client interaction and feedback
- **Site satisfaction focus** | Encourages consistent, high-quality service at every location

Technology Integration

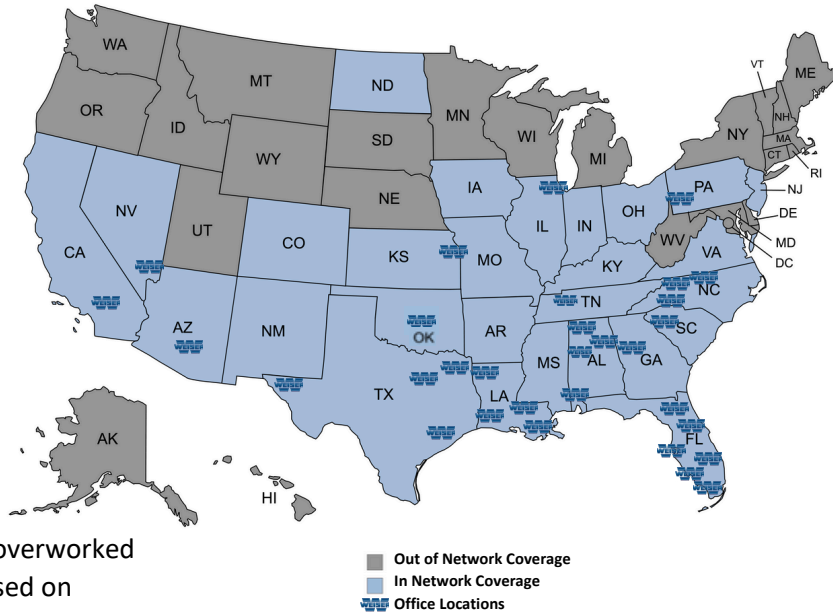
- **Weiser Virtual Guard** | Cuts annual security costs by 50–75% while increasing total coverage
- **Weis-Guard Tour Management** | Enables real-time communication and interactive patrol tracking
- **Client access** | Data is viewable online and can be automatically emailed on consistent basis

Professional Memberships & Standards



Coverage

- **Nationwide** | 30 Branches Across 400+ U.S. Cities



DISTINCTIVE ADVANTAGES & COMPETITIVE EDGE

What sets Weiser Security apart from our competitors in the marketplace can be put into 4 main categories.



PRIVATELY HELD SECURITY COMPANY

Weiser has remained dedicated and focused on our employees and clients. Unlike some of our competitors in the industry, our growth has been organic. Weiser's success for over 55 years we largely attribute to the strength of our employees and commitment to our clients. Weiser is an employee centric company, an example of this is that every Weiser employee gets a Holiday Bonus. This was started by Earl Weiser a tradition of giving back is one way we show appreciation to our employees. Holiday Bonus is based on profits and tenure of each employee, some employees earning as much as one weeks pay during the Holiday Season



SPAN OF CONTROL

Weiser's span of control allows our managers the time to build meaningful relationships with our employees and clients, proactively train, provide ongoing service enhancements and be a proactive security partner. It allows our managers to stay focused on the health of the overall account and to deliver a higher level of customer service to you, and to our employees.



INNERVIEW

Weiser's proprietary profiling/screening/placement process is unique in the industry. Our system for hiring and placing employees is proven to reduce turnover and improve overall employee satisfaction. We place the right employee with the right job, which allows for happier and more engaged officers. 82% of Weiser's employees have been with us for over one year



TECHNOLOGY VALUE ADDED SERVICES

Weiser provides a tailored security program in regard to technology solutions. Being a full-service provider, Weiser partners with a wide array of companies provide a meshed security solution that meets client needs. To just name a few below.

Virtual Monitoring

Smart Tours & Client Dashboard

Visitor management solutions

Access control solutions

Gate monitoring solutions

Perimeter monitoring solutions

Active shooter early detection solutions

Drone large perimeter solutions

Portable solar camera solutions

Mass notification capability and workplace safety solutions



The benefit of Weiser is that we have the clients and Weiser employees' best interest when designing a security solution and not reselling products to the end user via small channel partner solutions with the only goal being revenue.



CLIENT REFERENCES

Client Name	Phone Number	Email	Address
Indian River Colony Club John Robinson-GM 184 hours per week-Gate Access/Patrol	321-255-6006	corporate@colonyclub.com	1936 Freedom Drive Melbourne, FL 32940
Zellwood Station HOA Trudi Rock-GM 336 hours per week guarding-Gate Access & Parol	407-886-4606	trock@zellwoodstation.net	2126 Spillman Drive Zellwood Station, FL 32798
Harbor Hill Country Club Lara Paker-GM 504 hours per week guarding-Gate Access & Patrols	325-753-7000 #500	lparker@sentrymgt.com	6598 Lake Griffin Road Lady Lake, FL 32159



REFERENCES

Partial Client List

At Home	Embassy Suites	LG Electronics
Alcoa	Enterprise Rent-A-Car	Morton Salt
Aldi	Estes Trucking	National Oilwell Varco
Averitt Express	FedEx	Nuccor
Auto Zone	First Services Residential	Peco Foods
Bechtel Corp	Foxconn	Penske
Boise-Cascade	GEM Shopping Network	Pilgrims Pride
Borden Milk	General Electric	Publix
Bunge	Georgia Pacific	Rheem
CBRE	Hanes Brands	Safety Kleen
CB&I	Halliburton	Safeway/Von's
Ceva Logistics	Hilton Grand Vacations	Salvation Army
The Children's Place	Jones Lang LaSalle	Sheraton
Costco	Kinder Morgan	Southeastern Freight
DAK Americas	Koch Industries	Southwest Gas
Dillards	Kroger	Sears Holding Group
	Latter & Blum	



SECURITY SERVICES, INC.

Stericycle Environmental

Swift Transportation

Tanger Outlet

Tenaris

US Foods

UPS

UTZ Quality Foods

Verizon

Volvo North America



EXECUTIVE SUMMARY

Weiser Security Services, Inc. is among the nation's leaders in physical and digital security services. Pairing trained security officers with the highest level of digital security, we're able to provide custom security solutions that are guaranteed to keep your business, employees and clients safe. The following proposal details how Weiser Security can benefit your business now. Our plan is actionable and based on opportunities we have identified through an in depth analysis of your current security operations.

PROPOSAL OBJECTIVES

- Thoroughly assess current security operations
- Identify weaknesses and pockets of opportunity for improvement to your current security plan
- Match Weiser's service offering with your specific security needs
- Create actionable task list to implement your custom security service plan

WEISER CUSTOM SOLUTION

We are able to leverage our vast industry expertise in combination with our strategic evaluation of your situation to create custom solutions that produce measurable results. The following table lists the potential security improvements that we have identified. Each improvement is matched with a custom Weiser Security solution that is actionable and has a direct benefit to your business.

CONCERN	WEISER SOLUTION	WINDWARD COMMUNITY DEVELOPMENT DISTRICT BENEFIT
<p>Not enough officers.</p>	<p>Parts of our Statistical Quality Control Program focus on having enough employees and controlling hours worked. Cross-trained reserves from other posts. Pipeline for promotions to desirable posts.</p>	<p>Prepared. Better performance.</p>
<p>Selection of officers is poor.</p>	<p>14 background standards, 18 physical and mental standards, 16-step selection process, and InnerView™ all designed to weed out the weakest links. Using InnerView™ to place guards; matching personalities to characteristics of the post. Making available our employees files before placing an officer on that post.</p>	<p>Higher-caliber personnel. Job satisfaction increased. Job mismatches reduced. Better performance. Increased security.</p>

<p>Turnover too high</p>	<p>InnerView™ Guard Performance and Assignment Profile. Benefits better than industry average – paid vacations, safety bonus, etc. Statistical Quality Control. Measurement Program. Use the Five R’s of Employee Engagement to form stronger relationships.</p>	<p>Turnover risk estimated. Turnover reduced. Personality/job mismatches reduced; job satisfaction increased. Build loyalty, tenure and continuity. Continuous monitoring to make improvements.</p>
<p>Employees complain about lack of benefits.</p>	<p>Better-than-average benefits. Bonuses Build positive relationships between employees and supervisors. Follow the Five R’s of Employee Engagement.</p>	<p>Lower turnover. Engaged employees. Fewer absences or call-offs.</p>
<p>How to Properly Handle an Emergency Situation</p>	<p>Pool of trained officers available on short notice.</p>	<p>Can meet demands of extra coverage without the high costs of over-staffing.</p>
<p>Officers not visible to residents and guests.</p>	<p>Awareness Training Program. Specific instructions and training. Frequent use of security lights.</p>	<p>Enhance officer’s perception of duties. Officers will be more visible to visitors, vendors and employees. Better deterrent to crime.</p>
<p>Lack of management response.</p>	<p>Assign on-site supervision. Field supervisors available 24-hours/day. Branch Manager Regional Manager Corporate Support</p>	<p>Local management for quick response. Add supervision to assist local manager. 3rd and 4th level support available</p>



		and on-call to assure continuity. Continual assessment.
Management response is poor when problems arise.	Monthly reports to Regional Vice President in areas of communications with client. Corporate assistance and support without a lot of layers to bog down responsiveness.	On-going, regular communication will cause management and supervisors to be proactive in reducing potential problems before they build up and become serious.
Equipment needed to automate certain tasks.	Add a state-of-the-art electronic touring system.	No repair costs. Rounds made regularly. Increased security.



