

# **SILVERADO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**October 26, 2023**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Silverado Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

October 19, 2023

**ATTENDEES:**  
Please identify yourself each time  
you speak to facilitate accurate  
transcription of meeting minutes.

Board of Supervisors  
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on October 26, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Electric Bill Solar Options
4. Consideration of Proposal(s)
  - A. Juniper Proposal No. 216573 [Annual Season Change Out]
  - B. Mailbox Covering Proposals/Estimates
    - I. Custom Canvas Structures Incorporated 6176 [A-Frame Awning \$19,875]
    - II. Awning Works, Inc. 28994 [Vinyl Canopy \$27,015.38]
  - C. Pest Control Proposals
    - I. NaturZone Pest Control Services Agreement [Clubhouse, Pool Grounds, Tot Lot]
    - II. Turner Pest Control Commercial Agreement/Set Up [Exterior Treatment around Pool and Playground; Interior Treatment of Restrooms]
  - D. Breeze Estimates
    - I. SCDD101123 [Repaint Bathroom Floors \$1,975]
    - II. SCDD101123A [Pressure Wash Amenity Center \$3,602.13]
    - III. SCDD101123B [Removal and Disposal of Damaged Bridge \$1,800]
    - IV. SCDD101123C [Replace Can Lights Under Amenity Lanai \$710.64]

- E. Tampa S.W.A.P. LLC Estimates
    - I. 1012 [Clubhouse Bathroom Paint \$2,150]
    - II. 1013 [Clubhouse Pressure Wash \$3,900]
    - III. 1014 [Gutter Cleaning, Men's Restroom Sign, Looser Paver Repair \$1,950]
    - IV. 1015 [Bridge Demo \$11,000]
  - F. Catherine ProCleaners LLC Proposal/Estimates
    - I. Cleaning Amenity Center
    - II. 2540 [Club House Pressure Wash \$1,400]
    - III. 2541 [Sidewalk Pressure Wash \$9,000]
  - G. J Mac Property Service Proposal for Daily Cleaning
  - H. Florida Brother's Maintenance & Repair LLC Estimates
    - I. 1148 [Replace Can Lights Under Lanai \$377.72]
    - II. 1149 [Replace Missing Soffit on Clubhouse Front Entry Side \$135]
    - III. 1151 [Annual Janitorial Services \$18,216]
    - IV. 1153 [Replacement of Men's Restroom Sign \$105]
    - V. 1154 [Removal of Dried Adhesive on Pillars/Paint \$160]
    - VI. 1155 [Removal and Disposal of Damaged Bridge \$4,927.84]
    - VII. 1156 [Lanai Ceiling Fan Repair/Replacement \$298.95]
    - VIII. 1157 [Pressure Wash Clubhouse Exterior \$2,710.90]
    - IX. 1167 [Install New Motion Sensor Light Switches at Clubhouse \$375]
  - I. DC Integrations Agreements/Proposals
    - I. Access Management Agreement [Access Takeover Pool \$75]
    - II. CCTV Management [CCTV Takeover Pool \$75]
    - III. TH23920 [Cell Internet for Access and CCTV \$130]
    - IV. TH23924 [Videofied \$6,950]
    - V. TH23924 [Monitoring Agreement Videofied \$1,680]
    - VI. TH23925 [2 Camera Solar \$7,480]
5. Update: SOLitude Lake Management, LLC, Service Reports – October 2023

- 6. Acceptance of Unaudited Financial Statements as of September 30, 2023
- 7. Approval of September 28, 2023 Regular Meeting Minutes
- 8. Board Member Comments
  - Sidewalk Pressure Washing
- 9. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk*
    - Discussion: ADA Requirement Check on Sidewalks
  - B. District Engineer: *Stantec*
  - C. Operations Manager: *Breeze Home*
    - Update: Electrical Outlet
  - D. District Manager: *Wrathell, Hunt & Associates, LLC*
    - NEXT MEETING DATE: November 16, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	MICHAEL OZOROWSKY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS SMITH	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MARTHA O'NEAL	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Public Comments
- 11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**



**Proposal**

**Proposal No.:** 216573  
**Proposed Date:** 05/11/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Annual season change out

Juniper would like to propose seasonal annual change out 4 times a year at 500 annuals.

We will be starting our next change out first week of June. That will be quarter 2 change out.

- Quarter 1** \$1,500.00
- Quarter 2** \$1,500.00
- Quarter 3** \$1,500.00
- Quarter 4** \$1,500.00
- Yearly** \$6,000.00

The new installs for the month of June will be

Salvia Farinacea Victoria Blue



Penta White

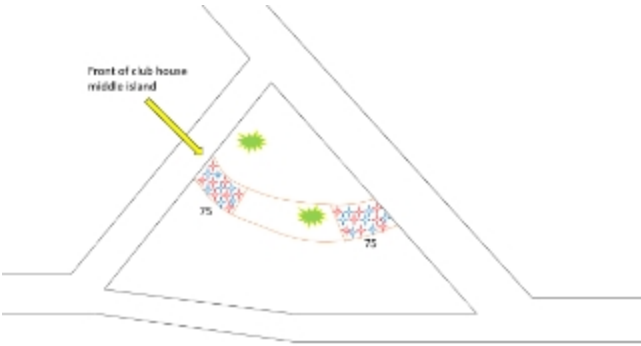
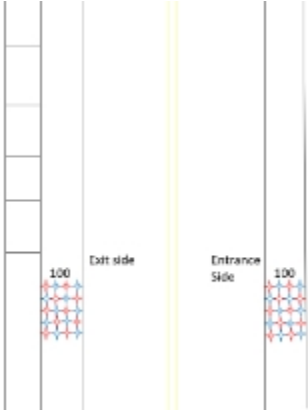


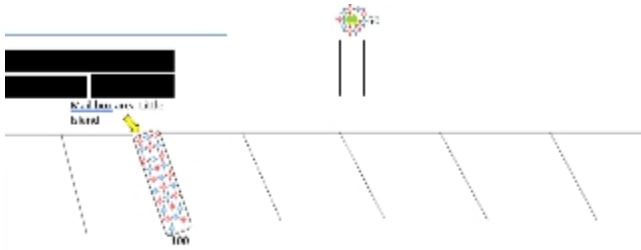
Penta red velvet





Here are the main areas I would like to place the annuals for great view.





ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$1,500.00</b>
Q2 annual change	500.00	EA	\$3.00	\$1,500.00	
				<b>Total:</b>	<b>\$1,500.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4BI**

# Custom Canvas Structures INCORPORATED

Office: 813-251-1115  
1709 West Lemon St., Tampa, FL 33606



**Customer:** Breeze Home

**Contact Name:** Gaby Arroyo

**Job Address:** 6270 Silverado Ranch Blvd, Zephyrhills, FL 33541, USA

**Email:** work:Gaby@BreezeHome.com

**Phone:** work:813.565.4663

**Customer PO#:** N/A

**Rep:** Robert Heffington - Cell Phone 443-572-1595, robert@customcanvasstructures.com

**Terms:** 50% Deposit Amount: 9937.50

9 Oct 2023

**PROPOSAL - 6176**

**Description:**

**Project Type:** New - Steel Frame & Fabric

**Awning Type:** A-Frame Awning

**Fabric Type:** PATIO

**Fabric Name:** Black

**Frames:** GATORSHIELD 1" Square

**Paint Frame:** NEED, Black

**Wings:** YES,

**Valance:** Yes RIGID 10"

**Braid:**

**Scallop:** NA

**Thread:** Standard Black

**Fabric Attached by:** Laced

**Additional Proposal Notes:**

1	New free standing gable A-frame awning above the mailboxes. 17' wide X 2'2" drop X 23' projection X 10" rigid valance (Includes Permits and Engineering)	19,875.00	19,875.00
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\*Buyer understands that price does not include permitting, engineered drawings, or permit fees unless specifically priced and included above

**Subtotal:** 19875.00

\*Custom Awnings are handmade items and prone to some slight wrinkles or imperfections. Pipe frame awning recovers are notorious for having wrinkles as the fabric is not held taut like typical laced awnings. Awnings with soft valances will contain wrinkles and will not be taut and flat.

**Sales Tax:** 0.00

**Total:** 19875.00

The buyer understands that the material necessary to fill this order is custom-made and agrees that this order is not subject to cancellation. Buyer further agrees that Custom Canvas Structures shall not be responsible for loss or delay, due to strikes, lockouts, labor disputes, Acts of God, fires, accidents, or other causes, including but not limited to, failure of dependent third parties, beyond its control. Custom Canvas Structures shall not be responsible and hereby disclaims any liability for damage resulting from or defects in specifications submitted by Buyer. Custom Canvas Structures, as evidenced by its execution below, or upon commencing performance of the work, it is understood that this instrument upon such acceptance, contains all and the only agreements, between Custom Canvas Structures and that no representative of Custom Canvas Structures has made any warranties or agreements oral or written, modifying or adding to the terms. Note that the originally proposed installation timeframes may change without notice. Unless a previously agreed upon installation date has been set and agreed upon in writing, installation timeframes may change.

Any alterations involving an extra cost will become an extra charge over and above the amount stated above. Buyer further understands and agrees that if any payments here/or elsewhere set forth is not made in accordance with the terms hereof, the late payment service charge will be imposed on all balances ten (10) or more days past due at a periodic rate of 1.5% per month (18% per annum). Custom Canvas Structures, shall have and retain a purchase money security interest under the Uniform Commercial Code of the State of Florida in and to any and all goods, equipment, or other items installed or provided by Custom Canvas Structures together with any and all proceeds thereof and Custom Canvas Structures shall have any and all remedies available to a secured party under said Uniform Commercial Code. Including the right to remove and repossess any item installed by Custom Canvas Structures. Buyer shall pay all costs of collection including a reasonable attorney's fee and the costs.

The Buyer hereby accepts Custom Canvas Structures' proposal to furnish all labor and materials necessary to manufacture/install or recover/repair the articles of personal property described above. Buyer understands that upon project completion an invoice will be provided for payment, due upon receipt via personal or business check.

Buyer's Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Approved: Custom Canvas Structures, Inc. \_\_\_\_\_

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B11**

**Awning Works, Inc.**  
10820 US 19 N  
CLEARWATER, FL 33764  
727-524-1118  
AWI@awningworksinc.com  
www.awningworksinc.com



# Estimate

<b>ADDRESS</b>	<b>SHIP TO</b>	<b>ESTIMATE #</b> 28994
Breeze	Breeze	<b>DATE</b> 10/20/2023
1540 International Pkwy, Suite 2000	1540 International Pkwy, Suite 2000	
Lake Mary, FL 32746	Lake Mary, FL 32746	

<b>CONTACT</b>	<b>SALES REP</b>	<b>LEAD TIME</b>
Gaby Arroyo	DP - Dan Perri	8-10 Weeks

DESCRIPTION	AMOUNT
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PROJECT NAME: Silverado Mailbox Vinyl Canopy  
PROJECT LOCATION: 6270 Silverado Ranch Blvd Zephyrhills, FL 33541  
Sales Rep: Dan Perri  
Project Type: Level C  
Product: Free Standing Powder Coated Vinyl Canopy  
Contact: Gaby Arroyo  
Ph: 813.565.4663  
E: gaby@breezehome.com

Decorative Fabric Canopy Free Standing Gable Style Awning Design With Both Ends Closed Uprights In Front, Attaching To Existing Slab Valance Style: Rigid Valance Height: 8" Sattler 745FR Fabric (10-Year Manufacturer's Warranty) Fabric Type: Vinyl (Water Resistant) Color: TBD By Customer Gore® Tenara® Sewing Thread Welded Structural Aluminum Frame: Frame Finish: Mill Finish (Add Fabric Attachment Method: Staple in System Spline Color: Black Approximate Dimensions: Quantity: One (1) at 17'(W) x 2'(H) x 23' Projection Canopy Above Mailboxes Permit is \$850.00 Plus The Cost Of The Permit Billed On The Final Invoice Estimate Includes A Project Survey To Confirm Dimensions Shop Drawing Product Price Includes All Materials, Manufacturing Labor and Equipment. Option: For Powder Coated Awning Frame & Uprights Add \$5,500 To Total Initial To Add _____ Powder Coat Color: _____ Satin Jet Black 38/80020	17,973.00T
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If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name \_\_\_\_\_ Date \_\_\_\_\_

DESCRIPTION	AMOUNT
Installation Labor Price Non-Taxable	6,314.00
Florida Engineered Drawing - All Pricing Pending Approved Engineering	750.00
Permit and Administrative Costs (Approximate)	850.00
County Sales Tax 1.0% on the First \$5000.00, MAX \$50.00 (County)	50.00

NOTES:

- \_Current Market Volatility of Materials With Respect to Price and Lead Times Could Affect Our Pricing Upon Contract.
- \_ CCIP/OCIP and Textura Not Included Unless Specified Above
- \_Our Pricing Should Be Considered Valid for 30 Days or Less, Beyond Which Time, Please Contact Your Sales Representative for Any Price or Schedule Impact.
- \_ Awning Works Will Take Field Dimensions But Layout Works Needs To Be Performed By A Surveyor Company If Needed
- \_Engineering Doesn't Include Shop Drawings. Shop Drawings Are In The Main Price And Account For 10%-15% Of The Project
- \_All Pricing Pending Engineering

Price Is Subject To Change If Dimensions Vary From Our Survey That Affect Increase Cost In Labor And Materials And/Or If "Easy" Access Or Conditions For The Installation Is Not As Estimated.

