

# *Windward*

## *Community Development District*

---

**Wednesday  
October 21, 2026  
10:00 AM**

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

### **Workshop Meeting**

1. Call to Order
2. Roll Call
3. Review of Resumes/ Letters of Interest
  - Barbara Williams
  - David Horn
  - Dory McMichael
4. Review of Agreement for Security Services with DSI and Security Update
5. Discussion of Proposals
  - Proposal to Replace the SOS and Knox Switch for Barrier Gates at Mystic Dunes
  - Proposal for Gate System
  - Proposal for Camera System at all Gates
  - Proposal to Replace Viburnum with Podocarpus
6. Maintenance Items
7. Counsel Items
8. Management Items
  - District Checks- Review for Agenda
9. Adjournment

## SECTION III

## **Application for Windward CDD Vacant Supervisor Position**

**Barbara Williams**  
**7955 Sabal Point Loop**  
**Kissimmee, FL 34747**  
**(805) 340-6404**  
[Barbsk80@icloud.com](mailto:Barbsk80@icloud.com)

### **District Manager**

Jason Showe

[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

Dear Jason,

It is with great pleasure that I would like to be considered for the vacant CDD Supervisor position. I have been impressed with the transparency of the current Board of Supervisors and the willingness of the Board and the Management Services Company to work on behalf of the Four Seasons at Orlando Homeowners to ensure our neighborhood's common property is maintained to a high standard. The meetings are conducted very well, giving the community the ability to speak and get issues resolved promptly. The Current Board works well as a team to use the funds wisely and ensure our community remains beautiful. I would be honored to work with the other four members of the CDD Board and I will pay strict attention to my fiduciary responsibilities and follow all laws and statutes.

### **Applicable Experience**

- 40 years of service as a civil servant for the Navy in Test & Evaluation of Naval aircraft, including avionics and weapons systems
  - Lead Systems Engineer for the F-14D Super Tomcat
    - Created contracts, Requests for Proposals, Source Selection Plans and Source Selection Committees
    - Evaluated contractor performance with regards to the contract and governments policies and standards
    - Served on Boards at the major design reviews and test readiness reviews to ensure the aircraft or the avionics were in compliance with approved documentation and the contract
    - Created presentations on status and risks to schedules and budgets to high level Department of Defense (DoD) leadership
  - Independent Program Reviews
    - Established a team and conducted non-attributional reviews of DoD contractors experiencing delays and system problems
    - Met with members of the contractor's staff to discover issues, problems, and risks

- Provided a report describing findings and proposed solutions for eliminating or minimizing the risks to successful execution
- Process Improvement
  - Became certified trainer for the software/systems Capability Maturity Model Integration to assess the quality and capability of DoD software/systems contractors
  - Evaluated the contractors to ensure their processes and procedures were providing quality systems within budgets and on schedule, using measures (metrics) to evaluate progress and identify risks
- 3 years as Camarillo Springs Homeowners Association Board President, located at the base of the Santa Monica Mountains in Southern California
  - Since California abolished special districts, HOAs had to perform the functions with the assistance of the Management Company that the Windward CDD does
  - Led the Board and responsible for the maintenance of the common areas to include the Clubhouse and its amenities, streets, landscape, and the Nature Walk created in a creek bed
  - Managed the Board and conducted Board meetings, managed the contractors, and secured emergency resources
  - Worked with the Common Area Association (CAA) Board that oversaw common areas among 5 separate HOA's
  - Managed the recovery and repair from a natural disaster of high amounts of rain over a short time and debris flows into the HOA where 6 homes were red-tagged and 8 homes were yellow-tagged
    - Managed the Geologist who assessed and provided recommendations for establishing the emergency procedures, including evacuation plans with the Office of Emergency Services and the City of Camarillo
    - With the President of the CAA Board secured companies to clear debris and develop plans to minimize damage in future events
    - Represented the HOA at City Council meetings to ensure city services were provided in a timely manner at no expense to the HOA since the debris that caused the damages originated from non-HOA property
    - Engaged with the City to get permits for homeowners to repair their homes in a timely manner

My knowledges, skills, and abilities will complement those of the existing Board members to ensure our community has representation that cares for the community and acts in the best interests of the entire community. The CDD Board has a good handle on the landscape activities, and I would be able to tackle contract development and management and assist in the other activities being performed by the current Supervisors. Thank you for your consideration.



BARBARA WILLIAMS



**From:** Dory McMichael <[dorymarie1@gmail.com](mailto:dorymarie1@gmail.com)>  
**Subject:** CDD Vacancy  
**Date:** August 27, 2026 at 1:07:54 PM EDT  
**To:** "[JShowe@gmscfl.com](mailto:JShowe@gmscfl.com)" <[JShowe@gmscfl.com](mailto:JShowe@gmscfl.com)>

Hi,

I am submitting my request to be considered for the CDD Board vacancy.

I am a homeowner at Four Seasons and currently a member of the Finance Committee.

My background is in the financial side of healthcare, holding both technical and leadership positions.

Competencies include:

- \*Financial analysis of large/small customers, including Commercial/Public & Labor/Medicare/Medicaid:

- Underwriting, forecasting, projections, reconciliations

- \*Contract Development/Execution along with Competitive Contracting:

- Negotiated contracts with National customers, consultants, and 2 of the Top 3 Pharmacy Benefit Managers (PBMs). Participated in Union bargaining for benefit negotiations. Managed contractual performance once executed.

- \*Request for Proposal (RFP) Development and Execution:

- Developed, reviewed, and responded to RFPs, along with executing RFP responses into contractual documents. Developed, executed, and managed Performance Guarantees and Service Level Assessments.

- \*Leadership responsibilities:

- Managed a team of underwriters, analysts, and Sales consultants, including career development and technical support.

- \*Communication:

- Ability to communicate effectively in both oral and written formats; Ability to present subjects tailored to the experience of the audience (technical vs non-technical).

In addition, I have attached my resume.

Please let me know if you have any questions.

Sincerely,

Dorothy (Dory) McMichael

**Dorothy (Dory) McMichael**  
2305 Seagrass Point  
Kissimmee, FL. 34747  
215-206-0655 - dorymarie1@gmail.com

## **PROFESSIONAL SUMMARY**

Highly motivated individual who utilizes technical acumen, strategic thinking and communication skills to drive positive financial results. Seeking a leadership position to employ these skills to become a positive contributor to the success of an organization.

## **EMPLOYMENT HISTORY**

### **Director, Pharmacy Value Solutions, CareFirst Blue Cross Blue Shield, Baltimore, MD**

October 2019 through present

- Responsibilities during this time include the following Pharmacy functions: Strategy, Vendor Management, Vendor Invoicing, Sales/Account Management, Implementation, RFP Support, External Customer Audits, Financial Guarantee evaluation and reconciliation (for both PBM and downstream ASO customers).
- As a single contributor in 2019, built the Pharmacy Value Solution team to 15 associates (including 2 managers) each performing the functions outlined above.
- Established Processes and Standard of Procedures to support the new pharmacy functions.
- Provide pharmacy training to medical underwriting, medical sales/account team and others areas within CareFirst.
- Collaborate with Underwriting to develop a strategy that results market competitive solutions for Customers along with profitable results for CareFirst.
- Interact with PBM on a daily basis and lead financial discussions regarding the CareFirst book of business. Support Pharmacy Underwriting discussions with PBM as it pertains to individual ASO customers.
- Review all PBM updates often working with pharmacists to balance clinical and financial impacts on the CareFirst book of business. Present results and make appropriate recommendations to CareFirst Leadership.
- Provide pharmacy expertise to Finance with regard to drug spend and rebate forecasting.
- During 2021/2022, worked with Consultant to develop the PBM RFP. Participated in RFP discussions with bidders, provided financial expertise in evaluating the financial offer and actively participated in the contract negotiations between CareFirst and the two PBM finalists.
- Participated in the PBM Re-Implementation initiatives and led 2 financial work streams.

### **Director, Pharmacy Underwriting, Aetna, Blue Bell, PA / Hartford, CT**

April 2008 through October 2019

- Responsible for Commercial and Medicare self-insured pharmacy underwriting across all segments (National Accounts, Public and Labor, Middle Market, International) including both new business and renewal. Annual activity exceeds 3,000 quotes.
- Managed a team of 22 pharmacy underwriters including 2 managers and 20 front line underwriters. Effectively provided proactive feedback and coaching on an ongoing basis.
- Managed financial responses to any requested contract changes often collaborating with Legal; maintains signature authority for financial documents.
- Support team in financial discussions with customers, consultants, brokers in collaboration with Pharmacy and Medical Sales. Lead discussions when appropriate.
- Led customer specific internal pricing approval calls that include both Pharmacy and Underwriting Leadership along with Sales.
- Worked across multiple organizations within underwriting to achieve successful integrated (medical/pharmacy) results. Developed roles and responsibilities guidance for medical and pharmacy underwriting collaboration.

**Dorothy (Dory) McMichael**  
2305 Seagrass Point  
Kissimmee, FL. 34747  
215-206-0655 - dorymarie1@gmail.com

- Drove profitable business results by implementing a pricing strategy that includes: development of competitive selling rates, formulary strategy and optimization of products/services. Collaborate with other organizations (Pharmacy Actuarial, Sales, Product) in order to achieve positive results.
- Oversaw the development of current standard work for pricing, multiple workflow processes and variance authority guidance for current selling season. Led the development of financial responses to RFP questionnaires. Established pharmacy service performance guarantees to support quoting activity.
- Developed the pharmacy underwriting team from one associate in 2008 to current team of 22 associates. Developmental tasks included: hiring associates, initial classroom and individual training modules, establishing pharmacy underwriting procedures and ongoing mentoring of pharmacy underwriters to support their success on the team. In addition, developed and led annual pharmacy underwriting training bringing together subject matter experts from other areas within the enterprise.

**National Accounts Underwriting, Aetna Blue Bell, PA**  
May 1984 to April 2008 - Various titles

- Progressed from Medical Underwriter to Manager to Assistant Regional Director in National Accounts Underwriting.
- Managed a team of 5 medical underwriters providing technical expertise, training and coaching to support career development.
- Responsible for underwriting multiple products including Medical, Pharmacy, Dental, Life and Disability through the 24 year period.
- Provided underwriting services for an assigned customer book that included customers in excess of 100,000 members. Actively participated in customer meetings and was responsible for presenting renewals, accounting's, plan changes and other financial requests.

**EDUCATION**  
Cabrin College, Radnor, PA

- Bachelor of Science in Mathematics and Business Administration
- Valedictorian; Graduated Summa Cum Laude



Begin forwarded message:

**From:** DAVID HORN <[dkhorn1948@aol.com](mailto:dkhorn1948@aol.com)>

**Subject:** Request for Consideration to Become the Windward CDD Board of Supervisors

**Date:** August 27, 2026 at 5:37:05 PM EDT

**To:** "[JShowe@gmscfl.com](mailto:JShowe@gmscfl.com)" <[JShowe@gmscfl.com](mailto:JShowe@gmscfl.com)>

Hello Jason,

My name is David Horn, and I am a retired Management Executive and now permanent resident of the Four Seasons Orlando (FSO) community in Kissimmee, Florida. Once again, I would very much like to be considered as a candidate to join the Windward Community Development District (CDD) Board of Supervisors by filling the available vacancy on the Board of Supervisors identified in your August 27, 2026, announcement to Windward CDD residents. Attached for your consideration is my resume and a list of Special Skills I acquired during my Professional career.

You'll see from my resume and the list of Special Skills that I have considerable experience in managing contracts and individual contractors, as well as in the management and oversight of Capital Improvement projects. Also, you should know that until they were dissolved, I was a member of two Ad Hoc committees (the Maintenance & Operations and Communications committees) in the Four Seasons Orlando (FSO) community that reported directly to the FSO Board of Directors.

It is still my desire to serve my fellow residents here in the FSO community and, since those committees were dissolved by the FSO Board of Directors, I believe that becoming a member of the Windward CDD Board of Supervisors would be a way for me to perform that service.

Should any additional information about me be required by you or any other Windward CDD board member, please contact me directly by telephone, text, or e-mail using the information noted below.

Thank you in advance for your consideration.