THE WEISER DIFFERENCE

At Weiser, we attribute our proven success to the strength of our employees. We follow a recruiting and screening driven hiring approach that guarantees the placement and retention of security professionals that are motivated, qualified and custom fit for each of our clients unique security needs.

STRATEGY

Our hiring approach was created using the following set of strategic principles. These principals allowed us to maintain focus on the employee as opposed to the employee training. We can ensure the continued success of our clients by giving employees a work environment that allows them to thrive personally and professionally.

1. The right match
2. The right expectations
3. Relationship
4. Recognition
5. Respect

Approach

We use a building block approach that is based on a foundation built by hiring the right employees. Unlike our competitors, we focus on people first. Our screening process is the most rigorous in the industry. Candidates must pass 12 background standards, 16 physical and mental standards and a 16 step selection process. We provide various elements of training which begin before the officer is placed in the field. Our supervision and quality control programs provide on-going support to employees to ensure that services are consistently being upgraded and all working relationships are successful.





THE WEISER DIFFERENCE

At Weiser, we attribute our proven success to the strength of our employees. Our employees are the most motivated, engaged and qualified security professionals in the industry as documented by the Gallup Organization.

STRATEGY

Our approach for employee success is driven by a strategic focus on our five R's of employee engagement. These principals allow us to maintain focus on the employee. We ensure the continued success of our clients by giving employees an engaging work environment that allows them to thrive personally and professionally.

THE FIVE R's OF EMPLOYEE ENGAGEMENT

The following principals have been scientifically proven to generate positive business outcomes such as a reduction in employee absenteeism, increased safety and client account retention, to name a few.

The Right Match

- The right people, in the right tasks, with the right supervisors drive employee engagement

The Right Expectations

- Employees need to know how they win at Weiser, how they win today and how they win with their supervisor.

Relationship

- Connections between people make the difference in partnership, productivity and employee satisfaction. One's supervisor is typically the third most important person in their life.

Recognition

- Recognize employees not just for what they do well, excellent or great – but for what they merely do right.

Respect

- Treat all employees with the same level of respect and when dealing with people always do what is right.

THE WEISER PROMISE

Our promise to our clients is that we will “Employ only the most dependable and reliable.” By making it through our screening process, employees have demonstrated such traits and are among the best.



FINANCIAL STABILITY

**2024 ANNUAL REVENUE
\$202,866,524**

NO LONG TERM DEBT

COMPLETELY SELF FUNDED

**\$10,000,000 LINE OF CREDIT
THAT IS UNTOUCHED**

COMPLETELY SELF FUNDED

**RECEIVABLES ARE
NOT FACTORED**

FAMILY OWNED FOR 55 YEARS

PRICING FORM

The designated times for service at the District's guard house located at the front entrance of the District's boundary are from 12:00 AM to 11:59 PM, seven (7) days a week, 365 days per year. Please provide the following information:

\$ 23.31 per hour \$ 203,675.22 Annual
\$ 34.96 per hour on holidays \$ 2,239.04 Annual

TOTAL ANNUAL COST (Combined Regular and Holiday) \$ 205,914.89

The District reserves the right to adjust the staffing and hours of operation as needed.



INVESTMENT DETAILS AND TERMS

Your investment in Weiser security guarantees prompt, accurate and professional services at a competitive market rate. The following has been customized to fit your individual security needs and ensure the most efficient use of your budget.

INVESTMENT DETAILS

POSITION	HPW	PAY RATE	BILL RATE
Security Officer I	128	\$16.50	\$22.66
Supervisor	40	\$18.50	\$25.41
TOTAL/AVERAGE	168	\$16.98	\$23.31
Weekly Billing Rate			\$3,916.83
Annual Billing Rate			\$205,914.89

INVESTMENT TERMS

Included at no additional cost: Weiser Web Portal Management System where internet is available.

Overtime rates of 1.5 times the above will be billed for six holidays and any additional coverage requested where overtime is incurred.

Prices are net of any applicable sales taxes currently 6.5% for which we have no control over such changes.



ADDITIONAL PRICING ITEMS

The following items will be billed separately, monthly

ITEM	RATE
Weis Guard Smart Tour System & Client Dashboard	\$Included in bill rate
Total:	\$0

EMPLOYEE HIRING

Recruiting and screening are the foundation of the Weiser building block approach. We focus on recruiting and screening people who are motivated similar to the most successful security officers.

RECRUITING

Weiser Security has built the largest database in the world of psychometric and biographic data on security officers in the work place. Research shows that productive security officers don't work just because of the money. These qualified individuals are motivated by the need to be helpful and to be of service.

We don't rely on traditional recruiting methods to source potential employees. Instead, we have developed strategic sources of applicant flow. Listed below are just a few of the sources we tap into for successful officer candidates.

- Employee referrals
- Recruiting cards
- Military out placement
- AARP
- Catholic Charities
- Veterans Services

SCREENING

Standard screening doesn't detect unrevealed personality traits that may cause problems on the job. Many people can do a job, but don't because they do not possess the proper motivation. We developed a screening assessment tool that we call InnerView™. InnerView™ is an objective second opinion for selecting and placing security officers who have strong customer service skills. InnerView™ ranks individual personality and motivation and has the ability to determine suitability for particular assignments. Our goal is to match each officer with the particular needs of each post. Since 1991, we have had incredible success using this proprietary testing system which is the only officer performance and assignment profile tool in the industry.



- Screens in the best customer service skills and strongest work ethic.
- Screens out problems, absenteeism, and dishonesty.
- Determines ability for public contact, working alone, activity and attention to detail.
- Estimates turnover risk

SELECTION

We are highly selective when choosing employees in order to ensure a greater chance of success. On average, only 9 out of 100 applications are selected to move forward in the hiring process. We are considered to be pioneers in the field of validated research and psychological profiling of security officers. Our scientific profiling is based on many areas of selectivity:

- Workplace problems
- Work ethics
- Reliability
- Dependability

Our aim is to improve employee performance and lower turnover risk. Every employee file is:

1. Investigated by the Branch Staff
2. Double checked for accuracy by the Corporate Selection Controller to ensure our standards are met.

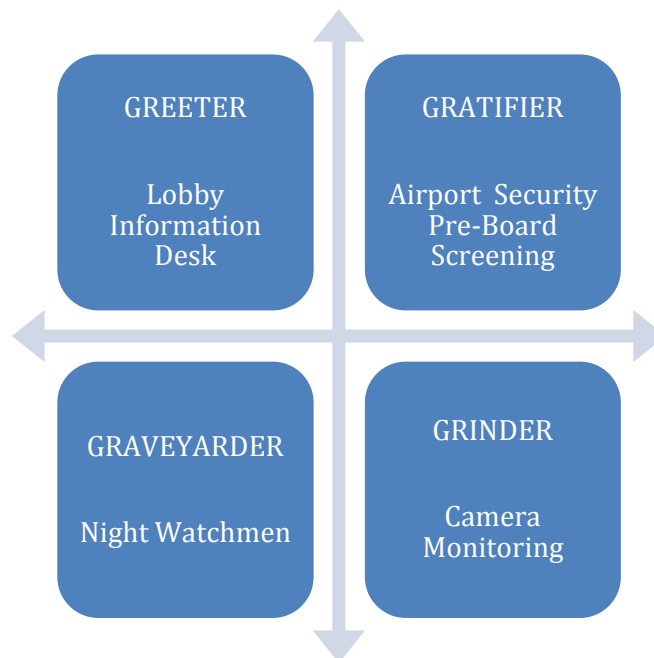
PLACEMENT

InnerView™ uses two different profiles. The first profile is selection. If a candidate passes selection, they are then profiled for placement. **InnerView™** placement is based on two variables universal to all posts, which are:

The importance of interpersonal skills - If a post requires a great deal of public contact, the officer should possess a higher level of social skills, and vice versa.

Activity level - The more complex the duties, the more attentive to detail the employee must be, and vice versa.

Combining these two dimensions allows us to classify four types of post assignments. In turn, these describe four distinct “types” of security officers. Officers who are comfortable with their posts report more job satisfaction, which contributes to better performance, lower turnover, and fewer problems all around.