LEAD TIME: (8-10 Weeks) Lead time Starts After Field Dimensions And/Or Approved Permit. Lead Time is Based On Availability Of Raw Materials And Could Change

TERMS: 50% Down, Balance on Install/Invoice

Your Project Does Not Begin Until Both Your Deposit AND Signed Estimate with Terms & Conditions Have Been Received By Our Finance Department. By Signing, You Are Also Agreeing to the Terms & Conditions Provided. All Fabric And Valance Choices, Powder Coat Colors And Other Custom Selections Should Be Made Prior To Signing Your Estimate If At All Possible As These Variables Can Affect The Lead Time On Production And Manufacturing; Including Availability of Raw Materials. Lead Time Begins After Survey, Drawings, and/or Permitting Approved.

Contractor's Warranty

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We hereby warrant that the Product(s) to be installed at the Project Location have been provided in accordance with the drawings and specifications and that the products installed will fulfill the requirements of those specifications. We agree to repair or replace, or cause to be repaired or replaced, any or all work which may prove to be defective in workmanship or materials, within a period of One (1) Year from the date of substantial completion of Project. Ordinary wear and tear, acts of God, building structural integrity, and unusual abuse or neglect are excluded. Warranties from the Product Manufacturer are made part of this warranty.

If we fail to commence to comply with the above paragraph within Ten (10) days after receipt of written notice from the Owner to do so or fail to pursue such compliance with diligence, we, jointly, and severally, do hereby authorize the Owner to proceed to have the defects repaired and made good at reasonable industry cost at our sole expense and we will honor and pay the costs and charges. If we fail to fulfill the preceding obligations, and if the Owner brings an action to enforce this warranty, we agree to pay the Owner reasonable attorney's fees incurred in connection therewith.

Special Project: Additions and Exclusions: None

**If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!**

Name \_\_\_\_\_ Date \_\_\_\_\_

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This estimate is valid for 30 days from the noted date. Due to the custom nature of the products offered herein, we have a "no refund" policy and all payments are due per the specified Terms & Conditions or as reflected above. Please be aware lead time can at times be beyond our control and affected by weather, availability of components and permitting processes. Lead times are expressed after receipt of deposit and after permits are issued. Unless noted otherwise we pass through all manufacturer warranties and offer a one year workmanship warranty from the date of installation. A 1.5% per month late fee on the unpaid balance will be added for payments beyond the terms noted and all products provided herein remain the property of Awning Works Inc until paid in full.

SUBTOTAL	25,937.00
TAX	1,078.38
<b>TOTAL</b>	<b>\$27,015.38</b>

Accepted By

Accepted Date

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name\_\_\_\_\_ Date\_\_\_\_\_





SINCE 1985  
CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.  
Clearwater, FL 33764  
Local: (727) 524-1118  
Toll Free: (866) 873-2941  
Fax: (727) 524-3110

# Conditions of Proposal & Contract (CP&C)

## Terms & Conditions

### Specific Exclusions from Scope of Work – unless otherwise specified

1. Repair, replacement, or any other modification of ANY **existing frames** not specified above.
2. Any material or services not specifically shown or noted above as being included.
3. Graphics | Egg-crate | Lighting | Heaters | Electrical hook-up/work
4. Night, early A.M., weekend, and/or special installation **hours**.
5. Liability for work performed **by others**
6. **Insurance** coverage and/or limits beyond or in excess of standard coverage.
7. **Protection** of equipment and/or merchandise within work area
8. **Design** Development | Engineering Calculations | Shop Drawings | Structural Engineering | Site Plan Approval | Gutters or water diversion system
9. **Permit** Acquisition/Fees/changes due to Government Authority requirements
10. **Special Inspection or testing** required by Governing Authority (possibly fabric or frame components)
11. Fire **sprinklers** or supports for sprinklers
12. **Clearance of Work Area**. Demolition and removal of existing structure(s) or columns
13. Concrete Cutting | Excavation through rock greater than four inches | Dirt Removal | Waterproofing | Field Welding | Steel Drilling | Curb Repair
14. **Reinforcement** to existing structure | Blocking | Backing | Footings | Trenching | Soil Tests
15. Certified Welding | | Prevailing Wages | Union Labor | Bid, Payment & Performance Bonds
16. **Equipment:** Scaffolding | Cranes | Lifts | Concrete Truck | Bobcat Access | Fencing
17. Seller isn't liable for **crane damage** to the property
18. **Multiple** installation mobilizations/trips per Seller | Freight Costs | Liquidated Damages
19. Changes due to **actual conditions** discovered at job site. Vendor related items are a budgeted price and could increase once vendor does a site survey including but not limited to Concrete and Electrical
20. **Crazing** is an acceptable natural process of acrylic fabric like Sunbrella and is kept to a minimum
21. **Oil Canning** occurs in metal roofing and is kept to a minimum

An Industry Leader building quality products and long-term relationships.

CP&C First Page through Page 1 of **3** Initial: \_\_\_\_\_ Date: \_\_\_\_\_



SINCE 1985  
 CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.  
 Clearwater, FL 33764  
 Local: (727) 524-1118  
 Toll Free: (866) 873-2941  
 Fax: (727) 524-3110

## Conditions of Proposal & Contract (CP&C)

Hereinafter, the term "Seller" shall refer to Awning Works Inc., a Florida corporation, and the term "Customer" shall refer to the person, party and/or entity executing the acceptance of the proposal / contract ("agreement") upon the face of this document. All sales are made on the following Terms and Conditions, which the Customer agrees to accept by initialing and dating the bottom of each page.