Respectfully,

David Horn  
7754 Four Seasons Blvd  
Kissimmee, FL 34747  
Tel: (631) 560-2309  
e-mail: [dkhorn1948@aol.com](mailto:dkhorn1948@aol.com)

**David Keith Horn**  
**7754 Four Seasons Blvd**  
**Kissimmee, FL 34747**  
**631.560.2309 (Cellular)**  
**Dkhorn1948@aol.com**

**August 27, 2026**

**Experience  
Summary**

A highly motivated, goal oriented, successful manager with exceptional team management, organizational and administrative skills. More than 54 years of experience in planning, contractual development, oversight, execution, and control of transit-related design, construction, and new technology projects. Twenty-three years of that experience was in providing project management oversight services for the U.S. DOT Federal Transit Administration and the New York Metropolitan Transportation Authority. Over 29 years of experience was in key leadership roles in program management and the management of operations personnel at the Long Island Rail Road.

**Professional  
Summary**

**DKH Consulting, LLC**  
**Owner / President**

**(2/13 to 8/23)**

Independent consulting firm specializing in project management oversight of transit-related construction and design projects. Services include providing assessments to improve the effectiveness and efficiency of managerial activities in transit-related projects and effectively evaluating and monitoring transit-related projects in areas of design, scope, budget, and schedule performance throughout the planning, design, construction, and close out phases of the project. Areas of expertise include railroad signaling and communications, new railcar procurements, systems integration, and technical writing.

Engaged by a consulting firm in 2013 to represent the U.S.DOT/Federal Transit Administration in Region II as the Systems Integration Manager in charge of the oversight of \$936 million worth of contracts on the MTA's \$11.13 billion East Side Access (ESA) Project. Specific responsibilities as the oversight Systems Integration Manager dealt with the oversight of design; fabrication; installation; and integrated testing of electrical, mechanical, communications, and control systems on the new ESA route from Long Island to Grand Central Terminal in Manhattan. Systems-related component activities being evaluated and monitored included communications networks, railroad signaling systems, public address and CCTV systems, Traction Power Substations, security systems, fire detection and suppression systems, tunnel ventilation systems, and microprocessor-based centralized train operation control facilities required for the operation of Long Island Rail Road train service. ESA operational service commenced in February 2023.

Previous work included serving as a Technical Editor to a major transportation agency. Work scope included reviewing and editing reports that were prepared by the agency's Independent Engineering Consultant (IEC) on high-risk projects to ensure the reports were of professional quality and provided comprehensive and accurate information to the agency's executive management. Another work effort for a major transportation agency was

serving as the leader of a Task Force to develop a guideline that would be used by all the agency's operating units to improve specific internal processes.

**McKissack & McKissack**

**Senior Project Manager**

**(3/09 to 1/13)**

**New York MTA Independent Engineering Consultant**

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) \$1.2 billion Capital Security Program; a program that enhanced the security of the facilities and operations of the transportation network operated by the MTA and its subsidiaries and affiliates. Managerial duties included the direct oversight of 34 highly sensitive security initiatives and the supervision of several other McKissack and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management and Board of Directors on a periodic basis. At the behest of MTA's Director of Security and other MTA Executive management, served as the owner's project management representative on security-related projects by providing high-quality, confidential, and professional observations, evaluations, recommendations, and reports related to key program/project management elements.

One additional duty included serving as the IEC's representative on an Executive level three-person team to interview industry contractors, provide reports on findings, and assess how the MTA could improve how it does business with the contracting community. To complete that assignment, served as the leader of a two-person team to develop a MTA-wide Best Practices Guideline that addressed one of the major concerns from the contractors.

**Jacobs Carter Burgess**

**Senior Project Manager**

**(8/04 to 3/09)**

**New York MTA Independent Engineering Consultant**

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) Capital Security Program, Managerial duties included the direct oversight of numerous highly-sensitive security initiatives and the supervision of several other Jacobs Carter Burgess and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management on a periodic basis.

An additional responsibility while engaged as the MTA's IEC was to provide program management oversight for \$3.2 billion of Signal and Communications

projects at three of the MTA's Operating agencies. Managerial duties included the supervision of three IEC personnel who performed the direct oversight of these projects and prepared periodic reports on the monitored projects for members of the MTA's Board of Directors that sit on the Capital Program Oversight Committee.

Other duties included the overall responsibility for management of a sub-consultant joint venture that performed a fast-tracked analysis of certain elements of the MTA's Capital Security Program. The sub-consultant's tasks included reviewing security-sensitive design documents, identifying gaps or missing design elements, and providing recommendations on opportunities for improvement in overall security for MTA assets.

**Fluor Infrastructure/Transportation****Project Director****(8/99 to 8/04)****Program Management Oversight Program**

Provided program management oversight, as a representative of the U.S.DOT/Federal Transit Administration in Region II, on federally funded transit-related projects in the New York City Metropolitan area. Assignments included the oversight of three railcar procurement contracts, valued at approximately \$3.45 billion, for New York City Transit and a \$1.2 billion program associated with the design, manufacture, installation and/or rehabilitation of signaling and high technology, microprocessor-based train control systems on the New York City Transit system. Other assignments included the oversight of the construction of a \$44.6 million Rail Control Center, which now serves as the control center for the entire New York City Transit subway system, and program oversight of the New York Metropolitan Transportation Authority's multi-billion dollar East Side Access (ESA) project, a new rail link to provide strategic improvement of regional mobility to Long Island and Queens residents via direct access to Manhattan's east side and Grand Central Terminal. Evaluation of schedule and cost controls, analysis of program management issues and capabilities, and development of recommendations to mitigate problems and increase the likelihood of achieving project goals in a timely manner were elements of the ESA project oversight responsibilities.

**Long Island Rail Road****Senior Project Manager****(3/96 to 6/99)****Capital Program Management**

Managed several multi-departmental teams involved in two contracts to design and procure \$473 million of new Electric Cars for the Long Island Rail Road and Metro North Railroad, and four contracts to design and manufacture \$412 million of new Diesel Fleet equipment, while simultaneously performing direct management or oversight of eight projects, worth \$124 million, associated with the rehabilitation or modification of existing Long Island Rail Road rolling stock. Served as the primary liaison between the Long Island Rail Road's

corporate quality department and its Maintenance of Equipment department on capital projects that involved the procurement or modification of railcar and locomotive fleets.

**Project Manager – Capital Program Management (2/89 to 2/96)**

Developed, planned, reviewed, coordinated, and managed major capital improvement programs in all disciplines of railroad operations. Maintained liaison with and provided coordination and direction of consulting engineers, contractors, and vendors engaged in technical studies, designs, and construction of major improvement projects and equipment procurements for the Long Island Rail Road. Provided leadership within the Capital Program Management department in redefining the role of quality program managers in the implementation of capital improvement projects by working with the railroad's Quality Assurance director to establish protocols for integrating quality control and quality assurance specialists into the project management teams.

**Engineer - Communications Maintenance (1/88 to 2/89)**

Planned, organized, and directed the activities of 67 management and labor personnel involved in the procurement, installation, and maintenance of all voice and data telecommunications systems for the Long Island Rail Road. Provided essential management oversight and guidance for all railroad departments and operations requiring voice or data communications services.

**Engineer – Communications Construction (1/85 to 1/88)**

Planned, organized, and directed the activities of 60 Communications department personnel to effect the installation and implementation of Communications and Signaling equipment and systems.

**Supervisor – Communications (6/78 to 1/85)**

Overall responsibility for 120 personnel involved in the design, installation, and maintenance of telephone, radio, closed circuit television, security, voice, data, and signal carrier systems. Additional duties included application of administrative and technical skills to implement the satisfactory construction and maintenance of Communications appurtenances and plant facilities.

**Assistant Supervisor – Signals (6/75 to 6/78)**

Responsible for the installation and maintenance of railroad signaling systems that included highway crossing protection, electronic supervisory circuits, track switching equipment, and automatic speed and train operation controls.

**Junior Engineer – Signals and Communications (7/73 to 6/75)**

A Management Training Program requiring work in repair shops, administrative and operations sections, and engineering departments throughout the company.

**Junior Engineer – Signals, Power and Communications (6/70 to 3/71)**

Responsible for the field inspection and control of \$69 million of railroad electric propulsion substation construction. Provided direct liaison between non-railroad contractors and railroad management staff. Employment at the Long Island Rail Road interrupted for Military Service.

**Education** Master of Business Administration (Total Quality Management)  
Dowling College, 1996.

Bachelor of Science Electrical Engineering (BSEE)  
Stevens Institute of Technology, 1970.

Cornell University, Management Studies Program, 1984.

Total Quality Management - American Society for Quality Control, 1992.

**Military** **New York Air National Guard - Captain (7/73 to 8/78)**  
**U.S. Air Force - 1st Lieutenant (3/71 to 6/73)**  
**Security Clearance: Secret (Department of Defense) (3/71 to 8/78)**

Design and installation of communications systems.

**Professional Memberships** Institute of Electrical and Electronics Engineers (IEEE)  
New York Section (Chair) – 2010-2012 & 2017-2019  
Senior Life Member  
Vehicular Technology Society (Past Chair)  
Communications Society  
Women in Engineering Society  
American Railway Engineering & Maintenance-of-Way Association (AREMA)

## **Special Skills and Expertise for David K. Horn**

- More than 54 years of experience in the public sector of transportation-related engineering, construction, operations, and oversight that includes planning, contractual development, execution, and control of design, construction, new technology, and security-related projects.
- Over 29 years of the experience in key leadership roles in program management and the management of operations personnel at the Long Island Rail Road (LIRR) in New York, leading to a firm understanding of transit operational planning and philosophy.
- Over 25 years' experience as a program/project oversight consultant on the New York Metropolitan Transportation Authority's (MTA) fleet procurement, new technology, and security related programs and projects – 14 years as a Project Management Oversight Consultant to the U.S.DOT/Federal Transit Administration in Region II and over 9 years as an Independent Engineering Consultant (IEC) to the MTA.
- Extensive experience in the evaluation of schedule and cost controls, analysis of program management issues and capabilities, assessment of quality control/quality assurance programs and methodologies, and development of recommendations to mitigate problems and increase the likelihood of achieving project goals in a timely manner.
- Eleven years of direct management of multi-departmental teams.
- Management of numerous projects related to railroad signaling and communications, rail vehicle modifications, design and installation of rail car simulators, station modifications, and compliance with federal "Americans with Disabilities Act" requirements.
- Responsible for project management, engineering management, cost estimating, and schedule development, as well as maintaining liaison with and providing coordination and direction of consulting engineers, contractors, and vendors engaged in technical studies, designs and construction of major improvement projects and equipment procurements.
- At the LIRR, was instrumental in redefining the role of Quality Program managers in the implementation of capital improvement projects by working with LIRR's Quality Assurance director to establish protocols for integrating quality control and quality assurance specialists into the management teams for every capital improvement project at the LIRR.
- Over 18 years of experience in the management of up to 120 personnel involved in the construction and maintenance of LIRR communications, signal, and power equipment.
- Over 10 years of experience at the LIRR in the management of personnel involved in the procurement, installation and maintenance of telecommunications systems, including telephone, radio, closed circuit television, security, voice, data, and signal carrier systems.
- Over 8 years of experience in the installation and maintenance of railroad signaling systems, including highway crossing protection, electronic supervisory circuits, track switching equipment, and automatic speed and train operation controls.

### **Special Skills and Expertise for David K. Horn**

- Experience in the field inspection and control of railroad electric propulsion substation construction, including duties to provide direct liaison between non-railroad contractors and railroad management staff.
- Experience in assisting NYCT's capital Program Management department in the recognition and implementation of quality control and quality assurance criteria during NYCT's development of its application for ISO 9000 certification and the New York State Governor's Excelsior Award for quality.
- Instrumental in developing a model Total Quality Management program for LIRR's Capital Program management department to ensure that all planning and design criteria, operational, quality, and regulatory requirements were recognized and that a consistent and uniform control of the requirements was properly established and maintained.