BENEFITS

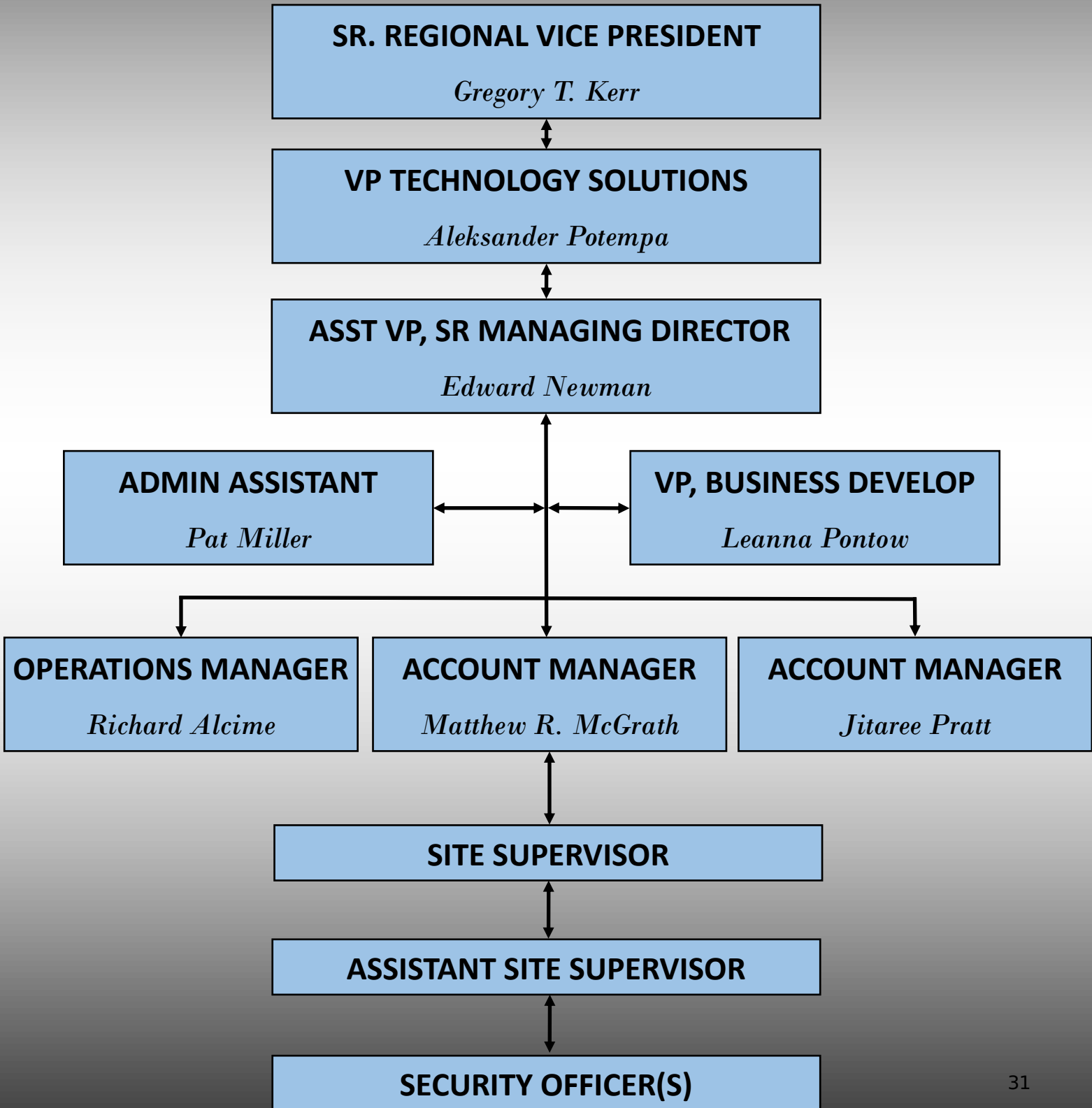
Weiser Security is proud to provide employees a comprehensive benefits package. Providing employees with a work environment that supports their personal needs creates a sense of future and belonging. Weiser provides employees the following work place benefits.

- Uniforms and equipment furnished at no cost
- Holiday bonus
- Direct deposit
- Skylight™ debit card
- Employee referral incentive
- New business lead bonus
- Paid vacation
- Anniversary awards
- Holiday pay
- Daily pay

HEALTH BENEFITS OFFERED

- Medical/Health Insurance
- Dental
- Vision
- Life Insurance

Orlando, FL Branch Leadership Team





Weiser Security Services Orlando Florida
Ed Newman – Assistant Vice President-Managing Director

March 24, 2026

To Whom it May Concern

Reference: Winwood Proposal

The site is 168 hours and will be staffed with 6 officers.

Account Manager: Jitaree Pratt.

If you have any questions regarding this information or have anything you would like to discuss, please do not hesitate to contact me.

Ed Newman
Assistant Vice President-Managing Director

|Weiser Security Services |Orlando|
|561-541-5037 Cell-407-578-0050 Office|
edn@weisersecurity.com email |



SUPERVISION

Our management and supervision practices help us foster positive relationships with our officers. We employ stable, professional managers who create meaningful partnerships with officers in order to increase employee satisfaction and productivity. Each shift, each site is visited each week including weekends. Visits are frequent and meant to encourage communication and prevent a sense of isolation for officers in the field.

REPORTING

Monthly Client Service Call Reports, done face to face, are created with the client and management staff. These reports are used as a tool to develop action plans that help address any issues or concerns.

Officer Contact Reports and Field Supervisor To Do Lists are completed daily to ensure constant communication between management and officers.

MANAGEMENT PRACTICES

Weiser account management is localized and service-driven. Unlike competitors, Weiser management is incentivized based on client retention and quality of service. All levels of our Operations Team are available to clients and officers 24/7. Our goal is to create quality face to face time with officers and clients. The lines of communication are kept open with each post for each shift, each week, weekdays and weekends. A description for management positions are outlined below.

FIELD-SITE SUPERVISOR

- Daily client communication
- Trained on each position
- Available for emergencies and back-up
- Responsible for officer management and scheduling
- Liaison between Weiser Operations Team and field officers

ACCOUNT MANAGER

- Face to face client communication every month
- Assists in development of site procedures
- Makes monthly service calls
- Responsible for officer selection, training and emergency response

BRANCH MANAGER

- Face to face communication with clients every four months (or three months depending on size)
- Responsible for all account operations
- Reviews client activities and creates action plans for monthly service calls
- Coordinates and develops procedures and site specific training
- Responsible for quarterly review of policies
- Available for emergency response
- Responsible for selection and training of employees

REGIONAL VICE PRESIDENT

- Face to face communication with clients two times per year (or three months depending on size)
- Responsible for management of an average of six branches
- Reviews operational reports
- Implements and monitors action reports
- Evaluates performance of Operations Team and on-site security personnel

TRAINING

Weiser officer training is conducted by a manager or supervisor only. Every officer goes through a comprehensive security and customer service training program consisting of four main types of training.

1. Pre-site training
2. On-the-job training
3. In service training
4. Online training

PRE-SITE TRAINING

- Classroom training which takes place before officer assignment
- Integrates lectures and video in a classroom setting
- Sets employee expectations

ON-THE-JOB TRAINING

- Introduces officer to his new work environment
- On-site training customized for each client
- Post orders test must be successfully completed before officers are allowed to work

IN-SERVICE TRAINING

- Officer evaluations and testing take place multiple times throughout the year
- Officers work with management to set quantifiable and attainable training goals

ONLINE TRAINING

- Continuing education and officer training through proprietary multimedia web based training program
- On-line training can be tracked by management
- Certificates of completion are awarded to each officer upon successful completion of each session



Special Training Topics for WINDWARD COMMUNITY DEVELOPMENT DISTRICT

SECURITY HAZARDS

Pilferage and Theft
Floods
Fires and Explosions
Heat and Cold

PERIMETER PROTECTION

Openings on the Perimeter Barrier
Perimeter Access Control

PROTECTIVE LIGHTING

Illumination of Buildings
Purposes of Protective Lighting

FIRE PROTECTION

Protection of Life
Portable Hand Extinguishers

PROTECTIVE ALARMS

Major Alarm Systems
Local Alarms
Outdoor Perimeter Alarms



RESIDENTIAL SECURITY

Personally greet residents, visitors

How to handle deliveries

Document entry and exit

Document license plates

Visitor passes

Emergency vehicle procedures

Disaster procedures

Customer service techniques

Well-groomed appearance



QUALITY CONTROL

Our quality control plan guarantees the successful selection, placement, training and supervision of security officers. Weiser employees who are selected to join your team are engaged in their work and are 100% committed to protecting your business and its assets.

We believe the level of service we provide for our clients can be measured. We've broken down broad security principals into smaller, manageable and measurable pieces that we call leading and lagging indicators. These indicators are all based on positive business outcomes from 20 years of data.