1. All **correspondence** relating to this order must show the **date and proposal number** (Estimate #/Job ID) of same.
2. **Price estimate** is based on non-structurally engineered costs; if structural engineering is required, re-evaluation of price will be necessary.
3. Seller reserves the right to **photograph** all of its products for documentation, training and marketing purposes.
4. **Estimated lead time** will also be extended if deposit required is not received with signed proposal/contract. Seller reserves the right to delay production and extend project completion and contract estimated lead time until all approvals (including all permits from governing authority, authorized stakeholders, and landlord approvals) have been finalized and received in writing by Seller.
5. **Onsite installation delays** generated by Customer will be subject to an additional charge.
6. If there are any areas at the job-site containing **EFIS**, which interfere with the awning installation, additional charges will be incurred, as well as any necessary changes due to actual conditions discovered at the jobsite not identified and quoted.
7. In the event of encounters with any **impediments** (i.e., rocks, utilities, etc.) during the excavation of footings, additional costs will be determined on a Time and Material (T&M) basis and added to the final invoice.
8. All **changes** to information contained within this document will become valid and binding only when initialed and dated by Customer and approved by Seller's authorized personnel.
9. Any **special insurance** requirements or certificates, i.e.: "waivers of subrogation" are not included in bid unless otherwise noted and will be billed separately upon completion of project. **OCIP/CCIP** are not included and will start at 1% of the contract cost.
10. Payment options such as **Textura** are not included and is .22% of contract up to \$3,750.00.
11. **Drawings** include two (2) Trivial 4-hour revisions, any revisions beyond will be billed at \$65/hr.
12. Seller will arrange installation date with Customer and dispatch an installation crew to the job site. When installer(s) arrive at the job site, if Customer **refuses installation** for any reason, then Seller will establish a new installation date with Customer and charge the Customer a discretionary fee for additional travel costs incurred.
13. If Customer **reschedules** the installation date without sufficient notice to Seller, then Seller reserves the right to charge a service fee.
14. No modification or waiver of this **agreement** shall be effective unless it is in writing and signed by the party against whom it is sought to be enforced, and Customer agrees that they shall not rely upon any oral representation or statement of Seller, or its representative, purporting to modify the terms of this agreement.
15. If, due to any government agency requirements, it becomes necessary that Seller rent any **additional equipment** to accomplish the installation of merchandise purchased hereunder, the expense of the same shall either be paid by Customer, in addition to the purchase price and other charges coming due hereunder or paid by Seller and reimbursed to it by Customer, at the election of Seller.
16. With the respect to the installation of merchandise, the Customer is responsible for obtaining all **permits and/or licenses** from the appropriate government agencies. Seller will, at Customer request, act as an agent to obtain permits/licenses from the appropriate government agencies.
17. If permits or licenses are **canceled or denied** for any reason, Customer is still responsible for all financial and other obligations payable to Seller under the agreement. All costs of permits and/or licenses and their retrieval shall be borne by Customer in addition to all financial and other obligations payable to Seller hereunder, such as cost for structural engineering and permit retrieval are immediately due and payable.
18. If the Customer instructs Seller to proceed with an order **without the acquisition of permits** by either Seller or Customer, the Customer is fully responsible for obtaining all necessary permits required by the local governing authority to allow the proper execution of the work proposed in this contract. In the event of a stop work order issued by local governing authority, Seller will be held harmless against all liability and claims including costs resulting directly from not acquiring permits.
19. Customer shall be responsible for obtaining all approvals required by **Authorizing Stakeholders** such as Customer's landlord, HOA, franchisor, licensor, parent entity, affiliate, non-governmental persons and/or entities. In the event Customer fails to do so, Seller shall be relieved of any further obligation to furnish any merchandise pursuant to this agreement and Customer shall, nevertheless be required to pay Seller all sums as are due hereunder. In the event Customer requests that Seller obtain any such non-governmental approval and Seller shall be unable to do so, same shall not relieve Customer of its obligation to pay Seller all sums as are due hereunder. Customer shall be responsible for obtaining normal **access** including a position to work on or over adjoining property. Customer agrees to the right of Seller to enter onto the property described in this agreement during the hours of 8:00 a.m. to the 4:00 p.m., Monday through Friday, in the performance of this agreement. In the event Seller cannot enter job site for any reason or is prevented from accomplishing work progress by any means or obstruction in the completion of this agreement, Customer shall be charged an extra charge over the sum mentioned in this agreement.
20. Customer agrees to the right of the Seller to perform whatever surface of **structural building modification** is necessary for awning installation including, but not limited to, cutting, sawing, hole drilling, hammering and paint removal.
21. Any alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this agreement. Customer shall be notified in writing of such changes. Any **change orders or additional work orders** shall be subject to all the terms and conditions set forth within.
22. Upon approval of **installed merchandise** by contractor, owner, or any responsible party, Seller is due payment regardless of whether Customer is paid or reimbursed by any third party.
23. Seller warrants that upon delivery merchandise shall be substantially as described in this agreement, or as described in any final plan, specifications, drawing or sketch submitted by Seller to Customer or Customer to Seller, but no other express warranty is made in respect to merchandise. If any **model or sample** is shown Customer, it is used merely to illustrate the general type and quality of merchandise and not to a representation of the finished product.
24. Merchandise sold under this agreement is manufactured to best of industry practice and is purchased by the Customer "**as manufactured**" and the Seller does **not warrant that it is of merchantable quality or that it can be used for any particular** purpose.



SINCE 1985  
CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.  
Clearwater, FL 33764  
Local: (727) 524-1118  
Toll Free: (866) 873-2941  
Fax: (727) 524-3110

Residential & Commercial • Contractors • Architects • Property Management • Specialties: Division 10 Products