## SECTION IV

*to be provided under  
separate cover*

## SECTION V

## SECTION a.



Access Control Systems, LLC  
1028 West Washington Street Orlando, FL 32805  
Phone: 407-422-8850  
Email: servicefl@guardianaccess.com

## Itemized Quote

Date: 09/18/2026  
Invoice #: 261536  
Client #: 813

**Billed To:** Windward CDD  
C/O Governmental Management Services  
6200 Lee Vista Blvd, Suite 300  
Orlando FL 32822

**Property:** 2200 Formosa Gardens Blvd  
Kissimmee FL 34747

**Contact:** Jarett Wright **Phone:** 407-750-3599

| Quantity | Description                      | Ext. Price |
|----------|----------------------------------|------------|
| 6.0000   | Labor                            | \$1,170.00 |
| 2.0000   | Trip Charge                      | \$140.00   |
| 1.0000   | Siren Operated Sensor            | \$810.00   |
| 2.0000   | Knox Switch (Single)             | \$987.60   |
| 2.0000   | Single Deep Gang Box 3/4 WDB1375 | \$46.70    |
| 1.0000   | Altronix ACM8 Power Relay Board  | \$193.70   |
| 1.0000   | Misc. Materials                  | \$100.00   |
| 1.0000   | Shipping & Handling              | \$128.28   |
| -1.0000  | SAB Discount                     | -\$213.80  |

### QUOTE DETAILS:

10/07/26-REVISED CL/RSB:

09/28/26 CL/JS: REF #260811

THIS COMMUNITY FALLS UNDER THE MUNICIPALITY OF OSCEOLA COUNTY AND YOUR GATE SYSTEM REQUIRES AN SOS AND SINGLE KNOX SWITCH FOR EMERGENCY VEHICLES. THE TECHNICIAN FOUND THE SOS AND KNOX SWITCH FOR THE BARRIER GATE ON SANDY CREEK TRAIL THAT LEADS OUT TO MYSTIC DUNES HAVE FAILED. HE ALSO FOUND THE BARRIER GATE ON SANDY CREEK TRAIL LEADING INTO MYSTIC DUNES

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

I accept this quote as written and understand there may be additional parts needed due to unseen field conditions or parts which could not be field tested.

By: \_\_\_\_\_

Date: \_\_\_\_\_ PO#: \_\_\_\_\_

|                     |                    |
|---------------------|--------------------|
| Non-Taxable Amount: | 3,362.48           |
| Taxable Amount:     | 0.00               |
| Sales Tax:          | 0.00               |
| <b>Quote Total:</b> | <b>\$ 3,362.48</b> |

Service Quote

Continued...

Invoice#: 261536

Date: 09/18/2026

| <b>Quantity</b> | <b>Description</b> | <b>Ext. Price</b> |
|-----------------|--------------------|-------------------|
|-----------------|--------------------|-------------------|

THERE IS NO KNOX SWITCH. THESE EMERGENCY DEVICES ARE REQUIRED TO BE REPLACED FOR EMERGENCY ACCESS. THIS ESTIMATE COVERS LABOR AND MATERIALS TO REPLACE THE EMERGENCY DEVICES.

-

PERMITTING DISCLAIMER:

PLEASE NOTE THIS ESTIMATE MUST BE SIGNED AND DOES NOT INCLUDE PERMITTING FEES. ALL FEES WILL BE ADDED TO THE INVOICE.

-

TARIFF DISCLAIMER:

PLEASE BE ADVISED THAT RECENT INCREASES IN INTERNATIONAL TARIFF RATES HAVE REQUIRED ADJUSTMENTS TO THE PRICING OF PARTS SOURCED FROM VARIOUS MANUFACTURERS. THESE CHANGES ARE NOW REFLECTED IN OUR QUOTATIONS TO ENSURE THE MOST ACCURATE AND UP-TO-DATE PRICING. PLEASE NOTE THAT ANY SUBSTANTIAL PRICE CHANGES BETWEEN THE ISSUANCE OF THE QUOTATION AND THE APPROVAL OF THE QUOTATION WILL BE REFLECTED IN THE FINAL PRICING. WE APPRECIATE YOUR UNDERSTANDING AND CONTINUED SUPPORT.





# SOS EMERGENCY ACCESS SYSTEM REPLACEMENT PROPOSAL

## Four Seasons HOA - Mystic Dunes Gate Entrance

|          |                                                                                      |
|----------|--------------------------------------------------------------------------------------|
| Customer | Four Seasons HOA                                                                     |
| Location | Mystic Dunes Gate Entrance                                                           |
| Project  | Replace two SOS devices, new entrance cable run, junction box, and 12V power adapter |

### Project Overview

Following onsite diagnostics, Smartech US Corp proposes replacement of the two existing SOS emergency access devices, installation of a new entrance-side security/control cable run, and replacement of the entrance-side 12V security power adapter. The entrance-side circuit was measured at approximately 7 volts, while the exit-side wiring tested properly. A small junction box will also be installed at the pedestal to improve cable management and reduce compression of wiring inside the conduit.

### Scope of Work

- Remove the two failed SOS emergency access devices.
- Install and terminate two new SOS entry system modules.
- Install a new entrance-side security/control cable run (approximately 68 feet).
- Temporarily remove and reinstall the entrance pedestal as required to access the conduit and complete the new wire run.
- Install one junction box at the pedestal for improved cable management and protection.
- Replace the entrance-side power adapter with one new 12V security power adapter.
- Verify power, wiring, relay/interface connections, and operation with the existing gate/access-control system.
- Perform final functional testing to confirm emergency vehicle access operation.

### Pricing

| Description                       | Qty / Hours | Unit / Rate  | Extended          |
|-----------------------------------|-------------|--------------|-------------------|
| New SOS Entry System Modules      | 2           | \$549.99 ea. | <b>\$1,099.98</b> |
| Replacement Installation Labor    | 4 hrs       | \$175.00/hr  | <b>\$700.00</b>   |
| Entrance Cable Material Allowance | 1           | \$229.99     | <b>\$229.99</b>   |
| Entrance Cable Run Labor          | 2 hrs       | \$175.00/hr  | <b>\$350.00</b>   |
| Junction Box                      | 1           | \$19.99      | <b>\$19.99</b>    |
| 12V Security Power Adapter        | 1           | \$39.99      | <b>\$39.99</b>    |
| <b>PROPOSAL TOTAL</b>             |             |              | <b>\$2,439.95</b> |

### Notes & Assumptions

- Pricing is based on the replacement and cable-run rates established in the prior Mystic Dunes SOS proposal.
- The junction box is included at \$19.99 to improve cable organization at the pedestal.

- The entrance pedestal will need to be temporarily removed and reinstalled to access the conduit and complete the new 68-foot cable run.
- One 12V security power adapter is included at \$39.99 to provide the required operating voltage for the entrance-side SOS device.
- Major conduit replacement, trenching beyond the stated cable-run scope, electrical service repairs, civil work, restoration, or unrelated gate repairs are excluded unless separately authorized.
- Applicable freight, permits, manufacturer fees, and taxes are additional unless specifically stated or valid tax-exempt documentation applies.

Customer Authorization

|                                 |                |
|---------------------------------|----------------|
| Authorized Name / Title         | Date           |
| <hr/>                           | <hr/>          |
| Signature                       | PO / Reference |
| <hr/>                           | <hr/>          |
| Smartech US Corp Representative | Date           |
| <hr/>                           | <hr/>          |

SECTION b.



# PROJECT DEPLOYMENT & CONVERSION PLAN

## Four Seasons HOA - Replacement Access Control & Barrier Conversion

|                               |                                                                    |
|-------------------------------|--------------------------------------------------------------------|
| Customer                      | Four Seasons HOA                                                   |
| Project                       | Replacement of Existing Access Control System & Barrier Conversion |
| Equipment Shipping Lead Time  | Approximately 2-3 weeks after approval / order placement           |
| Field Deployment & Completion | Approximately 3-4 weeks from field start to substantial completion |

### Overall Deployment Window

The anticipated project sequence is approximately 2-3 weeks for equipment shipping and staging, followed by approximately 3-4 weeks of onsite installation, conversion, programming, testing, and turnover. The expected overall duration from approved notice to proceed / equipment order to substantial completion is approximately 5-7 weeks, subject to material availability, owner approvals, Internet/cellular readiness, weather, permitting/inspection requirements, and unforeseen site conditions.

### Locations Included

- Four Seasons Main Gate - five LiftMaster TECHNA barrier operators plus integrated DoorKing access control.
- Mystic Dunes - two LiftMaster TECHNA barrier operators plus DoorKing access control.
- Sand Hill Street - replace existing access-control equipment; retain the existing gate operator. No new barrier operator is included.
- Old Lake Wilson - replace existing access-control equipment; retain the existing gate operator. No new barrier operator is included.

### Deployment Objectives

**DoorKing 1835 / call-box clarification: the DoorKing unit is provided primarily for resident database management and access control. Resident gate access may use approved cards, key fobs, RFID tags, or compatible remotes. Telephone/voice calling is optional, is not required for credential access, and requires separately selected/authorized communications service if enabled.**

- Maintain controlled resident and authorized-user access throughout the conversion whenever practical.
- Remove or isolate legacy equipment in a controlled sequence to minimize service interruption.
- Install, terminate, program, and test new barrier and DoorKing access-control equipment by location.
- Collect and validate resident access data, then import approved records into DoorKing at no additional initial data-import labor cost.
- Commission resident access using approved proximity cards, key fobs, RFID tags, and compatible remote controls.
- Complete final testing, management handoff, documentation, and support activation.



## SMARTeCH US CORP

Cell: 718-650-1549 | Office: 863-288-0250  
luis.cruz@smartechus.net | www.smartechus.com

# DEPLOYMENT PHASES & PROCESS BREAKDOWN

## Phase 1 - Authorization & Pre-Deployment

**Target timing:** Days 0-5 after approval

- Receive executed approval / purchase order / notice to proceed.
- Confirm final equipment quantities, operator cabinet color (white), arm lengths, access-control hardware, RFID mounting materials, wiring, four (4) 24x20 outdoor power-equipment junction boxes, four (4) electric-panel surge protectors, security anchors, and network requirements.
- Confirm contacts for CDD/HOA management, site access, resident data, Spectrum/network coordination, and after-hours access if required.
- Issue equipment orders and establish project communication/escalation path.

## Phase 2 - Equipment Shipping & Staging

**Target timing:** Approximately 2-3 weeks

- Receive LiftMaster, DoorKing, RFID, wiring, aluminum mounting tube, safety devices, and related project materials.
- Inspect shipment for damage and verify equipment against the approved bill of materials.
- Pre-stage labels, device assignments, IP/network information, programming records, and installation kits.
- Coordinate anticipated field-start date once critical-path material has arrived.

## Phase 3 - Resident Data & Access Preparation

**Target timing:** Runs in parallel with shipping

- Management provides approved resident/user list and credential assignment information.
- Smartech reviews source data for required fields and prepares it for DoorKing import.
- Approved resident data is imported into DoorKing at no additional initial data-import labor cost.
- Access groups, credential types, visitor access and optional optional telephone/call access, and remote-control permissions are prepared for cutover.

## Phase 4 - Site Preparation & Legacy Demolition

**Target timing:** Field Week 1

- Verify power, conduit, network/cellular path, mounting locations, safety-device locations, and field conditions.
- Perform the included 15 hours of old-equipment demolition/removal and make safe any abandoned conductors/equipment.

- Install required mounting hardware, security anchors, four (4) 24x20 outdoor junction boxes for power-equipment allocation, RFID mounting posts/tubes, conduit/wiring, and junction points. Install four (4) electric-panel surge protectors with one (1) labor hour allocated per protector.
- Coordinate Spectrum Ethernet handoff or approved cellular alternative at required locations.



## SMARTeCH US CORP

Cell: 718-650-1549 | Office: 863-288-0250

luis.cruz@smartechus.net | www.smartechus.com

# INSTALLATION, CUTOVER & COMMISSIONING

## Phase 5 - Barrier Operator Installation

Barrier commissioning includes testing/verification of applicable existing vehicle ground loops and configuration/testing of monitored entrapment-protection photoeyes. Failed ground loops requiring replacement will be documented and quoted separately unless already included in the approved scope.

Barrier operator installation is planned at five (5) labor hours per operator at \$175.00 per hour, consistent with the approved proposal.

Electrical protection scope includes four (4) surge protectors at one (1) installation hour each, for four (4) additional labor hours at \$175.00 per hour.

| Location               | Barrier Scope | Planned Labor  |
|------------------------|---------------|----------------|
| Four Seasons Main Gate | 5 operators   | 25 labor hours |
| Mystic Dunes           | 2 operators   | 10 labor hours |

- Mount white LiftMaster TECHNA operator cabinets and LED barrier arms.
- Install and connect loop detectors, photoeye safety devices, control wiring, and required interfaces.
- Configure operator limits, direction, safety logic, timing, and access-control commands.
- Perform multiple open/close cycles and safety-device tests before placing the lane into normal service.