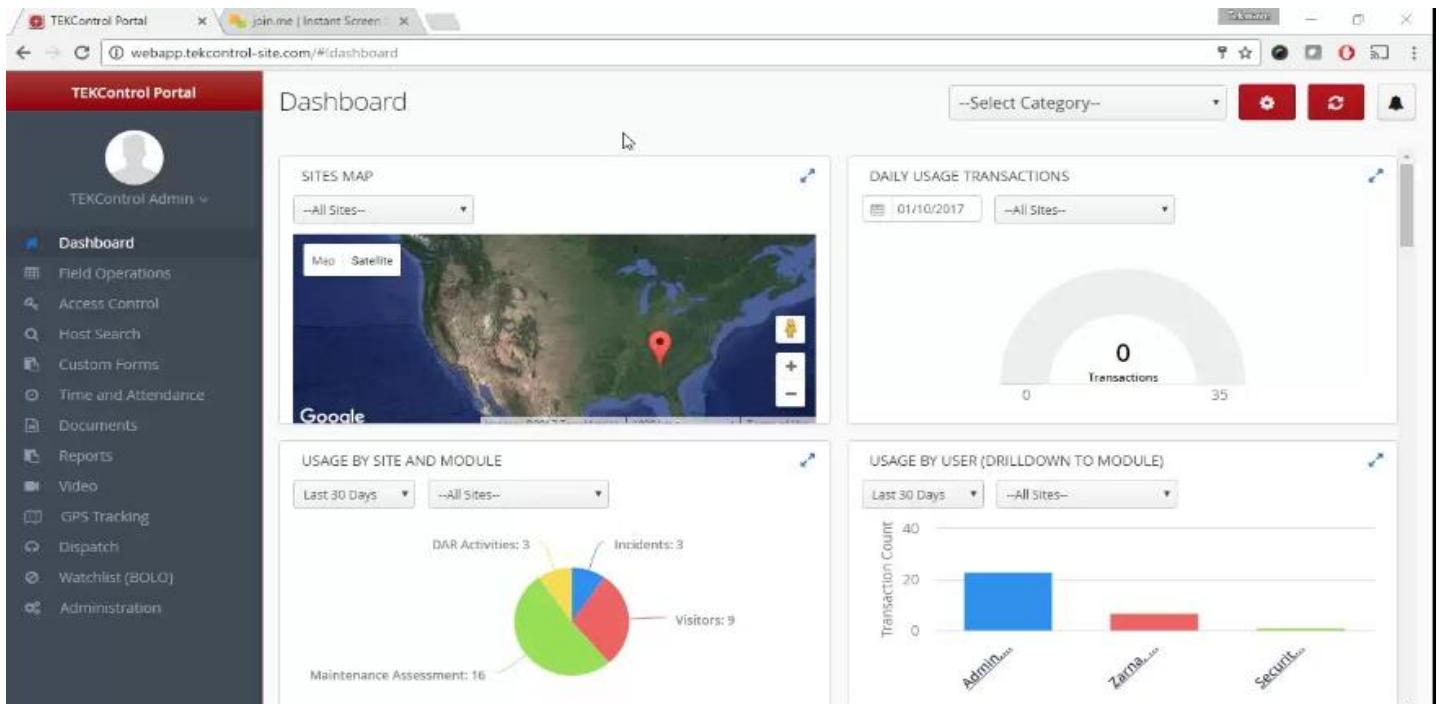
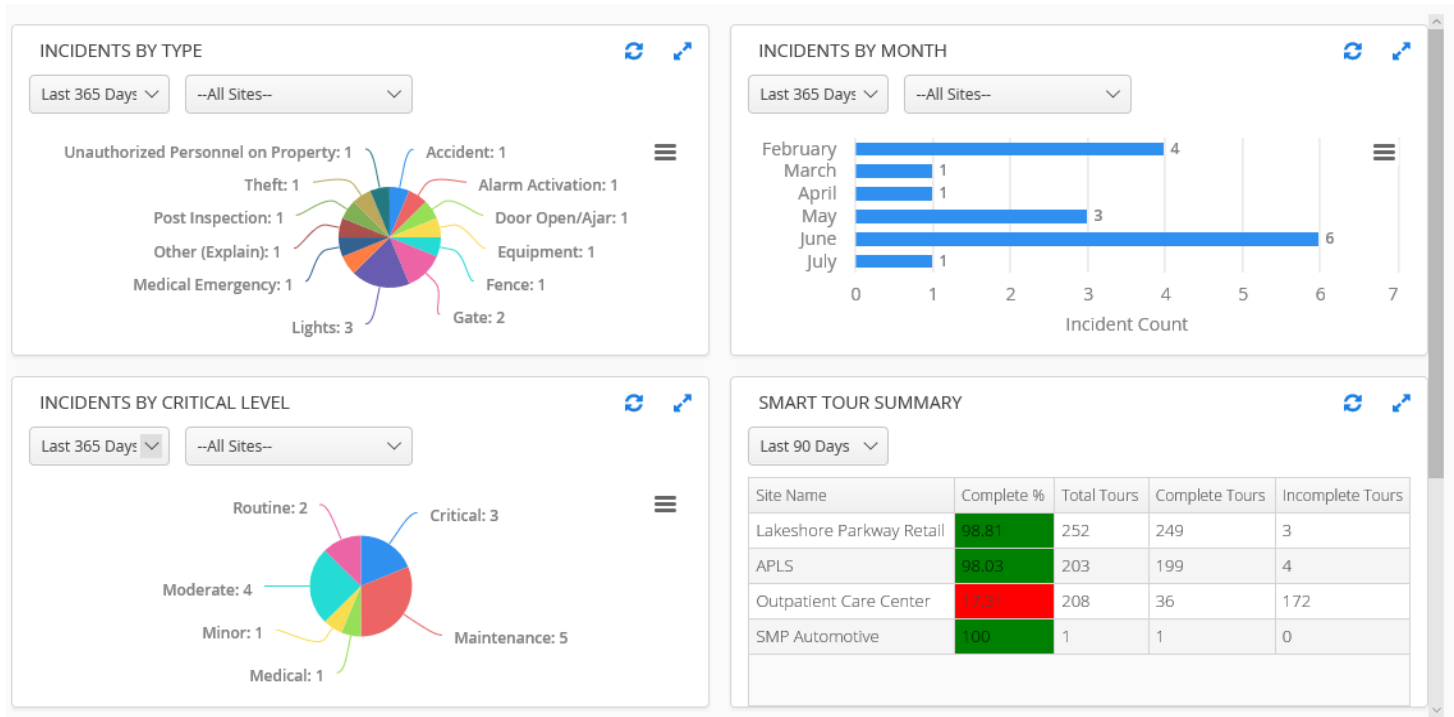
For example, one of our measurable items is Span of Control. We measure how many accounts and hours per week each manager is responsible for servicing. We know from experience that if our managers are tasked with too many accounts then quality suffers. Some other indicators that we measure and publish include payroll Errors per 100 employees, New Hire to Applicant Ratio and Quality Officer Contacts.

Our Statistical Quality Control Program is a red-flag system. We know problems will begin when the tolerances are out of sync. It helps keep us focused on areas that need improvement and it enhances the level of quality service for you.

Web Portal Dashboard

- Below you will find some screenshots of our Weiser Web Portal Dashboard, where all officer reports and incident statistics are hosted.
- Reports can be scheduled to fire to any of the users' email daily, weekly, or monthly.
- Incident statistics are compiled into charts, so that over time you can drill down into where incidents are most often occurring.
- Users can even monitor officer activity in real time, ensuring a high level of officer accountability.

Never worry about whether an officer is making their rounds again!





SECURITY SERVICES, INC.

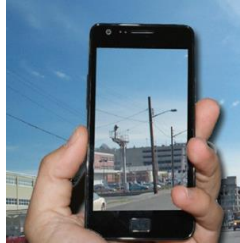
WeisGuard Mobile Workforce Management & GPS Tour System

Weis-Guard Mobile is a cutting-edge management tool with benefits as vast as the challenges it solves -- practically infinite. As the only technology in the industry that is completely flexible with regards to devices and carriers, Weis-Guard Mobile addresses a broad range of business challenges; from the operational to the financial and beyond.