25. Customer acknowledge that the **fabrication** of merchandise purchased hereunder is not an exact science and, therefore, such merchandise shall be subject to minor variations in size, shape, color and/or form from the plans and specifications agreed upon between the parties. In the event Customer claims Seller has breached this agreement by delivering merchandise that does not conform to the plans and specifications agreed upon between the parties, upon ten (10) calendar days written notice from Customer to Seller, Customer's exclusive remedy shall be at Seller's option, the return of any money paid on account of the purchase price or replacement and repair of the non-conforming merchandise. Further, in the aforesaid event, or if it is claimed that Seller has otherwise breached or repudiated this agreement, Sellers shall not be liable for loss of profits and/or loss of benefits and/or indirect, consequential, incidental or similar damages even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price hereunder for merchandise in question regardless of the form in which any legal or equitable action may be brought against Seller.
26. **Fabric Warranty** is as specified by manufacturer, warranty on both workmanship and fabric. Excludes shipment and installation costs.
27. **The above warranty is in lieu of and excludes all other express or implied warranties including any warranty of merchant ability or fitness for a particular purpose. In no event shall Seller be liable for loss of profits and/or benefits and/or indirect, consequential, incidental or similar damages, even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price for merchandise in question regardless of the form in which any action may be brought against Seller. Any and all warranties, implied or expressed by Seller, and/or warranty claims made by a Customer in default of the terms of payment as stipulated on the front of this form will be held null and void until payment is made in full.**
28. **Retention by Customer** of merchandise purchased hereunder for a period of three (3) business days without notice to Seller of a defect in merchandise or of breach of this agreement shall be deemed an acceptance of merchandise by Customer and thereafter Customer shall be deemed to have waived any rights or remedies available to Customer for breach of this agreement.
29. Any **non-fabricated item returns** must first be authorized by Seller in writing and returned according to Seller's instructions. Returns are subject to a 20% restocking charge unless they are determined and deemed to be defective by Seller.
30. Regarding merchandise that is **returned** to the Seller, Customer must pay all costs for packing, loading and/or shipping.
31. All sales are quoted **F.O.B.** to our company, unless otherwise agreed, and Customer agrees to pay all **freight**, transportation, or drayage.
32. If scope of work specifies **retractable awnings**, Seller is not responsible for any damage to awnings or retraction systems resulting from exposure to weather conditions (i.e. rain, winds, etc.)
33. **Retractable awnings** are meant to be used for shade and can't be out during inclement weather; they are not meant to be extended in any type of rainfall. Retractable awnings must be retracted during all inclement weather regardless of having a sensor or not. Sensors are not a fail safe for inclement weather.
34. Seller shall not be **liable** for injuries, damages, or delays to persons or property directly or indirectly.
35. All sums are **payable in advance** unless Seller expressly consents in writing to later payment. If payment is not made when due, service charges at the rate of 18% per annum (1.5% per month) will be added to Customer's account. This service charge will be added on all past due accounts until paid in full. If Seller, at Seller's sole discretion, believes Customer's financial responsibility is unsatisfactory, Seller may defer or decline to make shipments except upon receipt of security satisfactory to it, or Seller may terminate this agreement by written notice to Customer.
36. Customer shall pay to Seller all costs, expenses, and reasonable attorney's **fees** incurred by Seller to collect the purchase price and any other sums dues hereunder or to enforce any other provision of this agreement.
37. Customer shall indemnify, defend and hold Seller and its agents, employees, officers, directors, shareholders and representatives, harmless from and against any and all losses, claims, actions, damages, liabilities, penalties, costs and expenses, including reasonable attorney's fees, incurred or suffered by Seller pursuant to and/or in connection with the **acts, and/or omissions to act**, of Customer or their Customer, agents, representatives, officers or employees with respect to Customer's purchase, receipt and/or installation of merchandise hereunder.
38. Unless the express terms of this agreement provide otherwise, Customer agrees that Customer does not acquire any right to possess, sell, assign or dispose of merchandise until it is entirely paid for. **Title and security interest** to such merchandise shall remain with Seller until full payment is received.
39. Upon any **default in any payment** by Customer under this agreement, Seller at its sole option, may elect that the remaining payments due hereunder be accelerated and the entire amount of the purchase price be due and payable immediately and before delivery of merchandise to Customer. In addition, Customer hereby gives Seller permission to enter upon Customer's premises and, without any court order or other process of law, repossess and remove merchandise purchased by Customer, either with or without notice. In such event, there shall be due from Customer, and Customer shall immediately pay to Seller all costs and expenses of Seller in repossessing, transporting, repairing or otherwise handling merchandise subject to this agreement. Also, in such event all rights of Customer for trespass or other causes are waived. Correspondingly, Customer will be required to pay Seller's customary charges for reinstallation of the merchandise should the Customer request same. In addition, Seller shall be entitled to recover lost overhead profit.
40. Seller has the right to file a preliminary **lien** notice against any Customer to which materials have been supplied. Customer agrees to provide Seller with information required to be included in a preliminary lien. Failure by Customer to provide such information allows Seller to retain as its sole option the right to cease production, overriding any previously agreed upon terms, until the requested information is provided.
41. Seller has the right to withhold any merchandise or shipments if Customer's account is **past due** for any reason.
42. Customer agrees that the **terms** as set forth in this agreement shall act as the terms between Seller and Customer and cannot be altered unless mutually agreed upon in writing by authorized representatives of both Seller and Customer. Customer also understands that at no time will payment to Seller be contingent upon receipt of payment by Customer from its Customer. Additionally, the terms of this agreement supersede all past terms and any future terms of sale that conflict with the terms of this agreement including, but not limited to, terms of payment.

CP&C Agreement for total of 3 pages Print Name: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_





**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4CI**



Natural Solutions. Guaranteed Protection.

1899 Porter Lake Drive, #103, Sarasota, FL 34240

1-866-390-7378

info@NaturZone.com



# Service Agreement

Location Name:			
Covered Address(s):			
Location Contact:	Phone:	Email:	
Billing Company:			
Billing Address:			
Billing Contact:	Phone:	Email:	
Tax Exempt: <input type="checkbox"/> Yes <input type="checkbox"/> No <small>If yes must attach a copy of certificate.</small>	Business Type:		

## Scope of Service for Pest Control Services

Covered Areas:			
Covered Pests:	<input type="checkbox"/> Ants <input type="checkbox"/> Roaches <input type="checkbox"/> Rats <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Wasps <small>*for active nests less than 10ft</small> <input type="checkbox"/> Other		

## Service Details:

Service Type	Frequency	Service Notes	Qty	Per Service

Routine Service includes treatment of high risk areas including but not limited to:

--

Current Pest Pressures:

Preventative Rodent Details:

- Install new stations on property. Special Instructions:
- Retrofit existing stations. Special Instructions:
- No exterior rodent control included.

Other:

Service Guarantee:

Compensation	Authorization		
Initial Service Fee	NaturZone Representative:		Date:
	Authorized Client Signature:		Date:
	Print Name:		
	Return Signed Agreement To:		

<b>Internal Use Only</b>		
LS	TL	LB
IT	RT	FT

All fees are due at time of service and do not include applicable taxes. NaturZone management reserves the right to require adjustments to this agreement prior to the initial service being completed. The initial term of this service agreement is for one year and automatically renews unless notified by the client or NaturZone Pest Control with a (30) day written notice of cancellation prior to the renewal date. After the first year, NaturZone may make periodic inflationary increases to the price. The client acknowledges that, unless otherwise specified in this agreement, NaturZone retains ownership of all installed equipment, including but not limited to bait stations and insect light traps.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4CII**





# Commercial Agreement / Set UP

**Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256**

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174

Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 Sarasota-2155 12<sup>th</sup> St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – [www.turnerpest.com](http://www.turnerpest.com)

### Service Info

### Billing Info (leave blank if same)

Current Acct #	838055	Lead Source	
Business Name	Silverado CDD	Business Name	
Contact	Wes	Contact	
Position	Manager	Position	
Phone	256-684-6892	Phone	
Email	Wes@breezehome.com	Email	
2 <sup>nd</sup> Contact		2 <sup>nd</sup> Contact	
Position		Position	
Phone		Phone	
Email		Email	
Address	6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Address	

Invoicing (choose)	Email	<input checked="" type="checkbox"/>	Print		Consolidated Invoicing (y/n)	YES	<input checked="" type="checkbox"/>	NO
Service Reports	Email	<input checked="" type="checkbox"/>	Print		Purchase Order Number			
Is there a multiple location Attachment?					Tax Exempt # (attached form)			
Salesperson:	John Betts				Lead by:			
Preferred Payment Method					ACH	Credit Card	(complete appropriate form)	
<b>Available Service Days:</b> Monday Tuesday Wednesday Thursday Friday								
<b>Available Service Hours:</b> 8 to				to	Note:			
5								
<b>Check Pests Covered:</b> Interior Ants Roaches Wasps Occasional Invaders								

### Setup Costs (list all equipment and services)

### Recurring Costs

First Monthly Invoice(s) to include Setup Costs and Recurring Costs			
Desired Start Date: ASAP	Service Notes:	Service Frequency:	
<b>Service to Include:</b> <ul style="list-style-type: none"> <li>Exterior Treatment for roaches, ants and occasional invaders.</li> <li>Includes around pool and playground.</li> <li>Interior treatment of restrooms on same day of service.</li> </ul>	<b>To Include</b> <ul style="list-style-type: none"> <li>Exterior inspection and residual for the long-term control of roaches, ants and occasional invaders.               <ul style="list-style-type: none"> <li>Technician to preventively treat the perimeter of the buildings for control measures.</li> <li>All buildings exteriors will be treated on a Monthly rotation.</li> </ul> </li> <li>Interior inspection and treatment to units as requested on same day as scheduled service.</li> </ul>	Monthly	

October 20, 2023

The Proposal and Pricing contained herein will be honored 30 days from printed date above.