## Phase 6 - DoorKing Access Control Conversion

DoorKing-only locations are planned at fourteen (14) labor hours each for installation and configuration. Mystic Dunes includes ten (10) hours for DoorKing database/access-control installation and commissioning as listed in the project proposal.

| Location         | DoorKing / Access Scope                                        | Planned Labor |
|------------------|----------------------------------------------------------------|---------------|
| Mystic Dunes     | Database / access control                                      | 10 hours      |
| Sand Hill Street | Replace DoorKing access control; retain existing gate operator | 14 hours      |
| Old Lake Wilson  | Replace DoorKing access control; retain existing gate operator | 14 hours      |

## Phase 7 - Cutover, Testing & Validation

- Verify each barrier lane operates from the assigned DoorKing credential/access source.
- Validate proximity cards, key fobs, RFID tags, and compatible remote controls selected for the final system.

- Test optional telephone/call access, card/RFID access, remote controls, existing ground loops, entrapment-protection photoeyes, barrier operation, and network communications.
- Confirm transaction/event reporting and device naming for each entrance.
- Correct punch-list items identified during commissioning before final turnover.



## SMARTeCH US CORP

Cell: 718-650-1549 | Office: 863-288-0250  
luis.cruz@smartechus.net | www.smartechus.com

# LOCATION SEQUENCE & OUTAGE MANAGEMENT

## Recommended Field Sequence

| Step | Location               | Primary Work                                              | Deployment Intent                                                       |
|------|------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------|
| 1    | Four Seasons Main Gate | Barrier + access-control conversion                       | Establish primary system and resident-access baseline.                  |
| 2    | Mystic Dunes           | 2 barriers + DoorKing                                     | Complete secondary barrier entrance after main-gate baseline is stable. |
| 3    | Sand Hill Street       | Access-control replacement; retain existing gate operator | Convert access equipment with no barrier-arm work.                      |
| 4    | Old Lake Wilson        | Access-control replacement; retain existing gate operator | Complete final DoorKing-only conversion and system-wide validation.     |

## Service-Interruption Strategy

- Perform demolition and final cutover only after replacement equipment and required connectivity are onsite and ready whenever practical.
- Where possible, keep an existing entry method operational until the corresponding replacement system has passed initial testing.
- Coordinate temporary manual access or alternate-entry procedures with management before any planned outage.
- Schedule high-impact cutovers during lower-traffic periods when approved by the CDD/HOA.
- Immediately communicate unexpected outages, damaged infrastructure, or network issues that could extend the cutover window.

## Internet / Cellular Readiness

All four access-control locations require reliable Internet/Ethernet or cellular connectivity. Spectrum Internet with an Ethernet handoff is the preferred connection. Smartech cellular service may be provided as an optional alternative at \$1,300.00 upfront per cellular box plus \$79.00 per month per box. Lack of an active network connection at a required location may delay programming, remote communication, or final commissioning.

## Weather / Site Conditions

Because this is an outdoor Florida project, severe weather, lightning, flooding, tropical systems, unsafe wind conditions, utility outages, or other site hazards may require rescheduling field work. Weather delays and Acts of God are outside the planned deployment duration and warranty coverage as defined in the project proposal.



## FINAL TURNOVER, TRAINING & SUPPORT

### Phase 8 - Management Turnover

- Review installed equipment by location and verify final naming/identification.
- Provide management with available system credentials, access-control administration information, and applicable closeout records.
- Confirm resident-access database is active and approved credentials are functioning.
- Review basic DoorKing management workflow for adding, disabling, or updating authorized users.
- Review ticket submission process through [www.smartechus.com](http://www.smartechus.com).

### Acceptance Criteria

- Barrier operators complete normal open/close cycles and respond to intended access-control commands.
- Existing ground loops are tested/verified and monitored entrapment-protection photoeyes are configured and tested for the applicable barrier lanes.
- DoorKing telephone/card/RFID functions operate at the locations included in the contract.
- Required Spectrum/Ethernet or cellular communications are online for the commissioned functions.
- Approved resident credentials successfully authorize access according to assigned permissions.
- Open punch-list items are documented with responsible party and target correction date.

### Six-Month Complimentary Onsite Support

The installed system includes six (6) months of complimentary onsite support beginning at final acceptance, subject to the warranty/support terms in the project proposal. Priority service tickets may be submitted through [www.smartechus.com](http://www.smartechus.com) with a target response time of 1-48 hours depending on severity, technician availability, parts availability, weather, and site access.

### Project Schedule Summary

| Milestone                      | Estimated Duration | Notes                                                                          |
|--------------------------------|--------------------|--------------------------------------------------------------------------------|
| Approval / Order Release       | Day 0              | PO / notice to proceed and equipment order.                                    |
| Equipment Shipping / Staging   | 2-3 weeks          | Subject to manufacturer/distributor availability.                              |
| Onsite Deployment / Conversion | 3-4 weeks          | From field start through substantial completion.                               |
| Overall Expected Window        | 5-7 weeks          | From approved order through substantial completion, excluding external delays. |
| Support Period                 | 6 months           | Complimentary onsite support begins at final acceptance.                       |

### Schedule Assumptions

- Critical equipment is available within the stated 2-3 week shipping window.
- CDD/HOA approvals, resident data, site access, electrical power, and network connectivity are provided on schedule.
- No major concealed underground, electrical, structural, or civil conditions are discovered.
- Permitting or inspection requirements do not impose extended external review periods.
- Weather conditions permit safe outdoor work.

*This deployment plan is intended to establish the anticipated sequence and coordination process. Actual dates will be finalized after project approval, equipment availability confirmation, and coordination with Four Seasons HOA/CDD management.*

## EQUIPMENT VISUAL REFERENCE & SPECIFICATIONS

### LiftMaster TECHNA CBG24DC and DoorKing DKS 1835 90 Series

#### LIFTMASTER TECHNA CBG24DC

#### DOORKING DKS 1835 - 90 SERIES



*White operator cabinet with LED barrier arm*

- Power: 120/230 VAC, single-phase.
- Motor: 24 VDC drive; continuous-duty operation.
- Speed: 2.5-second open/close time.
- Battery backup: standard 2 x 12V 7Ah; optional 33Ah batteries.
- Connectivity: built-in Wi-Fi; myQ / myQ Facility / myQ Enterprise compatible.
- Receiver: Security+ 2.0, 3-channel, up to 64 remotes; expansion supported with 811MX/813MX.
- Controls: soft start/stop and five programmable relays.
- Diagnostics: local event logging with expanded diagnostics through myQ Facility.
- Enclosure: IP65; project finish specified as white.
- Warranty: 2-year manufacturer warranty.
- Commissioning: test applicable ground loops and configure/test monitored entrapment-protection photoeyes.

*Visuals are illustrative references. Final supplied equipment will be the approved manufacturer models and project configuration.*

Manufacturer sources: LiftMaster CBG24DC product specifications; DoorKing 1835 90 Series technical literature. Specifications may change by manufacturer.



DKS 1835 90 Series

*Database management and integrated access-control platform;  
telephone/voice calling optional*

- Memory: up to 3,000 phone numbers and 255 area codes.
- Entry codes: 3,000 four-digit codes; device codes: 8,000.
- Door control: 3 entry points standard; expandable to 48 wired or 24 wireless.
- Directory: single-line, 20-character LCD display.
- Transaction buffer: 8,000 events.
- Programming: DKS Cloud or PC Remote Account Manager.
- Connectivity: cellular, Internet/VoIP, or POTS options depending on selected hardware/service.
- Access integration: cards, key fobs, RFID tags, wireless transmitters/remotes and Wiegand devices as configured.
- Security: 31 security/permission levels and programmable time zones.
- Enclosure: NEMA 4X; approx. 12.75 in W x 14.75 in H x 3.75 in D.
- Standards: UL 294 / ULC S319 per manufacturer literature.





# BARRIER ARM & ACCESS CONTROL QUOTATION

## Four Seasons HOA - Replacement of Existing Access Control System and All Barrier Arms

|          |                                                                |            |                    |
|----------|----------------------------------------------------------------|------------|--------------------|
| Customer | Four Seasons HOA                                               | Quote Date | September 26, 2026 |
| Project  | Replacement of Existing Access Control System and Barrier Arms | Validity   | 30 Days            |

### Project Scope

**DoorKing 1835 / call-box clarification: the DoorKing unit is provided primarily for resident database management and access control. Resident gate access may use approved cards, key fobs, RFID tags, or compatible remotes. Telephone/voice calling is optional, is not required for credential access, and requires separately selected/authorized communications service if enabled.**

This project provides for replacement of the existing access-control system and replacement of all barrier-arm operators included at the Four Seasons Main Gate and Mystic Dunes locations. Sand Hill Street and Old Lake Wilson will retain their existing gate operators; work at those two entrances is limited to the new DoorKing access-control system, related credential/RFID equipment, wiring, connectivity, testing, and configuration.

As part of commissioning, Smartech US Corp will test the existing vehicle ground loops serving the applicable gate lanes and will configure and test monitored entrapment-protection photoeye devices associated with the barrier operators. Existing ground loops that fail testing or require replacement are outside the base scope unless separately listed or approved by change order.

Provide and install integrated gate access improvements for Four Seasons HOA. Scope includes the Main Gate entrance/exit, Mystic Dunes additional entry/exit, and DoorKing-only access-control upgrades at Sand Hill Street and Old Lake Wilson. Barrier-arm locations include LiftMaster TECHNA operators, loop detectors, photoeye safety sensors, LED barrier arms at \$975.00 each, and related installation. DoorKing-only locations include DoorKing 1835, DoorKing 1815-350 RFID kit, DoorKing 1815-330, installation/configuration labor, and required internet/network connection. Resident access may be administered using approved proximity cards, key fobs, RFID tags, or compatible remote controls, subject to District/Association access policy and credential enrollment.

*Commissioning requirement: verify applicable vehicle ground-loop operation and configure/test monitored entrapment-protection photoeyes for each replaced barrier operator before turnover.*

### Combined Project Summary

| Location / Package                                       | Scope               | Subtotal     |
|----------------------------------------------------------|---------------------|--------------|
| Four Seasons Main Gate Entrance & Exit                   | 5 barrier operators | \$43,137.93  |
| Mystic Dunes Additional Entry / Exit                     | 2 barrier operators | \$21,084.96  |
| Sand Hill Street Entrance - DoorKing Equipment Only      | No barrier arms     | \$8,448.98   |
| Old Lake Wilson Entrance - DoorKing Equipment Only       | No barrier arms     | \$8,448.98   |
| Shared RFID / Wiring / Demo / Power Protection Materials | -                   | \$25,889.86  |
| COMBINED PROJECT TOTAL                                   |                     | \$107,010.71 |

### Payment Schedule

|                                              |             |
|----------------------------------------------|-------------|
| 50% Deposit - due upon approval / scheduling | \$53,505.36 |
| 50% Balance - due at project completion      | \$53,505.35 |

# BARRIER LAYOUT & NUMBERED GATE POSITIONS

## Four Seasons HOA - Main Gate Entrance & Exit



### Barrier / Device Position Key

|          |                         |          |                                        |
|----------|-------------------------|----------|----------------------------------------|
| <b>1</b> | Exit Barrier 1          | <b>5</b> | Main Entrance Barrier 3                |
| <b>2</b> | Exit Barrier 2          | <b>7</b> | Database / Card / RFID / Remote Access |
| <b>3</b> | Main Entrance Barrier 1 | <b>8</b> | RFID Scanner                           |
| <b>4</b> | Main Entrance Barrier 2 |          |                                        |

Field reference: positions 1-5 identify the five LiftMaster TECHNA barrier operators; Position 7 identifies Database / Card / RFID / Remote Access;  
Position 8 identifies the RFID Scanner.