WeisGuard Mobile Features:

Smart Tours

- Task Lists Presented at Checkpoints
- Officer Must Confirm Tasks are Completed
- Notes May Be Entered for Exceptions and Abnormalities
- Records Incomplete Tours
- Reports and Tours may be Completed Offline and Uploaded Once Connectivity is Re-established



Incident	Parties Involved	Photos
Short Description: Broken Window		
Long Description: heard anything. Window was not damaged during the last security tour so the incident occurred sometime between 0900 and 1100. I		
Location: TEKWave Corporate		
More Location: Warehouse Building		
Type: --Select Item--		
Status: --Select Item--		
Level: --Select Item--		
Incident DateTime: Feb 7, 2011 5:23 PM		

Complete Reports Live On Location

- Incidents with Photographs
 - Automatically Texted/Emailed to predefined Users
 - Plotted on a Map



Custom Inspection Forms

- Employee Inspections
- Safety & Compliance Inspections
- Truck Inspections

Tracking & Monitoring

Live Visibility of Employee Location

- GPS Tracking Outdoors
- Barcode or RFID Scan Indoors

View Historical Movement

- Draw Geofences and set Parameters
- Inbound/Outbound Alerts
- Speeding
- Inactivity

Web Portal for Reporting

- Tour Reports Hosted in Real Time
 - Schedule Reports to fire to email daily/weekly/monthly
- Live Incident Data
- Historical Metrics to Identify Trending Pockets of Vulnerability

TEKCONTROL Tour Report				
Client: - TEKWave Solutions		Tour Name: Fire Extinguisher Audit		
Contact Name: John Smith		Contact Phone: 770-111-2233		
		Contact Email: jsmith@tekwavesolutions.com		
Tour Summary				
Officer:	Wexel, Naomi			
Duration:	0 Hours, 21 Minutes			
Start Time:	12/17/2012 2:16:35 PM			
End Time:	12/17/2012 2:38:33 PM			
Details				
Checkpoint Name	Time	Task List	Scanned Data	Comments
Fire extinguisher 1	2:16 PM	At least one fire extinguisher per 75 square feet		extinguisher in place. inspection current.
Fire extinguisher 2	2:19 PM	At least one fire extinguisher per 75 square feet		extinguisher in compliance. Inspection current.
Fire extinguisher 3	2:37 PM	At least one fire extinguisher per 75 square feet		extinguisher in compliance. inspection date current
Fire extinguisher 4	2:38 PM	At least one fire extinguisher per 75 square feet		extinguisher in compliance. inspection date current
Fire extinguisher 5				Missed CheckPoint

WeisGuard Advantages:

- Increased Efficiency
- Increased Security
- Better Reports
- Paperless/Green Initiative
- Standardized Procedures & Best Practices
- Increased Quality of Service
- Lower Cost of Facility Management

Disaster Contingency Planning

Weiser Security Services, based in New Orleans, Louisiana, has developed extensive disaster recovery plans and contingencies for the unforeseen. The primary threat in our service area is hurricanes, which provide a fair amount of notice. Our strength in this area, as well as others, is based on the speed and flexibility. We maintain a redundant mainframe at a secured facility in Baton Rouge, Louisiana; the facility is designed to withstand a Category 5 hurricane, and is equipped with its own power generator equipment. All key support staff personnel in New Orleans are part of our mobile response team, and we can literally move the corporate headquarters in a matter of hours. In the case of an event without notice we can operate with our redundant backup server, and reassemble the Support Center staff in an unaffected area. Our contingency plans call for the Support Center to move to Baton Rouge, Louisiana or Dallas, Texas. In the aftermath of Hurricane Katrina these plans were tested and the company maintained continuity of payroll, billing, communications and client support. As a point of fact, Weiser Security was able to provide our clients with security services in all New Orleans locations, in the aftermath of Katrina. Weiser Security accomplished this by using personnel brought in from other states that were housed in modular living units provided by Weiser Security.

Weiser Security web site is secured by user and password protection, encryption and recognition of users IP address.

Weiser Security system is backed up daily, electronic files are located in New Orleans and Baton Rouge, Louisiana. Hard copies are located in New Orleans, Louisiana.

Weiser Security Services Disaster Contingency Planning

In the event of impending local disaster (hurricane, flooding, tornadoes, hazardous release, industrial accident, etc.) Weiser will implement the following steps to support security efforts for your company.

1. Weiser expects 72-24 hour notice of impending natural disasters (hurricanes, flooding). There is no expectation of a preparation period for immediate disasters (hazardous release, explosions, etc.). Upon notification of a disaster event or an impending event, Weiser will move into immediate Contingency Planning. The Branch Manager(s) responsible for the client(s) in the affected locations will begin an assessment of the (anticipated) disaster situation to determine resources and responses required. Coordination of planning and assessment will be conducted while in constant communication with the affected client representative(s). Consideration will be given to a wide range of requirements (see ANNEX A), but will be tailored to the specific situation and client.
2. Should the disaster affect locales and/or clients that are the responsibility of two or more Weiser Branch Managers, Weiser's COO will designate a Regional Vice President to coordinate the response activities within and between the multiple branches and sites. The branch office in the local area of the disaster will be the "Comman Center" for Weiser Security operations during the disaster emergency. Should the branch office be incapacitated by the same disaster, the "Command Center" will devolve to the Weiser Corporate Office in New Orleans, Louisiana. The backup "Command Center" if the Corporate Office is incapacitated will be the Baton Rouge, Louisiana Branch Office. ANNEX B contains all appropriate contact numbers the Corporate Office and Baton Rouge "Command Centers".

3. This assessment will include determining staffing, equipment, supervisory and support material that will be required to secure the facility and to continue controlling access to the area(s) affected. Assessment has to consider possible evacuation orders that are not voluntary, and the possibility that NO private security personnel will remain at the client site.
4. Immediately upon the determination that Contingency Disaster Planning is required, the Branch Manager(s) will begin compiling a list of available personnel to support the situations. These personnel may be sourced from:
 - a. Site personnel who volunteer to remain on post and/or in the area during the disaster emergency.
 - b. Volunteers from other Branches (not affected by the disaster) who agree to temporarily relocate to the disaster area for a period of time, or until normal security operations can be resumed.
 - c. Management, Field Supervision, and "rover" personnel who may be detailed to assist the effort.
 - d. Newly hired security personnel, who are trained to the standards required of the site and/or situation.
5. Branch Manager(s) not affected by the disaster will receive requests from the affected branch(es) for volunteers and detailed employees. These branches will put out the call for volunteers and facilitate their support and travel to the disaster area. Branch Manager(s) will reorder work schedules to cover security requirements vacated by volunteers who have moved to support the disaster area. This may include moving to 12 hour shifts; moving part-time people to full-time schedules; and other flextime tools.

6. Long-term consideration will be given to hiring and training new staff as required to all, or part, of original staff which have evacuated and are unable to return to the area.
7. If necessary, security officers working at other nearby branches will be utilized to assist in securing the facility.
8. Should there be a need for long-term staffing additions we will assign our Transition Team Personnel Specialists to assist in recruitment, hiring, training and credentialing process.
9. Branch Manager(s) will work with affected client(s) to accommodate finances for the disaster emergency time period. (See ANNEX A for items that may involve financial consideration).

ANNEX A – Contingency Plan Consideration

Evacuation

- Is evacuation mandatory, voluntary, selective mandatory?
- Identify who stays (volunteers)?
- When do we evacuate?
- How do we communicate return to staff who have evacuated?
- When do we return?
- Law enforcement contact/cooperation

Communication

- Cell phones
- Radios/Nextel direct connect
- Satellite phones
- Messenger
- Cell phone list
- Evacuation numbers
- Command Center location, mailing address
- Client notification
- Law Enforcement notification
- MSHA/OSHA/USCG notification

Staffing

- Staffing during emergency
- Return of current staffing
- Availability of additional staffing from other branches

- Length of time available
- Long-term: relief return to handle family/personal matters (short/long return)
- Pay rates and per diem (Overtime)
- Scheduling
- Training
- New hires
- Licensing (Commissioned/Non-commissioned)

Access to Area

- Credentials
- Law enforcement
- Permits from appropriate authorities
- Approvals from authorities
- List of authorized personnel

Transportation

- Capability of vehicle (4x4, boat, etc)
- Necessity of shuttle service
- Personal vehicles allowed
- Fuel availability

Housing

- RV's
 - All-Star RV Rental, 1700 E Plano Parkway, Plano, TX 75074, 972-516-2222



- Hotel/Motel (do not count on availability)
- Temporary bunk house
 - Resun Leasing, Inc, 785 Brogdon Road, Suwanee, GA 30024, 770-945-5270, 877-723-8454
- Bedding/household

Supplies

- Food
- Water
- Cash
- Toiletries
- Uniform maintenance
- Weapons (necessary?)
- Power generator
- First aid/medical
- Hazardous material handling/protection

ADDITIONAL POLICY/COVERAGE INFO:

GENERAL LIABILITY Policy includes:

- \$1,000,000 Each Occurrence Limit / \$2,000,000 General Aggregate
- Errors & Omissions (Misc. Professional Liability)
- Lost Key Coverage - \$1,000,000 Limit / \$2,000,000 Aggregate
- Blanket Additional Insured (Primary & Non-Contributory), where required by written contract
- Blanket Waiver of Subrogation Endorsement, where required by written contract
- 30-Day Notice of Cancellation, 10-Days Notice for Non-Payment
- Policies do not contain exclusions for residential or subsidence.