# Commercial Agreement / Set UP

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

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Toll Free: 800-225-5305 – [www.turnerpest.com](http://www.turnerpest.com)

				<ul style="list-style-type: none"> <li>Wasp Control on any wasp nests within 15 feet from the ground.</li> </ul> <p><b>Pests covered</b></p> <ul style="list-style-type: none"> <li>Ants (excluding carpenter and pharaoh ants), Roaches, Wasps within Reach and occasional invaders.</li> </ul>							
Initial Cost: \$110.00				COST per Month: \$110.00							
CPC-INITIAL:\$110.00			Waived		Pest Control						
Pest Control:\$110.00			Tax		SMART:						
SMART:					Equipment:						
Equipment:					Total:						
Total:\$220.00											
Techs Needed		1	Est T		Techs Needed		Est T				

John Betts

By: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Date \_\_\_\_\_  
 Turner Representative Customer Representative

Business Name	Silverado Ranch
---------------	-----------------

Service areas for handheld:

Additional Notes:

**Terms and Conditions**

Customer agrees to pay the amount stated for the specified services. If Turner Pest Control has made an appointment with customer and customer refuses to allow technician to treat or has not followed preparation instructions which, in turn, will require a return visit, customer will be billed for one regular service visit. If the technician arrives to service the customer and any necessary equipment is damaged or missing from the work site (i.e. rodent bait stations, interior rodent traps, fly lights, etc.), the technician will replace the equipment at the expense of the customer in accordance with the equipment replacement costs outlined in this agreement. Customer will be invoiced for each regular service visit and other specified services. Payment terms are NET 30- Payment is due 30 days from completion of service.

Turner offers two standard invoicing options-

- Standard Paper Invoice via Mail
- Standard Electronic PDF invoice via Email

October 20, 2023

The Proposal and Pricing contained herein will be honored 30 days from printed date above.



# Commercial Agreement / Set UP

**Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256**

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Toll Free: 800-225-5305 – [www.turnerpest.com](http://www.turnerpest.com)

Pricing contained in this proposal assumes one of the above options will be utilized for invoicing and payment terms. In the event special billing is required (i.e. payment portal, company website submission, etc.), an additional service fee will be added to the recurring service(s) cost outlined in this agreement.

Should a past due account be referred to an attorney for collection or legal action be required for Turner to enforce payment under this agreement, customer agrees to pay and reimburse Turner for all court costs, attorney fees, out-of-pocket expenses, and other necessary costs that may be incurred in such proceedings together with interest at a rate of 1.5% per month. If customer is a non-resident, customer certifies that it is doing business in the state of Florida. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of Duval County Florida.

If Turner fails to provide satisfactory services, customer has the right to give written notice to Turner to render satisfactory services, specifying the aspect of the service found to be unsatisfactory. If unsatisfactory conditions have not been corrected within 30 days of such notice, customer will have the right to cancel this agreement with 30 days written notice. This agreement shall be effective for an original period of one year with a continuation on a month to month basis.

By: John Betts

10/11/2023

By:

Turner Representative

Date

Customer Representative

Date

October 20, 2023

The Proposal and Pricing contained herein will be honored 30 days from printed date above.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4DI**



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

10/11/2023

**BILL TO**

Silverado CDD  
5322 Primrose Lake Cricle Suite C  
Tampa, FL 33647

**ESTIMATE NUMBER**

**SCDD101123**

DESCRIPTION	AMOUNT
Repaint Men's and Women's bathroom floors	1,975.00
Slip and water resistant outdoor rated paint to be used	
Labor and Materials included	
<i>Thank you for your business!</i>	1,975.00
	<b>\$ 1,975.00</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If you have any questions about this invoice, please contact  
**Michael Sakellarides, Michael@BreezeHome.com**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4DII**



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

10/11/2023

**BILL TO**

Silverado CDD  
5322 Primrose Lake Cricle Suite C  
Tampa, FL 33647

**ESTIMATE NUMBER**

**SCDD101123A**

DESCRIPTION	AMOUNT
Pressure Wash exterior structure of Amenity Center below the roof	982.13
Pressure Wash interior floor, ceilings, walls, pillars, pool deck	2,105.44
Pressure wash Sidewalks leading to Amenity Center (includes sidewalks from mailboxes/tot lot to front of Amenity)	514.56
<i>Thank you for your business!</i>	3,602.13
	<b>\$ 3,602.13</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If you have any questions about this invoice, please contact  
**Michael Sakellarides, Michael@BreezeHome.com**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4DIII**





2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

10/11/2023

**BILL TO**

Silverado CDD  
5322 Primrose Lake Cricle Suite C  
Tampa, FL 33647

**ESTIMATE NUMBER**

**SCDD101123B**

DESCRIPTION	AMOUNT
Estimate to completely remove & dispose of the damaged bridge along the	1,800.00
hilled trail near/behind the dog park.	
<i>Thank you for your business!</i>	1,800.00
	<b>\$ 1,800.00</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If you have any questions about this invoice, please contact  
**Michael Sakellarides, Michael@BreezeHome.com**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4DIV**



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

10/11/2023

**BILL TO**

Silverado CDD  
5322 Primrose Lake Cricle Suite C  
Tampa, FL 33647

**ESTIMATE NUMBER**

**SCDD101123C**

DESCRIPTION	AMOUNT
Replace 14 bad can lights under Amenity Lanai	415.64
Remove adhesive substance from pillar, repaint where needed and replace	295.00
Men's restroom sign that's missing on same pillar	
<i>Thank you for your business!</i>	
	710.64
	<b>\$ 710.64</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If you have any questions about this invoice, please contact  
**Michael Sakellarides, Michael@BreezeHome.com**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4EI**

# Tampa S.W.A.P. LLC

15701 Springmoss lane  
Tampa, FL 33624 US  
+1 8135731370  
tampaswap@gmail.com

## Estimate

ADDRESS  
Silverado CDD 5322 Primrose Lake Cir, Suite C Tampa, FL 33647

ESTIMATE 1012  
DATE 10/12/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Work Order	Silverado clubhouse bathroom paint  Males & Females bathroom floor paint (Special paint required for bathroom conditions)  -Water resistant -Mold and mildew resistant -Slip resistant -Low odor  Materials & labor included  50% deposit required	1	2,150.00	2,150.00
TOTAL					<b>\$2,150.00</b>