## DETAILED PRICING

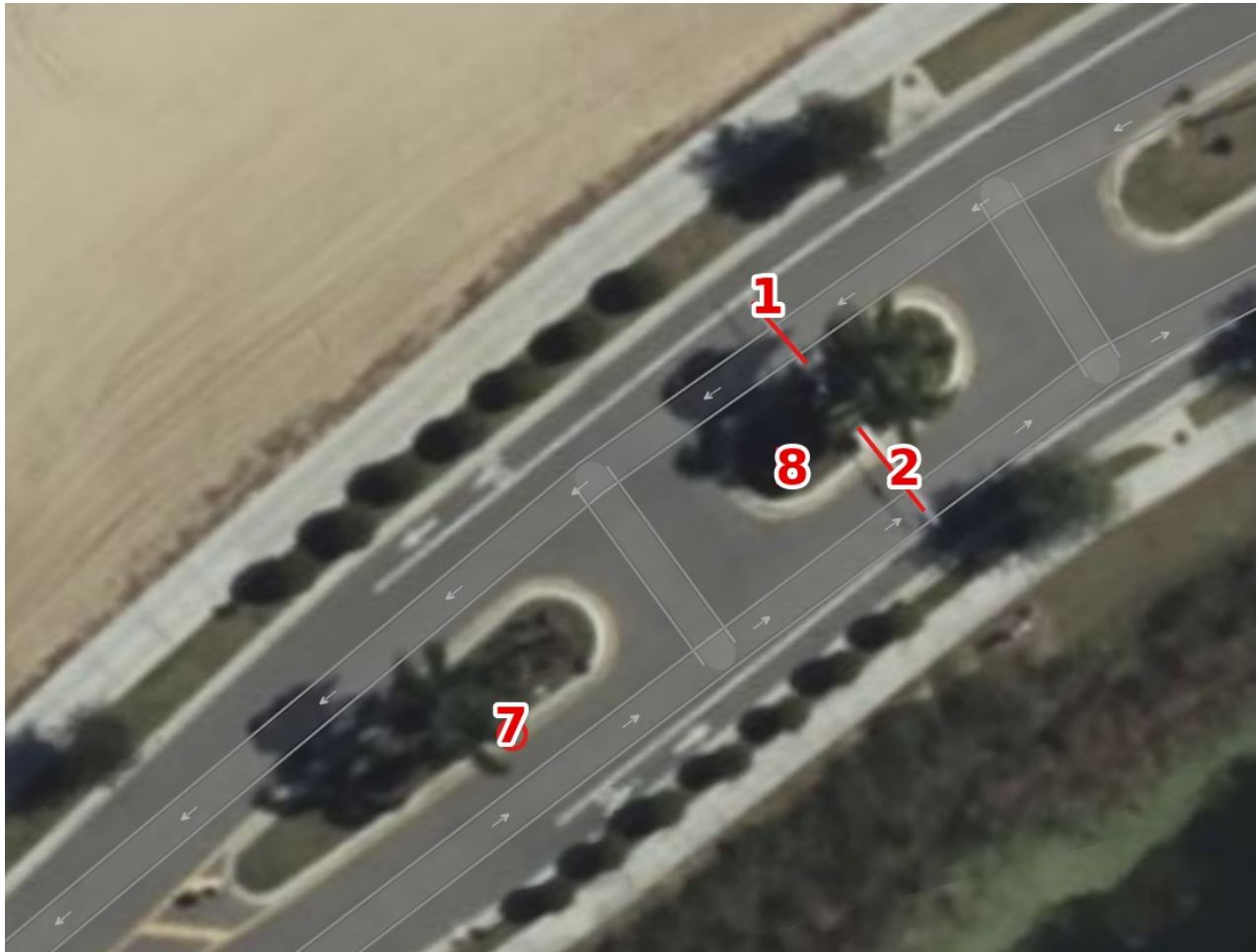
### Four Seasons Main Gate Entrance & Exit

#### Main Gate Equipment & Labor

| Description                                                                                      | Qty      | Unit | Unit Price | Extended    |
|--------------------------------------------------------------------------------------------------|----------|------|------------|-------------|
| LiftMaster TECHNA Barrier Gate Operator - White Cabinet                                          | 5        | Each | \$3,829.00 | \$19,145.00 |
| Loop Detector - One per Operator                                                                 | 5        | Each | \$699.00   | \$3,495.00  |
| Photoeye Safety Sensor - One per Operator                                                        | 5        | Each | \$289.99   | \$1,449.95  |
| LED Barrier Arm - One per Operator                                                               | 5        | Each | \$975.00   | \$4,875.00  |
| DoorKing Access Control System                                                                   | 1        | Each | \$3,499.00 | \$3,499.00  |
| DoorKing 1815-350 Kit                                                                            | 1        | Each | \$2,199.99 | \$2,199.99  |
| DoorKing 1815-330                                                                                | 1        | Each | \$299.99   | \$299.99    |
| Freight / Shipping                                                                               | 1        | Each | \$1,299.00 | \$1,299.00  |
| Barrier Operator Installation Labor - 25 Hours                                                   | 25       | Hour | \$175.00   | \$4,375.00  |
| Additional Materials - connectors, conduit, electrical wire, adhesive/silicone, low-voltage wire | 1        | Each | \$750.00   | \$750.00    |
| Additional Materials - connectors, conduit, electrical wire, adhesive/silicone, low-voltage wire | 1        | Each | \$750.00   | \$750.00    |
| Existing Ground Loop Testing / Verification                                                      | Included | Lot  | Included   | Included    |
| Entrapment Protection Photoeye Configuration / Testing                                           | Included | Lot  | Included   | Included    |
| SUBTOTAL                                                                                         |          |      |            | \$43,137.93 |

# BARRIER LAYOUT & NUMBERED GATE POSITIONS

## Mystic Dunes - Additional Entry / Exit



### Mystic Dunes Position Key

|          |                         |          |                                        |
|----------|-------------------------|----------|----------------------------------------|
| <b>1</b> | Exit Barrier 1          | <b>7</b> | Database / Card / RFID / Remote Access |
| <b>2</b> | Main Entrance Barrier 1 | <b>8</b> | RFID Scanner                           |

Mystic Dunes requires an active internet connection / Ethernet network handoff. ISP activation and recurring service fees are excluded unless added by written change order.



**SMARTeCH US CORP**

Cell: 718-650-1549 | Office: 863-288-0250  
luis.cruz@smartechus.net | www.smartechus.com

## DETAILED PRICING

### Mystic Dunes Additional Entry / Exit

#### Mystic Dunes Equipment & Labor

| Description                                             | Qty      | Unit | Unit Price | Extended    |
|---------------------------------------------------------|----------|------|------------|-------------|
| LiftMaster TECHNA Barrier Gate Operator - White Cabinet | 2        | Each | \$3,829.00 | \$7,658.00  |
| Loop Detector - One per Operator                        | 2        | Each | \$699.00   | \$1,398.00  |
| Photoeye Safety Sensor - One per Operator               | 2        | Each | \$289.99   | \$579.98    |
| LED Barrier Arm - One per Operator                      | 2        | Each | \$975.00   | \$1,950.00  |
| DoorKing 1835 Database Management / Access Control      | 1        | Each | \$3,499.00 | \$3,499.00  |
| DoorKing 1815-350 RFID Kit                              | 1        | Each | \$2,199.99 | \$2,199.99  |
| DoorKing 1815-330                                       | 1        | Each | \$299.99   | \$299.99    |
| DoorKing Database / Access Control Setup - 10 Hours     | 10       | Hour | \$175.00   | \$1,750.00  |
| DoorKing Database / Access Control Setup - 10 Hours     | 10       | Hour | \$175.00   | \$1,750.00  |
| Existing Ground Loop Testing / Verification             | Included | Lot  | Included   | Included    |
| Entrapment Protection Photoeye Configuration / Testing  | Included | Lot  | Included   | Included    |
| SUBTOTAL                                                |          |      |            | \$21,084.96 |



# DOORKING-ONLY ENTRANCE PRICING

## Sand Hill Street & Old Lake Wilson

### Scope Summary

Sand Hill Street and Old Lake Wilson do not include barrier arms. Each entrance includes DoorKing 1835 access control, DoorKing 1815-350 RFID kit, DoorKing 1815-330 equipment, required internet/network connection, and fourteen (14) hours of installation/configuration labor at \$175/hour.

### Sand Hill Street Equipment & Labor

| Existing gate operator to remain in service - access-control replacement only. |     |      |                 |                   |
|--------------------------------------------------------------------------------|-----|------|-----------------|-------------------|
| Description                                                                    | Qty | Unit | Unit Price      | Extended          |
| DoorKing 1835 Database Management / Access Control                             | 1   | Each | \$3,499.00      | \$3,499.00        |
| DoorKing 1815-350 RFID Kit                                                     | 1   | Each | \$2,199.99      | \$2,199.99        |
| DoorKing 1815-330                                                              | 1   | Each | \$299.99        | \$299.99          |
| Sand Hill Street Installation / Configuration - 14 Hours                       | 14  | Hour | \$175.00        | \$2,450.00        |
|                                                                                |     |      | <b>SUBTOTAL</b> | <b>\$8,448.98</b> |

### Old Lake Wilson Equipment & Labor

| Existing gate operator to remain in service - access-control replacement only. |     |      |                 |                   |
|--------------------------------------------------------------------------------|-----|------|-----------------|-------------------|
| Description                                                                    | Qty | Unit | Unit Price      | Extended          |
| DoorKing 1835 Database Management / Access Control                             | 1   | Each | \$3,499.00      | \$3,499.00        |
| DoorKing 1815-350 RFID Kit                                                     | 1   | Each | \$2,199.99      | \$2,199.99        |
| DoorKing 1815-330                                                              | 1   | Each | \$299.99        | \$299.99          |
| Old Lake Wilson Installation / Configuration - 14 Hours                        | 14  | Hour | \$175.00        | \$2,450.00        |
|                                                                                |     |      | <b>SUBTOTAL</b> | <b>\$8,448.98</b> |

## DEVICE LAYOUT & NUMBERED POSITIONS

### Sand Hill Street Entrance



### Sand Hill Street Device Position Key

| Position | Description                            |
|----------|----------------------------------------|
| 7        | Database / Card / RFID / Remote Access |
| 8        | RFID Scanner                           |

*Sand Hill Street requires an active internet connection / Ethernet network handoff at the access-control equipment location.*

# DEVICE LAYOUT & NUMBERED POSITIONS

## Old Lake Wilson Entrance



### Old Lake Wilson Device Position Key

|   |                                        |  |  |
|---|----------------------------------------|--|--|
| 7 | Database / Card / RFID / Remote Access |  |  |
| 8 | RFID Scanner                           |  |  |

Old Lake Wilson requires an active internet connection / Ethernet network handoff at the access-control equipment location.



## SMARTeCH US CORP

Cell: 718-650-1549 | Office: 863-288-0250  
luis.cruz@smartechus.net | www.smartechus.com

### SHARED MATERIALS & PAYMENT SCHEDULE

Integrated Project Total

#### Shared RFID Mount / Security Wire Materials

| Description                                        | Qty  | Unit | Unit Price | Extended    |
|----------------------------------------------------|------|------|------------|-------------|
| 20 FT Aluminum Square Tube Bronze for RFID Mount   | 3    | Each | \$695.00   | \$2,085.00  |
| Security Wire - 1000 FT Roll                       | 2    | Roll | \$369.99   | \$739.98    |
| RFID Tags                                          | 2000 | Each | \$8.95     | \$17,900.00 |
| Existing Equipment Demolition / Removal - 15 Hours | 15   | Hour | \$175.00   | \$2,625.00  |
| Security Anchors                                   | 4    | Box  | \$59.99    | \$239.96    |
| 24x20 Outdoor Junction Box - Power Equipment       | 4    | Each | \$189.99   | \$759.96    |
| Electric Panel Surge Protector                     | 4    | Each | \$209.99   | \$839.96    |
| Surge Protector Installation Labor - 1 Hour Each   | 4    | Hour | \$175.00   | \$700.00    |
| SUBTOTAL                                           |      |      |            | \$25,889.86 |

#### Combined Project Summary

| Location / Package                                       | Scope               | Subtotal     |
|----------------------------------------------------------|---------------------|--------------|
| Four Seasons Main Gate Entrance & Exit                   | 5 barrier operators | \$43,137.93  |
| Mystic Dunes Additional Entry / Exit                     | 2 barrier operators | \$21,084.96  |
| Sand Hill Street Entrance - DoorKing Equipment Only      | No barrier arms     | \$8,448.98   |
| Old Lake Wilson Entrance - DoorKing Equipment Only       | No barrier arms     | \$8,448.98   |
| Shared RFID / Wiring / Demo / Power Protection Materials | -                   | \$25,889.86  |
| COMBINED PROJECT TOTAL                                   |                     | \$107,010.71 |

#### Payment Schedule

|                                              |             |
|----------------------------------------------|-------------|
| 50% Deposit - due upon approval / scheduling | \$53,505.36 |
| 50% Balance - due at project completion      | \$53,505.35 |

Additional installation materials include four (4) boxes of security anchors, four (4) 24x20 outdoor junction boxes for power-equipment allocation, and four (4) electric-panel surge protectors. The proposal also includes fifteen (15) labor hours for demolition/removal of existing equipment and four (4) labor hours for surge-protector installation at \$175.00 per hour.