AUTO LIABILITY Policy includes:

- \$1,000,000 Liability Limits
- \$1,000,000 Hired and Non-Owned Auto Liability
- \$25,000 liability deductible
- \$5,000 Physical Damage Deductibles (Comprehensive & Collision, each)
- PIP Coverage - Statutory Limits Only
- Hired Auto Physical Damage Coverage
- Blanket Additional Insured (Primary & Non-Contributory), where required by written contract
- Blanket Waiver of Subrogation where required by written contract
- 30-Day Notice of Cancellation, 10-Days Notice for Non-Payment

WORKERS' COMPENSATION/EMPLOYERS LIABILITY Policy includes:

- Stop Gap provided for OH
- Blanket Waiver of Subrogation, where required by written contract
- Blanket Alternate Employer Endorsement, where required by written contract
- 30-day Notice of Cancellation

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

WILTON SIMPSON
COMMISSIONER

DIVISION OF LICENSING

08/05/23
DATE ISSUED

08/05/26
DATE OF EXPIRATION

B 8700021
LICENSE NUMBER

WEISER SECURITY SERVICES, INC.

6000 S RIO GRANDE AVE
STE 102
ORLANDO, FL 32809

WEISER, MICHAEL LAWRENCE, PRESIDENT
WEISER, EARL LAWRENCE, VICE PRESIDENT
WEISER, PAMELA, SECRETARY

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



WILTON SIMPSON
COMMISSIONER

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

2026

EXPIRES SEPTEMBER 30, 2026

3124-0969937

3124 SECURITY AGENCY

\$30.00

5 EMPLOYEE(S)

TOTAL TAX \$ 30.00
PREVIOUSLY PAID \$ 30.00
TOTAL DUE \$ 0.00

WEISER MICHAEL

WEISER SECURITY SERVICES INC
WEISER MICHAEL
6000 S RIO GRANDE AVE #102
ORLANDO, FL 32809

6000 S RIO GRANDE AVE 102
U - ORLANDO - 32809

Paid \$ 30.00 H01-25-00973656 09/12/2025

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2026

EXPIRES SEPTEMBER 30, 2026

3124-0969937

3124 SECURITY AGENCY

\$30.00

5 EMPLOYEE(S)

TOTAL TAX \$ 30.00
PREVIOUSLY PAID \$ 30.00
TOTAL DUE \$ 0.00



WEISER MICHAEL

WEISER SECURITY SERVICES INC
WEISER MICHAEL
6000 S RIO GRANDE AVE #102
ORLANDO, FL 32809

6000 S RIO GRANDE AVE 102
U - ORLANDO - 32809

Paid \$ 30.00 H01-25-00973656 09/12/2025

This receipt is official when validated by the Tax Collector.

Windward Community Development District

Addendum #1 Windward CDD RFP 2026-001 Security Services

March 11, 2026

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jason Showe - jshowe@gmscfl.com.

Windward Community Development District

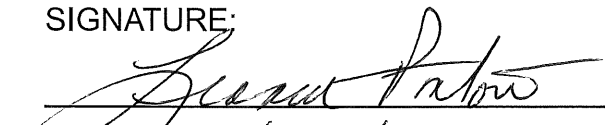
Any Proposer wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager in accordance with the Project Manual, to 219 East Livingston Street, Orlando, Florida 32801, Attn: Jason Showe, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

WEISER SECURITY SERVICES, INC.

SIGNATURE:



DATE:

3/25/2024

SECTION VI

Windward
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Service Fund Series 2018 A-1</u>
9	<u>Amortization Schedule Series 2018 A-1</u>
10	<u>Debt Service Fund Series 2020 A-1</u>
11	<u>Amortization Schedule Series 2020 A-1</u>
12	<u>Capital Reserve Fund</u>

Windward
Community Development District
Proposed Budget
General Fund

Description	Forecast #1 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll/Direct	\$ 1,378,623	\$ 1,310,217	\$ 68,406	\$ 1,378,623	\$ 1,586,593
Interest Income	\$ -	\$ 12,534	\$ 5,223	\$ 17,757	\$ -
Total Revenues	\$ 1,378,623	\$ 1,322,751	\$ 73,629	\$ 1,396,380	\$ 1,586,593
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000
FICA Expense	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Engineering	\$ 16,000	\$ 808	\$ 9,333	\$ 10,141	\$ 16,000
Attorney	\$ 50,000	\$ 11,186	\$ 29,167	\$ 40,353	\$ 50,000
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 10,101	\$ 3,367	\$ 6,734	\$ 10,101	\$ 10,606
Reamortization Schedules	\$ -	\$ 250	\$ 250	\$ 500	\$ -
Annual Audit	\$ 6,500	\$ 6,700	\$ -	\$ 6,700	\$ 6,800
Trustee Fees	\$ 8,008	\$ 8,443	\$ -	\$ 8,443	\$ 8,539
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,843
Management Fees	\$ 55,000	\$ 18,333	\$ 36,667	\$ 55,000	\$ 57,750
Information Technology	\$ 1,948	\$ 649	\$ 1,299	\$ 1,948	\$ 2,045
Website Maintenace	\$ 1,113	\$ 371	\$ 742	\$ 1,113	\$ 1,169
Telephone	\$ 125	\$ -	\$ 73	\$ 73	\$ 125
Postage	\$ 800	\$ 329	\$ 467	\$ 795	\$ 800
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Printing & Binding	\$ 500	\$ 105	\$ 292	\$ 397	\$ 500
Insurance	\$ 6,817	\$ 7,028	\$ -	\$ 7,028	\$ 7,731
Legal Advertising	\$ 1,500	\$ 497	\$ 875	\$ 1,372	\$ 1,500
Other Current Charges	\$ 2,000	\$ 164	\$ 1,167	\$ 1,331	\$ 2,000
Office Supplies	\$ 150	\$ 329	\$ 88	\$ 416	\$ 150
Property Appraiser	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 180,862	\$ 64,299	\$ 95,393	\$ 159,693	\$ 186,293

Windward

Community Development District

Proposed Budget

General Fund

Description	Forecast #1 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Operation & Maintenance</i>					
Field Services	\$ 24,000	\$ 8,000	\$ 16,000	\$ 24,000	\$ 25,200
General Repairs and Maintenance	\$ 18,500	\$ 1,377	\$ 10,792	\$ 12,168	\$ 50,000
Electric	\$ 160,009	\$ 44,247	\$ 91,000	\$ 135,247	\$ 150,000
Water & Sewer	\$ 300,000	\$ 76,236	\$ 108,500	\$ 184,736	\$ 205,000
Security Building Maintenance	\$ 15,000	\$ 13,702	\$ 8,750	\$ 22,452	\$ 25,000
Security Guards	\$ -	\$ -	\$ -	\$ -	\$ 221,000
Landscape Maintenance	\$ 260,000	\$ 73,485	\$ 105,259	\$ 178,744	\$ 252,000
Landscape Contingency	\$ 149,552	\$ 43,560	\$ 87,239	\$ 130,799	\$ 108,000
Property Insurance	\$ 10,000	\$ 6,889	\$ -	\$ 6,889	\$ 8,000
Fountain Maintenance	\$ 14,600	\$ 4,300	\$ 8,517	\$ 12,817	\$ 20,000
Lake Maintenance	\$ 22,100	\$ 5,900	\$ 12,892	\$ 18,792	\$ 22,100
Irrigation Repairs	\$ 100,000	\$ 5,535	\$ 7,749	\$ 13,283	\$ 30,000
Roadway Maintenance	\$ 9,000	\$ -	\$ 5,250	\$ 5,250	\$ 9,000
Sidewalk Repair	\$ -	\$ 45,646	\$ -	\$ 45,646	\$ 50,000
Tree Removal	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -
Contingency	\$ 65,000	\$ 4,268	\$ 5,976	\$ 10,244	\$ 25,000
<i>Total Operation & Maintenance</i>	\$ 1,147,761	\$ 333,144	\$ 667,922	\$ 1,001,066	\$ 1,200,300
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 200,000
<i>Total Other Expenditures</i>	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 200,000
Total Expenditures	\$ 1,378,623	\$ 397,443	\$ 813,315	\$ 1,210,758	\$ 1,586,593
Excess Revenues/(Expenditures)	\$ -	\$ 925,308	\$ (739,686)	\$ 185,621	\$ -

Net Assessment	\$ 1,586,593
Collection Cost (6%)	\$ 101,272
Gross Assessment	\$ 1,687,865

Number of Units 553

Gross Per Unit \$ 3,052

Net Per Unit \$ 2,869

Gross Per Unit Comparison			
Gross	FY2026	FY2027	Increase/(Decrease)
	\$ 2,652	\$ 3,052	\$ 400

Windward
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to received \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with 2 Board members receiving payment for their attendance at each meeting.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering

The District's engineer, Pegasus Engineering, LLC will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District has contracted with AMTEC an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018A-1, 2020-A1, and 2020-A2 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC provides these services.

Windward
Community Development District
GENERAL FUND BUDGET

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Grau & Associates provides these services.

Trustee Fees

The District will pay annual trustee fees for the Series 2018A-1, 2020A-1 & 2020A-2 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Windward
Community Development District
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operation and Maintenance:

Field Services

Governmental Management Services – Central Florida, LLC provides onsite field management of contracts for the District such as landscape and lake maintenance. Services to include bimonthly onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

General Repairs and Maintenance

Represents estimated costs for facility maintenance.