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4E11**

# Tampa S.W.A.P. LLC

15701 Springmoss lane  
Tampa, FL 33624 US  
+1 8135731370  
tampaswap@gmail.com

## Estimate

ADDRESS  
Silverado CDD 5322 Primrose Lake Cir, Suite C Tampa, FL 33647

ESTIMATE 1013  
DATE 10/12/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Work Order	Silverado Ranch Clubhouse PW  Includes all necessary chemicals for removal of following: -Algae -Dirt -Webs -Insects -Rust -Miscellaneous  -Clubhouse pressure wash (structure) -Inner areas around pool/walls/ceiling -Sidewalks/parking lot/Mailboxes (Clean & Remove stained areas) -Pool area pavers  20,000 sqft (est.) total  *90 day warranty	1	3,900.00	3,900.00
TOTAL					<b>\$3,900.00</b>

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4E111**



## Tampa S.W.A.P. LLC

15701 Springmoss lane  
Tampa, FL 33624 US  
+1 8135731370  
tampaswap@gmail.com

## Estimate

ADDRESS  
Silverado CDD 5322 Primrose Lake Cir, Suite C Tampa, FL 33647

ESTIMATE 1014  
DATE 10/12/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Work Order	Silverado Ranch Clubhouse -Gutter cleaning -Mens restroom sign -Repair all loose pavers around pool	1	1,950.00	1,950.00
TOTAL					<b>\$1,950.00</b>

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4EIV**

**Tampa S.W.A.P. LLC**

15701 Springmoss lane  
Tampa, FL 33624 US  
+1 8135731370  
tampaswap@gmail.com

**Estimate**

ADDRESS  
Silverado CDD 5322 Primrose Lake Cir, Suite C Tampa, FL 33647

ESTIMATE 1015  
DATE 10/17/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Work Order	Bridge DEMO  -Silverado bridge removal x3  Demo entire bridge, remove from area, dump & haul away.  Each bridge approx. 25-35ft	1	11,000.00	11,000.00
TOTAL					<b>\$11,000.00</b>

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4FI**

*Catherinne ProCleaners LLC*

*... Your Cleaning Company!*



# **CLEANING AMENITY CENTER PROPOSAL**

Prepared for

**SILVERADO CDD**

Prepared by

**Catherinne Bustamante**

Owner-Manager

**813.838.7423**

**Catherinneprocleaners@gmail.com**

Sept 19th, 2023

**Your Satisfaction is Guaranteed!**

## **ABOUT US**

CATHERINNE PROCLEANERS LLC is a distinguished Commercial and Residential Cleaning Services provider in TAMPA BAY, FLORIDA.

Our company serves small and mid-sized offices and establishments in the city. Our employees are fully trained to render excellent quality work to address all of our clients' cleaning needs.

## **JANITORIAL SERVICES**

Our team of professional cleaners will render the following comprehensive cleaning services for your business.

### **RESTROOMS**

- Toilets-Urinals. (Clean, Sanitize)
- Sinks, Counter mirrors (Clean, Sanitize)
- Floors, Drains (Sweep, Mop, Clean)
- Walls, Partitions, Doors (Clean, Sanitize, Dust)
- Trash (Empty, Clean, Line)
- Supplies (Fill, Restock)
- Others

### **POOL AREA**

- Trash (Empty, Clean, Line)
- Doors/Door handles (Clean, sanitize)
- Pool Area (Pick-up trash, Sweep)
- Pool Furniture (Clean, return to right place)
- Fans, lights (Clean, Dust)
- Others

**NOTE:** The Supplies (Toilet paper, paper towel, garbage bags, hand soap) will be provided by Catherine ProCleaners LLC in limited quantity.

# Pricing

OPTION A	Price Daily	#Days	Total
3 days per week	\$90	156	\$14040
Taxes	7%		n/a
TOTAL			\$14040
OPTION B	Price Daily	#Days	Total
5 days per week	\$73	260	\$18980
Taxes	7%		n/a
TOTAL			\$18980
OPTION C	Price Daily	#Days	Total
SUMMER (MAY-NOV) 7 d/w	\$70	210	\$14700
WINTER (DIC-APRIL) 3 d/w	\$70	66	\$4620
Taxes	7%		n/a
			\$19320

# **TERMS AND CONDITIONS**

## **1. Payment**

Service costs will be calculated on a weekly basis and must be paid via check, payable to CATHERINNE PROCLEANERS LLC mail address 34026 Torrent Lane, Wesley Chapel, FL 33543. An invoice will be provided every month.

## **2. Term & Termination**

The company will render the proposed services for a year from the date of commencement. The client may terminate the performance of services, provided that a formal written notice is submitted to the company.

## **3. Damage & Loss**

The company will be held responsible for all damages or losses incurred by the client if, after due investigation, it is identified that such damages or losses are caused by the company's negligence.

## **4. Confidentiality**

The contents of this proposal and all attached documents are of confidential nature and must not be disclosed to unauthorized third parties.



# **APPENDIX**

## **Commercial Cleaning Services**

A complete and detailed list of our cleaning services, specific rates, and cleaning supplies

## **List of Professional Cleaners**

Information on the employees who will be assigned to execute the services herein.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4F11**



# ESTIMATE

**Catherinne ProCleaners LLC**  
Wesley Chapel, Florida 33543  
United States

Mobile: 8138387423  
catherinneprocleaners.com

**BILL TO**  
**SILVERADO CDD**  
Gaby Arroyo  
1540 International Parkway  
suite 2000  
Lake Mary, Florida 32746  
United States

813-812-9930  
gaby@breezehome.com

**Estimate Number:** 2540

**Customer Ref:** Silverado Club  
House

**Estimate Date:** September 25, 2023

**Valid Until:** December 25, 2023

**Estimate Total  
(USD):** **\$1,400.00**

Service	Quantity	Price
<b>Sidewalk Pressure Wash</b> Whole Sidewalk	3664	\$0.12
<b>Pool Area Pressure Wah</b> Paver wash without SEAL	9474	\$0.12
	<b>Subtotal:</b>	\$1,576.56
	Breeze Loyalty Discount (exterior walls and gutters included in that price):	(\$176.56)
	<b>Total:</b>	\$1,400.00
	<b>Estimate Total (USD):</b>	<b>\$1,400.00</b>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4F111**



# ESTIMATE

**Catherine ProCleaners LLC**  
Wesley Chapel, Florida 33543  
United States

Mobile: 8138387423  
catherinneprocleaners.com

**BILL TO**  
**SILVERADO CDD**  
Gaby Arroyo  
1540 International Parkway  
suite 2000  
Lake Mary, Florida 32746  
United States