# LIFTMASTER TECHNA SYSTEM SPECIFICATIONS

## CBG24DC Commercial / Community Barrier Gate Operator - Basis of Design

Project configuration: seven (7) TECHNA barrier gate operators with white operator cabinets, loop detection, photoeye protection, and LED barrier arms as listed in this proposal.

| Specification       | Project / Manufacturer Basis                                                           |
|---------------------|----------------------------------------------------------------------------------------|
| Model / Application | LiftMaster TECHNA CBG24DC commercial/community barrier gate operator.                  |
| Cabinet Finish      | White operator cabinet, as specified for this proposal.                                |
| Power               | 120/230 VAC, single phase.                                                             |
| Motor / Drive       | 24 VDC motor drive; brushless/direct-drive platform.                                   |
| Duty                | Continuous duty.                                                                       |
| Open / Close Time   | 2.5 seconds (manufacturer published specification).                                    |
| Battery Backup      | Standard two 12 V, 7 Ah batteries; optional higher-capacity batteries available.       |
| Connectivity        | Built-in Wi-Fi; compatible with myQ / myQ Facility / myQ Enterprise.                   |
| Radio Receiver      | Security+ 2.0, three-channel receiver; remote capacity per manufacturer configuration. |
| Diagnostics         | Local event diagnostics; expanded history available through compatible myQ services.   |
| Programmable Relays | Five relays: one main-board relay plus four auxiliary-board relays.                    |
| Soft Start / Stop   | Yes.                                                                                   |
| Enclosure           | IP65-rated operator enclosure per manufacturer product information.                    |
| Warranty            | Manufacturer published warranty: 2 years.                                              |
| Project Safety      | Dedicated loop detector and photoeye safety sensor for each barrier operator.          |
| LED Barrier Arm     | LED barrier arm at each barrier location; project unit price \$975.00 each.            |

Manufacturer reference: LiftMaster CBG24DC product information current as of September 2026. Final installation and safety configuration remain subject to the approved submittal, manufacturer instructions, applicable codes, and field conditions.



# DOORKING 1835 ACCESS CONTROL SPECIFICATIONS

Primary project use: resident database management and access control. Telephone/voice calling is optional and may be enabled only if separately selected by the District/Association.

## Telephone Entry / Access Control - 90 Series Basis of Design

| Specification        | Project / Manufacturer Basis                                                                                                     |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------|
| System Type          | DoorKing 1835 database management / access-control system for gated-community applications; telephone/voice calling is optional. |
| Resident Directory   | Up to 3,000 telephone numbers / resident entries.                                                                                |
| Device Codes         | Up to 8,000 device codes, subject to system configuration.                                                                       |
| Entry Codes          | Up to 3,000 four-digit entry codes.                                                                                              |
| Transaction Buffer   | Stores the most recent 8,000 events.                                                                                             |
| Native Door Control  | Three form-C relays / three entry points.                                                                                        |
| Expansion            | Compatible expansion hardware supports additional entry points; manufacturer states up to 48 wired or 24 wireless.               |
| Communications       | Internet/VoIP, cellular, or POTS depending on selected hardware/service.                                                         |
| Internet Functions   | TCP/IP connection supports network programming and live transactions with compatible DKS hardware/services.                      |
| Programming          | DKS Cloud or compatible DoorKing account-management / PC tools, depending on connection method.                                  |
| Credential Interface | Supports Wiegand access-control devices; project includes RFID/card-reader equipment at identified locations.                    |
| Power                | 16 VAC; manufacturer literature indicates two transformers supplied.                                                             |
| Environmental        | Published operating range approximately 10°F to 145°F (-12°C to 62°C).                                                           |
| Listing / Standard   | Manufacturer literature identifies UL 294 compliance/listing.                                                                    |
| Network Requirement  | Mystic Dunes, Sand Hill Street, and Old Lake Wilson require active Internet/Ethernet handoff.                                    |

## Resident Access Credential Clause

Residents may use District/Association-approved proximity cards, key fobs, RFID tags, or compatible remote controls for authorized gate access. Credentials must be enrolled/authorized and may be activated, suspended, replaced, or deactivated under the District/Association access policy. Telephone/voice calling through the DoorKing 1835 is optional and remains separate from resident credential access; the proposed system may be used for database management and access control without enabling the telephone call feature.

*Manufacturer reference: DoorKing 1835-90 Series product information, September 2026. Final enclosure, network adapter, service subscription, reader interface, and expansion hardware shall match the approved submittal.*



# RESIDENT CREDENTIAL & REMOTE PRICING

## Optional / Replacement Access Media - Batch Pricing

Pricing below is for additional or replacement access media purchased in batches of one hundred (100). These optional batches are not added to the base project total unless authorized by purchase order or written change order.

| Credential / Access Device | Batch Qty | Unit | Unit Price | Batch Price       |
|----------------------------|-----------|------|------------|-------------------|
| RFID Tags                  | 100       | Each | \$8.95     | <b>\$895.00</b>   |
| Proximity Cards            | 100       | Each | \$8.95     | <b>\$895.00</b>   |
| Compatible Remote Controls | 100       | Each | \$11.00    | <b>\$1,100.00</b> |

## Credential Ordering Notes

- Batch pricing is based on 100 units per credential type.
- RFID tags: \$8.95 each when purchased in a batch of 100 (\$895.00 per batch).
- Proximity cards: \$8.95 each when purchased in a batch of 100 (\$895.00 per batch).
- Compatible remote controls: \$11.00 each when purchased in a batch of 100 (\$1,100.00 per batch).
- Compatible key fobs may also be issued to residents; key-fob pricing is by selected model/technology and is not included on this pricing page.
- The 2,000 RFID tags already included in the base project remain included at \$8.95 each. This page is for future/additional batch purchases.
- Programming, resident assignment, labeling, freight, or taxes are included only when specifically stated in the applicable order or change authorization.



# FLORIDA CDD PROCUREMENT & CONTRACT READINESS

## Community Development District Review Conditions

This proposal is formatted for Florida Community Development District review. The provisions below support public-agency procurement and contracting but do not replace the District Manager or District Counsel's final contract form, required notices, certifications, or procurement procedures.

### CDD / Public-Agency Conditions

- Board Approval / Notice to Proceed: Work begins only after required District approval and receipt of an executed agreement, purchase order, or written notice to proceed.
- Procurement: Award is subject to District purchasing policies and applicable Florida competitive-solicitation requirements.
- Public Records: Smartech US Corp will maintain/provide service-contract records as required by applicable Florida law. The final contract should contain the District-specific statutory public-records notice and custodian contact information.
- E-Verify: Public-agency contractor and subcontractor employment-verification requirements will be administered under the final District contract and applicable Florida law.
- Public Entity Crime / Vendor Eligibility: Award remains subject to eligibility requirements applicable to Florida public entities.
- Insurance / Licensing: Required certificates and applicable licensing information will be provided as required by the District/final agreement.
- Permits / Inspections: Permits, inspections, code compliance, and utility coordination are included only to the extent expressly stated in this proposal.
- Written Changes: Work outside the stated scope, quantities, allowances, or site assumptions requires written change authorization.
- Internet / Network: At locations requiring Internet/Ethernet, the District/Association will provide or authorize a suitable active network handoff unless separate network/ISP work is added.
- Public Records Status: Proposal, contract, submittal, invoice, and related records held by/on behalf of the District may be subject to public disclosure unless a specific exemption applies.

### Required Contract Completion Item

**PUBLIC RECORDS NOTICE:** Before execution, District staff/counsel should insert the Chapter 119 contract notice with the District custodian's telephone number, email address, and mailing address.

*Florida references for this readiness section: Chapter 190; Section 119.0701; Section 448.095; and Section 287.133, Florida Statutes. Final applicability and wording should be confirmed by District Counsel.*



## NETWORK, RESIDENT DATA, SUPPORT & WARRANTY TERMS

### Four Seasons HOA - All Four Access-Control Locations

#### Resident Data Collection & DoorKing Import

Smartech US Corp will assist with collecting the resident access-control data supplied by the District/Association or its authorized management company and will import the approved resident data into the DoorKing system at no additional labor charge as part of the initial system deployment.

- Resident data may include approved names, telephone numbers, credential assignments, proximity cards, key fobs, RFID tags, remote-control assignments, and other access permissions supported by the final DoorKing configuration.
- The District/Association remains responsible for validating resident information and approving which residents, tenants, staff, vendors, and credentials are authorized before import.
- Initial resident-data import is included at no cost. Large-scale re-imports, database cleanup caused by incomplete/incorrect source data, or later bulk changes may be quoted separately if they exceed normal system administration.

#### Internet / Cellular Service Requirement

All four access-control locations require a reliable data connection for the proposed DoorKing system functions. The preferred connection is Spectrum Internet with an Ethernet/network handoff at the access-control equipment location. Where wired Internet is not practical, a cellular connection may be used.

| Connectivity Option                  | Qty / Basis  | Upfront Cost            | Monthly Service     |
|--------------------------------------|--------------|-------------------------|---------------------|
| Spectrum Internet / Ethernet handoff | Per location | Provided by Owner / ISP | Owner / ISP service |
| Smartech Cellular Unit               | Per box      | \$1,300.00              | \$79.00 / month     |
| Cellular if used at all 4 locations  | 4 boxes      | \$5,200.00              | \$316.00 / month    |

Cellular equipment and monthly cellular service are optional and are not included in the base project total unless specifically authorized. Each cellular box selected will add \$1,300.00 in upfront equipment cost and \$79.00 per month in recurring service. Internet service provider installation, activation, recurring Spectrum charges, and network extensions beyond the quoted wiring/material scope are excluded unless separately authorized.

#### Six-Month Complimentary Onsite Support

Smartech US Corp will provide six (6) months of complimentary onsite service support for the installed systems beginning on the date of final system acceptance.

- Priority service tickets may be submitted through [www.smartechus.com](http://www.smartechus.com).
- Target response time for a priority support request is 1 to 48 hours, based on issue severity, technician availability, site access, parts availability, weather, and other conditions outside Smartech's control.
- Complimentary onsite support covers reasonable troubleshooting and correction of installation/configuration issues attributable to Smartech's installed scope. It does not include damage, vandalism, misuse, third-party modifications, ISP outages, utility failures, consumables, replacement credentials, or replacement equipment not covered by the applicable warranty.

#### Warranty / Acts of God / Weather Exclusion

Warranty coverage applies only to defects in Smartech's workmanship and to manufacturer-covered equipment failures within the applicable warranty period. Warranty coverage is void for damage or failure caused by an Act of God or weather-related event, including but not limited to lightning, hurricane, tropical storm, tornado, flooding, storm surge, wind, hail, fire, extreme heat, power surge, brownout, utility disturbance, water intrusion, falling trees or debris, or any other natural or environmental event beyond the reasonable control of Smartech US Corp.

- Damage resulting from vandalism, vehicle impact, improper use, unauthorized repair or modification, insects/animals, corrosion caused by environmental exposure, or work performed by third parties is also excluded from warranty coverage.
- Warranty exclusions do not prevent the District/Association from requesting paid emergency service, repair, replacement, or insurance-support documentation from Smartech.
- Manufacturer warranties remain subject to the individual manufacturer's published terms, exclusions, and claim procedures.

#### CDD / Association Administrative Provision

These support, connectivity, resident-data, and warranty provisions are intended to be incorporated into the final purchase order, agreement, or CDD-approved contract documents. If the District's attorney, manager, insurer, or procurement policy requires different wording, the final executed agreement will control.

# NOTES, ASSUMPTIONS & APPROVAL

## Combined Proposal

### Notes & Assumptions

- Pricing is based on the quantities and equipment listed. Changes in field conditions or customer-requested scope changes will be quoted separately.
- All barrier operators include five (5) installation labor hours each at \$175/hour.
- DoorKing database / access-control installation and configuration labor is included as listed by location: Main Gate 10 hours, Mystic Dunes 10 hours, Sand Hill Street 14 hours, and Old Lake Wilson 14 hours.
- LED barrier arms are priced at \$975.00 each for all barrier-arm locations included in this proposal.
- Sand Hill Street and Old Lake Wilson do not include barrier arms.
- Existing electrical service, mounting locations, underground pathways, and network availability are assumed to be serviceable unless otherwise noted after field verification.
- Permit fees, major concrete/civil work, trenching beyond listed allowances, utility upgrades, ISP activation, recurring internet costs, and concealed-condition repairs are excluded unless added by written change order.
- Applicable taxes, if required, are additional unless specifically shown on the final invoice.