Electric

Represents estimated costs for electrical accounts with Duke Energy for entrance lighting, irrigation meters and other District areas.

Windward Community Development District

GENERAL FUND BUDGET

Water & Sewer

Represents estimated costs for water & sewer services with Toho Water Authority for fountain, guardhouse, irrigation meters and other District areas.

Security Building Maintenance

Represents estimated costs for any repairs and maintenance to the guardhouse.

Security Guards

The Security Guards line item covers potential security staffing and maintenance of surveillance cameras to support community safety and system reliability.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Prince & Sons, Inc provides these services.

Description	Monthly	Annual
Landscape Maintenance	\$18,730	\$224,760
Contingency		\$27,240
Total		\$252,000

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Fountain Maintenance

The District will schedule the regularly cleaning and treatment of the fountain maintained by the District. The District will be contracting with Resort Pool Services.

Description	Monthly	Annual
Fountain Maintenance	\$800	\$9,600
Contingency		\$10,400
Total		\$20,000

Windward
Community Development District
GENERAL FUND BUDGET

Lake Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within the District. Aquatic Weed Management, Inc provides these services.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Roadway Maintenance

Represents estimated costs for any sidewalk or roadway maintenance for areas maintained by the District.

Sidewalk Repair

Represents costs for repairing and maintaining sidewalks within the District to ensure safety and usability.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Other Expenditures:

Capital Reserves - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Windward
Community Development District
Proposed Budget
Debt Service Fund
Series 2018 A-1

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments - 2018 A1	\$ 243,648	\$ 227,271	\$ 16,377	\$ 243,648	\$ 243,648
Interest Income	\$ 6,484	\$ 4,278	\$ 5,133	\$ 9,411	\$ 4,705
Carry Forward Surplus	\$ 151,223	\$ 200,760	\$ -	\$ 200,760	\$ 162,248
Total Revenues	\$ 401,355	\$ 432,308	\$ 21,510	\$ 453,818	\$ 410,602
Expenditures					
Series 2018A-1					
Interest - 11/1	\$ 89,005	\$ 89,005	\$ -	\$ 89,005	\$ 85,908
Special Call - 11/1	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 65,000
Interest - 5/1	\$ 89,005	\$ -	\$ 87,565	\$ 87,565	\$ 85,908
Total Expenditures	\$ 243,010	\$ 139,005	\$ 152,565	\$ 291,570	\$ 236,815
Excess Revenues/(Expenditures)	\$ 158,345	\$ 293,303	\$ (131,055)	\$ 162,248	\$ 173,787

*Carry forward less amount in Reserve funds.

Series 2018A-1	
Interest - 11/1/2027	<u>\$84,250</u>
Total	<u><u>\$84,250</u></u>

Number of Units	Net per Unit	Net Assessment
270	\$902	\$243,648

Windward
Community Development District
Series 2018 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,005,000.00	\$ -	\$ 85,907.50	\$ 238,472.50
05/01/27	\$ 3,005,000.00	\$ 65,000.00	\$ 85,907.50	
11/01/27	\$ 2,940,000.00	\$ -	\$ 84,250.00	\$ 235,157.50
05/01/28	\$ 2,940,000.00	\$ 70,000.00	\$ 84,250.00	
11/01/28	\$ 2,870,000.00	\$ -	\$ 82,465.00	\$ 236,715.00
05/01/29	\$ 2,870,000.00	\$ 75,000.00	\$ 82,465.00	
11/01/29	\$ 2,795,000.00	\$ -	\$ 80,552.50	\$ 238,017.50
05/01/30	\$ 2,795,000.00	\$ 80,000.00	\$ 80,552.50	
11/01/30	\$ 2,715,000.00	\$ -	\$ 78,272.50	\$ 238,825.00
05/01/31	\$ 2,715,000.00	\$ 80,000.00	\$ 78,272.50	
11/01/31	\$ 2,635,000.00	\$ -	\$ 75,992.50	\$ 234,265.00
05/01/32	\$ 2,635,000.00	\$ 85,000.00	\$ 75,992.50	
11/01/32	\$ 2,550,000.00	\$ -	\$ 73,570.00	\$ 234,562.50
05/01/33	\$ 2,550,000.00	\$ 90,000.00	\$ 73,570.00	
11/01/33	\$ 2,460,000.00	\$ -	\$ 71,005.00	\$ 234,575.00
05/01/34	\$ 2,460,000.00	\$ 95,000.00	\$ 71,005.00	
11/01/34	\$ 2,365,000.00	\$ -	\$ 68,297.50	\$ 234,302.50
05/01/35	\$ 2,365,000.00	\$ 100,000.00	\$ 68,297.50	
11/01/35	\$ 2,265,000.00	\$ -	\$ 65,447.50	\$ 233,745.00
05/01/36	\$ 2,265,000.00	\$ 110,000.00	\$ 65,447.50	
11/01/36	\$ 2,155,000.00	\$ -	\$ 62,312.50	\$ 237,760.00
05/01/37	\$ 2,155,000.00	\$ 115,000.00	\$ 62,312.50	
11/01/37	\$ 2,040,000.00	\$ -	\$ 59,035.00	\$ 236,347.50
05/01/38	\$ 2,040,000.00	\$ 120,000.00	\$ 59,035.00	
11/01/38	\$ 1,920,000.00	\$ -	\$ 55,615.00	\$ 234,650.00
05/01/39	\$ 1,920,000.00	\$ 130,000.00	\$ 55,615.00	
11/01/39	\$ 1,790,000.00	\$ -	\$ 51,910.00	\$ 237,525.00
05/01/40	\$ 1,790,000.00	\$ 135,000.00	\$ 51,910.00	
11/01/40	\$ 1,655,000.00	\$ -	\$ 47,995.00	\$ 234,905.00
05/01/41	\$ 1,655,000.00	\$ 145,000.00	\$ 47,995.00	
11/01/41	\$ 1,510,000.00	\$ -	\$ 43,790.00	\$ 236,785.00
05/01/42	\$ 1,510,000.00	\$ 155,000.00	\$ 43,790.00	
11/01/42	\$ 1,355,000.00	\$ -	\$ 39,295.00	\$ 238,085.00
05/01/43	\$ 1,355,000.00	\$ 160,000.00	\$ 39,295.00	
11/01/43	\$ 1,195,000.00	\$ -	\$ 34,655.00	\$ 233,950.00
05/01/44	\$ 1,195,000.00	\$ 170,000.00	\$ 34,655.00	
11/01/44	\$ 1,025,000.00	\$ -	\$ 29,725.00	\$ 234,380.00
05/01/45	\$ 1,025,000.00	\$ 180,000.00	\$ 29,725.00	
11/01/45	\$ 845,000.00	\$ -	\$ 24,505.00	\$ 234,230.00
05/01/46	\$ 845,000.00	\$ 195,000.00	\$ 24,505.00	
11/01/46	\$ 650,000.00	\$ -	\$ 18,850.00	\$ 238,355.00
05/01/47	\$ 650,000.00	\$ 205,000.00	\$ 18,850.00	
11/01/47	\$ 445,000.00	\$ -	\$ 12,905.00	\$ 236,755.00
05/01/48	\$ 445,000.00	\$ 215,000.00	\$ 12,905.00	
11/01/48	\$ 230,000.00	\$ -	\$ 6,670.00	\$ 234,575.00
05/01/49	\$ 230,000.00	\$ 230,000.00	\$ 6,670.00	\$ 236,670.00
		\$ 3,005,000.00	\$ 2,506,045.00	\$ 5,663,610.00

Windward
Community Development District
Proposed Budget
Debt Service Fund
Series 2020 A-1

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments - 2020 A1	\$ 255,379	\$ 241,850	\$ 13,529	\$ 255,379	\$ 255,379
Interest Income	\$ 10,568	\$ 11,442	\$ 13,731	\$ 25,173	\$ 12,586
Carry Forward Surplus	\$ 135,605	\$ 571,838	\$ -	\$ 571,838	\$ 599,163
Total Revenues	\$ 401,553	\$ 825,131	\$ 27,259	\$ 852,391	\$ 867,129
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 84,114	\$ 84,114	\$ -	\$ 84,114	\$ 82,563
Principal - 5/1	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 90,000
Interest - 5/1	\$ 84,114	\$ -	\$ 84,114	\$ 84,114	\$ 82,563
Total Expenditures	\$ 253,228	\$ 84,114	\$ 169,114	\$ 253,228	\$ 255,125
Excess Revenues/(Expenditures)	\$ 148,325	\$ 741,017	\$ (141,854)	\$ 599,163	\$ 612,004

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest - 11/1/2027	<u>\$80,920</u>
Total	<u><u>\$80,920</u></u>