*Equipment finish: all LiftMaster TECHNA barrier gate operator cabinets are specified in white. Shared materials include 2,000 RFID tags at \$8.95 each. Residents may use authorized proximity cards, key fobs, RFID tags, or compatible remote controls.*

- Resident credential policy: authorized residents may use proximity cards, key fobs, RFID tags, or compatible remote controls. Credentials are subject to District/Association issuance, enrollment, suspension, replacement, and deactivation policies.

*CDD Contract Note: Final award and execution remain subject to Board approval, applicable procurement requirements, and District Counsel/Manager review of the final contract form and public-records notice.*

### Customer Approval

|                                 |                                |
|---------------------------------|--------------------------------|
| Authorized Name / Title         | Date                           |
| <hr/>                           | <hr/>                          |
| Signature                       | PO / Reference (if applicable) |
| <hr/>                           | <hr/>                          |
| Smartech US Corp Representative | Date                           |
| <hr/>                           | <hr/>                          |

## EQUIPMENT VISUAL REFERENCE & SPECIFICATIONS

LiftMaster TECHNA CBG24DC and DoorKing DKS 1835 90 Series

LIFTMASTER TECHNA CBG24DC

DOOR KING DKS 1835 - 90 SERIES



*White operator cabinet with LED barrier arm*

- Power: 120/230 VAC, single-phase.
- Motor: 24 VDC drive; continuous-duty operation.
- Speed: 2.5-second open/close time.
- Battery backup: standard 2 x 12V 7Ah; optional 33Ah batteries.
- Connectivity: built-in Wi-Fi; myQ / myQ Facility / myQ Enterprise compatible.
- Receiver: Security+ 2.0, 3-channel, up to 64 remotes; expansion supported with 811MX/813MX.
- Controls: soft start/stop and five programmable relays.
- Diagnostics: local event logging with expanded diagnostics through myQ Facility.
- Enclosure: IP65; project finish specified as white.
- Warranty: 2-year manufacturer warranty.
- Commissioning: test applicable ground loops and configure/test monitored entrapment-protection photoeyes.



DKS 1835 90 Series

*Database management and integrated access-control platform; telephone/voice calling optional*

- Memory: up to 3,000 phone numbers and 255 area codes.
- Entry codes: 3,000 four-digit codes; device codes: 8,000.
- Door control: 3 entry points standard; expandable to 48 wired or 24 wireless.
- Directory: single-line, 20-character LCD display.
- Transaction buffer: 8,000 events.
- Programming: DKS Cloud or PC Remote Account Manager.
- Connectivity: cellular, Internet/VoIP, or POTS options depending on selected hardware/service.
- Access integration: cards, key fobs, RFID tags, wireless transmitters/remotes and Wiegand devices as configured.
- Security: 31 security/permission levels and programmable time zones.
- Enclosure: NEMA 4X; approx. 12.75 in W x 14.75 in H x 3.75 in D.
- Standards: UL 294 / ULC S319 per manufacturer literature.

*Visuals are illustrative references. Final supplied equipment will be the approved manufacturer models and project configuration.*

Manufacturer sources: LiftMaster CBG24DC product specifications; DoorKing 1835 90 Series technical literature. Specifications may change by manufacturer.

## SECTION C.



## CCTV SYSTEM - 4-WEEK DEPLOYMENT PLAN

### Four Seasons HOA - Four Gate Locations

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| Customer   | Four Seasons HOA                                                            |
| Project    | Smartech NDAA-Compliant 4K CCTV Systems at Four Gate Locations              |
| Locations  | Four Seasons Main Gate, Sand Hill Street, Mystic Dunes, Old Lake Wilson     |
| Tax Status | No sales tax included - customer to provide valid tax-exemption certificate |

### Deployment Scope

Provide and install a complete Smartech 4K IP video surveillance solution across all four gate locations. The project includes twenty-three (23) NDAA-compliant 4K turret IP cameras, four Smartech 4K NVRs, four (4) 6TB surveillance-grade hard drives - one installed in each NVR - site-specific network and mounting accessories, a security-guard monitoring workstation at the Main Entrance, camera aiming/focusing, recorder programming, recording verification, and final testing.

*Camera specification basis: Smartech 4K Ultra HD Weatherproof Turret IP Security Camera with 2.7-13.5mm Motorized Varifocal Lens (L8ZT), NDAA compliant.*

## Site Connectivity Requirements

### Active Internet Connection Required at Every Location

Every CCTV location requires an active, reliable internet connection for remote viewing, centralized security-guard access, remote support, and network-dependent functions. The connection may be customer-provided wired Ethernet, an approved wireless link, or a cellular hotspot/router where wired service is unavailable. If a site lacks suitable connectivity, Smartech can provide a separate quote for cabling, wireless bridge equipment, hotspot hardware, or related network work.

The customer is responsible for active ISP/cellular service, data plans, modem/router operation, network credentials, permissions, and adequate bandwidth unless specifically included in Smartech's scope. Local NVR recording can continue without internet when the local camera network remains operational, but remote and centralized access may be unavailable.

| Location               | Connection Options                           | Purpose                                | Customer Requirement                   |
|------------------------|----------------------------------------------|----------------------------------------|----------------------------------------|
| Four Seasons Main Gate | Wired preferred; wireless/hotspot acceptable | Central viewing, remote access/support | Active service and network permissions |
| Sand Hill Street       | Wired, wireless bridge, or hotspot           | Remote/centralized viewing             | Active service with stable bandwidth   |

|                 |                                              |                                    |                                                |
|-----------------|----------------------------------------------|------------------------------------|------------------------------------------------|
| Mystic Dunes    | Wired, wireless, or hotspot                  | Remote/centralized viewing         | Active service with stable bandwidth           |
| Old Lake Wilson | Point-to-point bridge with upstream internet | NVR/camera link and remote viewing | Active source internet and clear wireless path |

### Important Connectivity Notes

- Network/firewall settings may be required depending on the final design; customer IT cooperation may be necessary.
- Hotspot and wireless performance depends on carrier coverage, signal quality, interference, bandwidth, and data-plan limitations.
- Point-to-point links require suitable mounting, adequate signal quality, line of sight where applicable, and an active upstream network/internet source.
- ISP/carrier outages, failed customer network equipment, expired data plans, or third-party network changes are not covered by the CCTV equipment warranty or complimentary support unless caused by Smartech workmanship.

## Four-Week Deployment Plan

Deployment begins after the required deposit has been received and the project is released for ordering. The schedule below is a target four-week deployment sequence and is subject to product availability, site access, weather, customer network readiness, and coordination with gate/security operations. Smartech will sequence the work to minimize disruption and preserve existing coverage whenever practical.

| Week | Phase                                | Planned Activities                                                                                                                                                                                                                                                                                                                                                                                          | Expected Milestone                                                    |
|------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 1    | Procurement & Pre-Deployment         | Confirm deposit and project release; order cameras, NVRs, four 6TB surveillance-grade hard drives (one per NVR), point-to-point antenna, rack, display, workstation, post, cable and accessories; verify model quantities; coordinate site access; confirm internet/network readiness at all four locations; create device naming/IP plan; stage configuration templates.                                   | Equipment ordered and deployment schedule confirmed                   |
| 2    | Staging & Existing Equipment Removal | Receive and inventory equipment; install one 6TB hard drive in each NVR; bench-test cameras/NVRs and verify drive detection/health; preload firmware and baseline settings; label devices by location; back up/document existing system settings where accessible; coordinate controlled removal of existing cameras/recorders and obsolete hardware; preserve reusable pathways/cabling that pass testing. | New equipment staged; existing system documented and removal underway |

|   |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |
|---|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 3 | Primary Installation              | Prioritize Four Seasons Main Gate: install 10 cameras, 16CH NVR with 6TB hard drive, 12U rack, 85-inch display, HDMI connection and Dell Mini Desktop; install remaining cameras/NVRs with one 6TB hard drive per NVR at Sand Hill Street, Mystic Dunes and Old Lake Wilson; install Mystic Dunes 20FT post; install and align Old Lake Wilson point-to-point antenna; complete required network connections.    | Major equipment physically installed at all four locations |
| 4 | Commissioning, Testing & Turnover | Complete camera aiming/focus; confirm each NVR recognizes its dedicated 6TB hard drive; verify local recording, playback, date/time and retention settings; test point-to-point link; verify internet connectivity and remote/centralized viewing; configure security-guard workstation; perform final labeling and cleanup; correct punch-list items; provide customer orientation and obtain final acceptance. | All locations commissioned, tested and turned over         |

## Deployment Sequencing & Customer Coordination

- Main Gate will receive the largest labor allocation and will be treated as the primary deployment location because it includes the highest camera count and the centralized security-guard monitoring equipment.
- Existing equipment will be removed in a controlled sequence. Where practical, operational cameras will remain online until replacement equipment is ready to be installed to reduce surveillance gaps.

- The customer should provide gate/access authorization, an onsite point of contact, access to electrical/network rooms, available network credentials, and confirmation that internet service is active before commissioning.
- Any concealed damage, failed cabling, blocked pathways, unavailable power, unsuitable mounting conditions, or customer network issues discovered during deployment may require a change order or schedule adjustment.
- The four-week schedule is a target deployment window, not a guarantee of uninterrupted consecutive workdays. Weather, shipping delays, permitting/access restrictions, and third-party ISP/network dependencies may affect timing.



**CCTV SURVEILLANCE SYSTEM PROPOSAL****Four Seasons HOA - Four Gate Locations**

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| Customer   | Four Seasons HOA                                                            |
| Project    | Smartech NDAA-Compliant 4K CCTV Systems at Four Gate Locations              |
| Locations  | Four Seasons Main Gate, Sand Hill Street, Mystic Dunes, Old Lake Wilson     |
| Tax Status | No sales tax included - customer to provide valid tax-exemption certificate |

**Project Scope**

Provide and install a complete Smartech 4K IP video surveillance solution across all four gate locations. The project includes twenty-three (23) NDAA-compliant 4K turret IP cameras, four Smartech 4K NVRs, site-specific network and mounting accessories, a security-guard monitoring workstation at the Main Entrance, camera aiming/focusing, recorder programming, recording verification, and final testing.

*Camera specification basis: Smartech 4K Ultra HD Weatherproof Turret IP Security Camera with 2.7-13.5mm Motorized Varifocal Lens (L8ZT), NDAA compliant.*

**System Summary by Location**

| Location                           | Recorder / Cameras              | Additional Equipment                                                 | Labor  | Location Subtotal  |
|------------------------------------|---------------------------------|----------------------------------------------------------------------|--------|--------------------|
| Four Seasons Main Gate             | 16CH NVR + 6TB HDD / 10 Cameras | 12U rack, 85-inch Samsung TV, TV mount, 25FT HDMI, Dell Mini Desktop | 30 hrs | \$11,983.88        |
| Sand Hill Street                   | 8CH NVR + 6TB HDD / 5 Cameras   | Standard camera/NVR installation                                     | 10 hrs | \$3,944.94         |
| Mystic Dunes                       | 4CH NVR + 6TB HDD / 3 Cameras   | 20FT aluminum square post; post burial                               | 12 hrs | \$4,329.96         |
| Old Lake Wilson                    | 8CH NVR + 6TB HDD / 5 Cameras   | Point-to-Point antenna kit                                           | 8 hrs  | \$4,244.93         |
| <b>Shared Additional Materials</b> |                                 |                                                                      |        | <b>\$785.00</b>    |
| <b>COMBINED PROJECT TOTAL</b>      |                                 |                                                                      |        | <b>\$25,288.71</b> |

Payment Schedule

|                                              |             |
|----------------------------------------------|-------------|
| 50% Deposit - due upon approval / scheduling | \$12,644.36 |
| 50% Balance - due at project completion      | \$12,644.35 |