Number of Units	Net per Unit	Net Assessment
283	\$902	\$255,379

Windward
Community Development District
Series 2020 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 3,810,000.00	\$ -	\$ 82,562.50	\$ 251,676.25
05/01/27	\$ 3,810,000.00	\$ 90,000.00	\$ 82,562.50	\$ -
11/01/27	\$ 3,720,000.00	\$ -	\$ 80,920.00	\$ 253,482.50
05/01/28	\$ 3,720,000.00	\$ 90,000.00	\$ 80,920.00	\$ -
11/01/28	\$ 3,630,000.00	\$ -	\$ 79,277.50	\$ 250,197.50
05/01/29	\$ 3,630,000.00	\$ 95,000.00	\$ 79,277.50	\$ -
11/01/29	\$ 3,535,000.00	\$ -	\$ 77,543.75	\$ 251,821.25
05/01/30	\$ 3,535,000.00	\$ 100,000.00	\$ 77,543.75	\$ -
11/01/30	\$ 3,435,000.00	\$ -	\$ 75,718.75	\$ 253,262.50
05/01/31	\$ 3,435,000.00	\$ 105,000.00	\$ 75,718.75	\$ -
11/01/31	\$ 3,330,000.00	\$ -	\$ 73,487.50	\$ 254,206.25
05/01/32	\$ 3,330,000.00	\$ 110,000.00	\$ 73,487.50	\$ -
11/01/32	\$ 3,220,000.00	\$ -	\$ 71,150.00	\$ 254,637.50
05/01/33	\$ 3,220,000.00	\$ 110,000.00	\$ 71,150.00	\$ -
11/01/33	\$ 3,110,000.00	\$ -	\$ 68,812.50	\$ 249,962.50
05/01/34	\$ 3,110,000.00	\$ 115,000.00	\$ 68,812.50	\$ -
11/01/34	\$ 2,995,000.00	\$ -	\$ 66,368.75	\$ 250,181.25
05/01/35	\$ 2,995,000.00	\$ 120,000.00	\$ 66,368.75	\$ -
11/01/35	\$ 2,875,000.00	\$ -	\$ 63,818.75	\$ 250,187.50
05/01/36	\$ 2,875,000.00	\$ 125,000.00	\$ 63,818.75	\$ -
11/01/36	\$ 2,750,000.00	\$ -	\$ 61,162.50	\$ 249,981.25
05/01/37	\$ 2,750,000.00	\$ 135,000.00	\$ 61,162.50	\$ -
11/01/37	\$ 2,615,000.00	\$ -	\$ 58,293.75	\$ 254,456.25
05/01/38	\$ 2,615,000.00	\$ 140,000.00	\$ 58,293.75	\$ -
11/01/38	\$ 2,475,000.00	\$ -	\$ 55,318.75	\$ 253,612.50
05/01/39	\$ 2,475,000.00	\$ 145,000.00	\$ 55,318.75	\$ -
11/01/39	\$ 2,330,000.00	\$ -	\$ 52,237.50	\$ 252,556.25
05/01/40	\$ 2,330,000.00	\$ 150,000.00	\$ 52,237.50	\$ -
11/01/40	\$ 2,180,000.00	\$ -	\$ 49,050.00	\$ 251,287.50
05/01/41	\$ 2,180,000.00	\$ 155,000.00	\$ 49,050.00	\$ -
11/01/41	\$ 2,025,000.00	\$ -	\$ 45,562.50	\$ 249,612.50
05/01/42	\$ 2,025,000.00	\$ 165,000.00	\$ 45,562.50	\$ -
11/01/42	\$ 1,860,000.00	\$ -	\$ 41,850.00	\$ 252,412.50
05/01/43	\$ 1,860,000.00	\$ 170,000.00	\$ 41,850.00	\$ -
11/01/43	\$ 1,690,000.00	\$ -	\$ 38,025.00	\$ 249,875.00
05/01/44	\$ 1,690,000.00	\$ 180,000.00	\$ 38,025.00	\$ -
11/01/44	\$ 1,510,000.00	\$ -	\$ 33,975.00	\$ 252,000.00
05/01/45	\$ 1,510,000.00	\$ 190,000.00	\$ 33,975.00	\$ -
11/01/45	\$ 1,320,000.00	\$ -	\$ 29,700.00	\$ 253,675.00
05/01/46	\$ 1,320,000.00	\$ 195,000.00	\$ 29,700.00	\$ -
11/01/46	\$ 1,125,000.00	\$ -	\$ 25,312.50	\$ 250,012.50
05/01/47	\$ 1,125,000.00	\$ 205,000.00	\$ 25,312.50	\$ -
11/01/47	\$ 920,000.00	\$ -	\$ 20,700.00	\$ 251,012.50
05/01/48	\$ 920,000.00	\$ 215,000.00	\$ 20,700.00	\$ -
11/01/48	\$ 705,000.00	\$ -	\$ 15,862.50	\$ 251,562.50
05/01/49	\$ 705,000.00	\$ 225,000.00	\$ 15,862.50	\$ -
11/01/49	\$ 480,000.00	\$ -	\$ 10,800.00	\$ 251,662.50
05/01/50	\$ 480,000.00	\$ 235,000.00	\$ 10,800.00	\$ -
11/1/50	\$ 245,000.00	\$ -	\$ 5,512.50	\$ 251,312.50
5/1/51	\$ 245,000.00	\$ 245,000.00	\$ 5,512.50	\$ 250,512.50
		\$ 3,810,000.00	\$ 2,566,045.00	\$ 6,545,158.75

SECTION VII

Fwd: Just as an FYI - FW: License Agt. for AEDs - Four Seasons/Windward CDD

Hello Kristen,

I wanted to touch base with you concerning some of the pending items, as well as introduce you to attorney Jennifer Peattie, who will be assuming the primary legal role with CDD-related matters for Four Seasons at Orlando HOA. We can schedule a Zoom call to discuss these items together.

1. AED Contract - The HOA has received the proposed contract from the CDD, which basically reverted back to the original terms of the licensing agreement. Since that language requires the HOA to fully indemnify the CDD and assume all liability for the AED devices and maintenance, the HOA cannot agree to those terms. Instead, as previously mentioned in my May 15 email, the HOA is offering to donate two AED devices to the CDD so that the CDD may install and maintain those two devices on the CDD property in the locations it chooses. The HOA would not have any further responsibility for those AED devices. If a donation is not allowed, then we can agree to sell the devices for \$1 to the CDD. The HOA believes there would be a huge benefit to the community to have these devices available for owners to use in case of an emergency, so we would like to provide these to the community so that they can be placed in readily accessible areas. The HOA will be installing an AED device at the mail kiosks, which are located on Common Area property owned by the HOA.
2. Utility Contract Mutual Release - We had previously sent the draft of the proposed joint agreement. The attached agreement includes the definition of "Parties" as requested, and I would ask that you add the required Human Trafficking addendum as you mentioned. The CDD mentioned during its meeting that it was having a document drafted, so please send me the updated document for review.
3. Security Services Transition - I understand that the CDD is still in the process of reviewing the RFP and selecting a new security vendor. Please confirm the date for transferring those services, so that the HOA will be in a position to send its required termination notice to Apex, at least 30 days prior to the transition.
4. Irrigation and Cellular Cards - The HOA would like to reinstall the cellular cards at the conclusion of the warranty period for the newly installed trees and landscaping. We do not want to interfere with any warranty terms, so we would need the CDD's confirmation as to when that period will lapse. The HOA has appointed Cindy Kerr as a new Water Management Officer for the Association, who can be a point of reference for any questions that Jason or the CDD may have concerning the irrigation cellular card system. We understood that there was some concern that anyone working with the irrigation systems would have proper insurance coverage, so now as an Officer of the Four Seasons at Orlando HOA, her actions as Water Management Officer will be covered by the HOA's Director & Officer insurance policy.

5. Cost Sharing Agreement - Jennifer will be working with you going forward to revise/redraft the Cost Sharing Agreement so that the HOA and CDD can resolve several important issues, including the ownership, maintenance, and operation of the irrigation systems and the HOA and CDD vendors involved in these tasks.

We look forward to talking with you. Please let us know if there is a time this week, or next week, that we can set up a Zoom call.

SECTION VIII

Aaron's Backflow Services, Inc.
 130 Middle St
 Lake Mary, FL 32746 US
 4078297933
 office@aaronsbackflow.com
 www.aaronsbackflow.com



Estimate 9464

ADDRESS

Governmental Management
 Services-GMS
 219 East Livingston Street
 Orlando, FL 32801

DATE 06/03/2026	TOTAL \$2,295.00	
--------------------	-----------------------------------	--

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/03/2026	RE: 7980 Four Seasons Blvd. Kissimmee, FL 34747			
06/03/2026	Estimate to Rebuild Backflow Device Estimate to rebuild existing 6" Wilkins 375 RP backflow device with all new internal rubber parts. Reclaim Irrigation backflow	1	2,295.00	2,295.00
	*Price includes all labor, materials and certification.			

TOTAL	\$2,295.00
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

SECTION XI

*to be provided under
separate cover*