**SMARTeCH US CORP**  
Cell: 718-650-1549 | Office: 863-288-0250  
luis.cruz@smartechus.net |  
www.smartechus.com

## Detailed Equipment & Pricing

| Description                                    | Qty | Unit | Unit Price | Extended   |
|------------------------------------------------|-----|------|------------|------------|
| 4K L8ZT NDAA-Compliant Turret IP Camera        | 23  | Each | \$229.99   | \$5,289.77 |
| 16CH Smartech 4K NDAA NVR - Main Gate          | 1   | Each | \$899.99   | \$899.99   |
| 8CH Smartech 4K NDAA NVR - Sand Hill Street    | 1   | Each | \$695.00   | \$695.00   |
| 4CH Smartech 4K NDAA NVR - Mystic Dunes        | 1   | Each | \$495.00   | \$495.00   |
| 8CH Smartech 4K NDAA NVR - Old Lake Wilson     | 1   | Each | \$695.00   | \$695.00   |
| 20 FT Aluminum Square Post - Mystic Dunes      | 1   | Each | \$695.00   | \$695.00   |
| Point-to-Point Antenna Kit - Old Lake Wilson   | 1   | Kit  | \$649.99   | \$649.99   |
| 12U Network Rack - Main Entrance               | 1   | Each | \$545.00   | \$545.00   |
| 85-inch Samsung TV - Main Entrance             | 1   | Each | \$1,345.00 | \$1,345.00 |
| TV Mount - Main Entrance                       | 1   | Each | \$125.00   | \$125.00   |
| 25FT HDMI Cable - Main Entrance                | 1   | Each | \$69.00    | \$69.00    |
| Dell Mini Desktop - Security Guard Camera Host | 1   | Each | \$1,100.00 | \$1,100.00 |

| Description                                                               | Qty | Unit | Unit Price | Extended           |
|---------------------------------------------------------------------------|-----|------|------------|--------------------|
| 6TB Surveillance-Grade Hard Drive - One per NVR                           | 4   | Each | \$349.99   | \$1,399.96         |
| Additional Materials - connectors, cable, concrete mix, hardware, conduit | 1   | Lot  | \$785.00   | \$785.00           |
| Installation Labor - 60 Hours Total                                       | 60  | Hour | \$175.00   | \$10,500.00        |
| <b>PROJECT TOTAL</b>                                                      |     |      |            | <b>\$25,288.71</b> |

## Installation Labor Allocation

| Location                            | Hours | Rate     | Extended   |
|-------------------------------------|-------|----------|------------|
| Four Seasons Main Gate              | 30    | \$175.00 | \$5,250.00 |
| Sand Hill Street                    | 10    | \$175.00 | \$1,750.00 |
| Mystic Dunes - includes post burial | 12    | \$175.00 | \$2,100.00 |
| Old Lake Wilson                     | 8     | \$175.00 | \$1,400.00 |

*Labor is allocated across all four locations for a total of sixty (60) hours. The Four Seasons Main Gate receives the largest allocation because it includes the highest camera count, rack installation, large-format display mounting, security-guard workstation setup, and centralized viewing configuration. Mystic Dunes includes additional time for burial, setting, alignment, and concrete stabilization of the 20 FT aluminum square post.*



---

## **Equipment Specifications & Functional Scope**

### **Camera Specification**

- Smartech model L8ZT - 4K Ultra HD weatherproof turret IP security camera.
- 2.7-13.5mm motorized varifocal lens for field-adjustable framing and coverage.
- NDAA-compliant platform for commercial/community surveillance applications.
- Final camera aiming, focus, naming, recording verification, and playback testing included.

### **NVR Specification Basis**

- Smartech 4K Ultra HD NDAA-Compliant IP Network Video Recorders.
- Main Gate: 16-channel recorder with one dedicated 6TB surveillance-grade hard drive.
- Sand Hill Street: 8-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Mystic Dunes: 4-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Old Lake Wilson: 8-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Storage: Four (4) 6TB surveillance-grade hard drives at \$349.99 each, with one hard drive installed in each NVR for dedicated local video recording.

### **Main Entrance Security Guard Monitoring Station**

- 12U network rack for organized NVR/network equipment mounting.
- 85-inch Samsung TV with wall mount for live camera display.
- 25FT HDMI cable for display connection.
- Dell Mini Desktop configured as the security-guard host workstation for centralized access to cameras at all four gate locations.
- Final remote-viewing functionality is subject to available LAN/WAN connectivity, network permissions, and bandwidth between sites.

### **Additional Materials Allowance - \$785.00**

Includes normal project consumables and field materials such as connectors, low-voltage/network cable, concrete mix for the Mystic Dunes post installation, mounting hardware, conduit, fittings, fasteners, and similar incidental installation materials. Major trenching, extensive conduit runs, electrical service upgrades, or concealed-condition repairs are not included unless specifically authorized.

## **Optional Additional Camera Pricing - Not Included in Project Total**

Additional cameras may be added at \$229.99 each, plus installation labor at \$175.00 per hour and any required materials. Budgetary installed add-on: \$404.99 per camera when one standard labor hour is sufficient and existing cable, network, and mounting pathways are serviceable. Trenching, lifts, conduit, network hardware, difficult access, or other nonstandard conditions will be quoted separately. This optional pricing is not included in the project total.

### **Per-Location Work**

Four Seasons Main Gate: Install 10 cameras, one 16CH NVR with one dedicated 6TB surveillance-grade hard drive, 12U rack, 85-inch Samsung display, TV mount, HDMI cable, and Dell Mini Desktop security-guard host. Configure local display and centralized camera access. Labor allocation is thirty (30) hours due to the camera volume, TV mounting, network-rack installation, workstation setup, network configuration, testing, and extension/connection of the Security Guard camera monitoring system.

Sand Hill Street: Install 5 cameras and one 8CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive. Configure recording, naming, aiming/focus, and system verification. Labor allocation is ten (10) hours.

Mystic Dunes: Install 3 cameras, one 4CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive, and one 20 FT aluminum square post. Work includes post excavation/burial, concrete stabilization, mounting, cable routing, camera setup, alignment, and final testing. Labor allocation is twelve (12) hours.

Old Lake Wilson: Install 5 cameras, one 8CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive, and one point-to-point antenna kit. Align and test the wireless bridge and confirm camera/NVR communications. Labor allocation is eight (8) hours.



## Site Connectivity Requirements

### Active Internet Connection Required at Every Location

Every CCTV location requires an active, reliable internet connection for remote viewing, centralized security-guard access, remote support, and network-dependent functions. The connection may be customer-provided wired Ethernet, an approved wireless link, or a cellular hotspot/router where wired service is unavailable. If a site lacks suitable connectivity, Smartech can provide a separate quote for cabling, wireless bridge equipment, hotspot hardware, or related network work.

The customer is responsible for active ISP/cellular service, data plans, modem/router operation, network credentials, permissions, and adequate bandwidth unless specifically included in Smartech's scope. Local NVR recording can continue without internet when the local camera network remains operational, but remote and centralized access may be unavailable.

| Location               | Connection Options                           | Purpose                                | Customer Requirement                           |
|------------------------|----------------------------------------------|----------------------------------------|------------------------------------------------|
| Four Seasons Main Gate | Wired preferred; wireless/hotspot acceptable | Central viewing, remote access/support | Active service and network permissions         |
| Sand Hill Street       | Wired, wireless bridge, or hotspot           | Remote/centralized viewing             | Active service with stable bandwidth           |
| Mystic Dunes           | Wired, wireless, or hotspot                  | Remote/centralized viewing             | Active service with stable bandwidth           |
| Old Lake Wilson        | Point-to-point bridge with upstream internet | NVR/camera link and remote viewing     | Active source internet and clear wireless path |

### Important Connectivity Notes

- Network/firewall settings may be required depending on the final design; customer IT cooperation may be necessary.
- Hotspot and wireless performance depends on carrier coverage, signal quality, interference, bandwidth, and data-plan limitations.
- Point-to-point links require suitable mounting, adequate signal quality, line of sight where applicable, and an active upstream network/internet source.
- ISP/carrier outages, failed customer network equipment, expired data plans, or third-party network changes are not covered by the CCTV equipment warranty or complimentary support unless caused by Smartech workmanship.

## Warranty, Support & Project Terms

### Two-Year Warranty

Smartech US Corp will provide a two (2) year warranty on Smartech-supplied CCTV cameras and NVR equipment included in this proposal, subject to normal use, proper environmental conditions,

and applicable manufacturer warranty terms. Warranty service covers defects in supplied equipment and Smartech installation workmanship within the covered scope.

## **Twelve Months Complimentary Onsite Support**

The project includes twelve (12) months of complimentary onsite support beginning at final system acceptance. Support includes reasonable onsite troubleshooting of the installed CCTV system, camera/NVR configuration corrections, verification of recording and playback, and reasonable assistance restoring normal operation when the issue is attributable to covered Smartech-supplied equipment or Smartech installation workmanship. Priority support requests may be submitted through [www.smartechus.com](http://www.smartechus.com). Replacement equipment, consumables, cable replacement, lift rental, trenching, electrical work, or repairs required because of excluded causes are not included in complimentary support.

## **Optional Service Plans Available Upon Request**

After the complimentary twelve-month onsite support period, Smartech US Corp can provide ongoing CCTV service and maintenance plans upon customer request. Available plans may include scheduled preventive maintenance, priority response, remote support, onsite troubleshooting, camera cleaning and alignment, recording-health checks, NVR configuration review, and discounted or bundled service hours. Service-plan pricing and response terms will be provided separately based on the coverage level, number of locations, equipment count, and requested service frequency. Optional service plans remain subject to the warranty and service exclusions stated below.

## **Warranty & Service Exclusions - Acts of God, Power Events, Damage, and Third-Party Causes**

The equipment warranty, workmanship warranty, complimentary onsite support, and any optional service plan do not cover damage, failure, degradation, or service calls caused by Acts of God, severe weather, environmental events, or external conditions beyond the reasonable control of Smartech US Corp. Excluded causes include, but are not limited to, lightning or lightning strikes, direct or indirect electrical surge, power surge, voltage spike, brownout, blackout, utility disturbance, generator or transfer-switch event, improper grounding, hurricane, tropical storm, tornado, flooding, storm surge, wind, hail, fire, extreme heat, water intrusion, falling trees or debris, pest/animal/insect damage, corrosion from abnormal environmental exposure, vandalism, theft, vehicle impact, construction damage, unauthorized repair or modification, third-party cabling or network changes, ISP/network outages, customer-supplied equipment failure, misuse, negligence, or operation outside manufacturer specifications. Any inspection, repair, replacement, or restoration required because of an excluded cause may be quoted separately at prevailing labor, equipment, material, travel, and specialty-equipment rates.

## **Assumptions & Exclusions**

- No sales tax is included because the customer will provide a valid tax-exemption certificate before invoicing.
- Pricing assumes serviceable mounting areas and reasonable access to existing power/network pathways.
- Major trenching, asphalt/concrete restoration, new electrical circuits, utility work, permits, lifts, extensive core drilling, or major conduit replacement are excluded unless specifically added.
- Existing cabling/pathways are subject to field verification. Failed or unsuitable cabling discovered during installation may require additional authorized work.
- Internet service, ISP recurring fees, cellular service, and third-party network remediation are excluded unless specifically listed.

- Point-to-point wireless performance depends on line of sight, mounting height, interference, and available network connectivity.
- The Dell Mini Desktop is intended as the security-guard host for centralized viewing/access. Final multi-site remote connectivity depends on customer network architecture and permissions.

Customer Authorization

|                                 |             |
|---------------------------------|-------------|
| Project Total                   | \$25,288.71 |
| 50% Deposit                     | \$12,644.36 |
| Authorized Name / Signature     | Date        |
| <hr/>                           | <hr/>       |
| Smartech US Corp Representative | Date        |
| <hr/>                           | <hr/>       |

## SECTION d.



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

**SUBMITTED TO:**

Four Seasons at Orlando  
2117 Antilles Club  
Kissimmee, FL 34747  
Attn: Jarrett Wright  
Phone: (407) 750-3599  
Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

**Job Name / Location:**

Four Seasons at Orlando  
2117 Antilles Club, Kissimmee, FL 34747  
Four Seasons Blvd Left and Right Side  
Antilles Lift Station

**Proposal to replace All Viburnum Awabuki with Podocarpus throughout property**

|                                                             | Qty | Unit | Unit Cost     | TOTAL              |
|-------------------------------------------------------------|-----|------|---------------|--------------------|
| Podocarpus (Four Seasons Blvd and lift station on antilles) | 849 | 3Gal | \$20.00       | \$16,980.00        |
| Cocoa Brown Mulch                                           | 45  | Cy   | \$65.00       | \$2,925.00         |
| Demo Labor/ Prep                                            | 65  | Hr   | \$65.00       | \$4,225.00         |
|                                                             |     |      | <b>Total:</b> | <b>\$24,130.00</b> |

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Emir Ogric

Date Submitted: September 19, 2026

Accepted by: \_\_\_\_\_

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

## SECTION VIII

*to be provided under  
separate cover*