813-812-9930  
gaby@breezehome.com

**Estimate Number:** 2541

**Estimate Date:** September 25, 2023

**Valid Until:** December 25, 2023

**Estimate Total (USD):** **\$9,000.00**

Service	Quantity	Price
<b>Sidewalk Pressure Wash</b> Whole Sidewalk	3664	\$0.12
<b>Paver Sealing</b> All pavers wash and seal with a Wet Look (reg price \$1.50 Preferred client \$1.00)	9474	\$1.00
	<b>Subtotal:</b>	\$9,913.68
	<b>BREEZE Loyalty Discount. (exterior walls and gutters wash included in this price):</b>	(\$913.68)
	<b>Total:</b>	\$9,000.00
	<b>Estimate Total (USD):</b>	<b>\$9,000.00</b>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4G**

**J Mac Property Service**  
**Full Service CDD, HOA, POA and COA**  
**Maintenance Company**  
**Silverado CDD**

Daily Cleaning

- Clean/Sanitize pool restrooms, toilets, sinks, urinals, mirrors and wash floors
- Restock toilet supplies as required
- Pick up trash pool and grass area
- Organize pool furniture
- Wipe down tables
- Empty trash containers
- Blow off paver with blower
- Wipe ceilings and lights for bugs/cobwebs as required
- Check area for hazards/dangers bees, glass etc.

Included in Proposal

- All Labor for Cleaning
- Cleaning Materials/Supplies
- Clean Equipment
- Workman's Comp Insurance
- Liability Insurance
- Travel and fuel cost
- Weekdays and Weekends included

**Total 3 Days a Week** **\$340.00**

**Total 5 Days a Week** **\$475.00**

**Total 7 Days a Week** **\$595.00**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HI**



**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com

**Florida Brothers**



**Maintenance & Repair**

**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1148  
DATE 09/23/2023  
EXPIRATION DATE 10/28/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Replace (14) bad can lights under Lanai. Bulbs are bad, but are one unit. Cost covers all materials, removal of old units and installation of new units.	14	26.98	377.72

Thank you for your business opportunity.

SUBTOTAL 377.72

This estimate is to Replace (14) bad can lights under Lanai. Bulbs are bad but are one unit. Cost covers all materials, removal of old units and installation of new units.

TAX 0.00

Customer is tax exempt.

TOTAL **\$377.72**

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4H11**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1149  
DATE 09/23/2023  
EXPIRATION DATE 11/04/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Replace the missing soffit, on the front entry side (south side) of clubhouse. (2'x3' piece) See image attached for review. Cost covers materials, installation & labor.	1	135.00	135.00

Thank you for your business.

SUBTOTAL 135.00

This estimate is to replace the missing soffit, on the front entry side (south side) of clubhouse. (2'x3' piece) See image attached for review.

TAX 0.00

Customer is tax exempt.

TOTAL **\$135.00**

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HIII**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
 Spring Hill, FL 34609 US  
 (813) 476-1933  
 floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
 Silverado CDD  
 1540 International Pkwy  
 Suite 2000  
 Lake Mary, FL 32746 USA

ESTIMATE 1151  
 DATE 09/24/2023  
 EXPIRATION DATE 11/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	This estimate is for Janitorial Services for the Silverado Community - Based on coverage for a full year.			
	Services	Summer (May - Nov) 7 days a week visit (210 visits during this time) @ \$66 per visit = \$13,860	210	66.00	13,860.00
	Services	Estimate continued - Winter (Dec. - April) 3 days a week visit (66 visits during this time) @ \$66 per visit = \$4,356.00 Total overall = \$18,216.00	66	66.00	4,356.00
	Services	After one full year of our janitorial services, and signed into a second year of our janitorial services, we will provide a one time courteous "free" deep clean of your clubhouse restrooms, within the first 6 months of service in year 2.  To note - A deep clean (pressure cleaned floors/grout, pressure clean toilets/urinals underneath and behind, pressure clean walls & deep cleaning ceiling where needed) can be added at anytime, for additional charges. Please let us know.			

Thank you for your business opportunity.

This estimate provides a detailed description of janitorial cleaning services to be provided for a full year.

Restrooms- Clean & Sanitize Toilets, Urinals, Walls, Partitions, Doors, Counters, Sinks & Mirrors. Sweep & Mop Floors & Drains. Empty trash clean and reline. Fill and restock restroom supplies.

Pool Area

SUBTOTAL	18,216.00
TAX	0.00
<b>TOTAL</b>	<b>\$18,216.00</b>

Clean, empty and line trash cans. Clean & sanitize doors & handles, Sweep, trash pickup and return pool furniture to proper locations. Clean/Dust lighting/fans as needed.

Other advanced cleaning options available upon request (pressure washing in restrooms, floor grout cleaning with pressure, etc.).

To note - This janitorial service is another Florida Brothers branch, providing you quality service and customer satisfaction, with professional handyman & janitorial needs.

Invoicing is conducted on a biweekly basis

Customer is tax exempt.

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HIV**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com

**Florida Brothers**



**Maintenance & Repair**

**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1153  
DATE 09/24/2023  
EXPIRATION DATE 11/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Replace the missing Men's Restroom sign on pillar. Cost covers materials & labor.	1	105.00	105.00

Thank you for your business opportunity.

SUBTOTAL 105.00

Estimate to replace the missing Men's Restroom sign on pillar as it is currently missing. Cost covers materials & labor.

TAX 0.00

Customer is tax exempt.

TOTAL **\$105.00**

Accepted By

Accepted Date



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HV**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1154  
DATE 09/24/2023  
EXPIRATION DATE 11/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Estimate to remove the dried adhesive on the pillars, that was used for a past sign. Paint the areas (to match existing color) following the removal as some wall may be faint or scratched in paint.	1	160.00	160.00

Thank you for your business opportunity.

SUBTOTAL 160.00

This estimate to remove the dried adhesive on the pillars, that was used for a past sign. Paint the areas (to match existing color) following the removal as some wall may be faint or scratched in paint.

TAX 0.00

Customer is tax exempt.

TOTAL **\$160.00**

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HVI**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
 Spring Hill, FL 34609 US  
 (813) 476-1933  
 flordabrothersllc@gmail.com



**Estimate**

ADDRESS  
 Silverado CDD  
 1540 International Pkwy  
 Suite 2000  
 Lake Mary, FL 32746 USA

ESTIMATE 1155  
 DATE 09/24/2023  
 EXPIRATION DATE 11/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Demo/Removal	Estimate to completely remove & dispose of the damaged bridge along the hilled trail near/behind the dog park. This estimate is with rebuilding the new bridge. Please see the images attached of the damaged bridge.	1	1,350.00	1,350.00
	Services	Estimate is to also rebuild the bridge after removal of the damaged bridge. This bridge will be to engineered specs, based on current measurements, layout and design. The cost covers the materials of; (2"x4" PT wood, 2"x12" PT wood & 2"x10" PT wood, new bolts & screws), installation & labor.	1	2,598.86	2,598.86
	Paint	Following installation; a fresh coat of paint & sealant will be laid upon the bridge to help preserve the bridges integrity over the years to help prevent weathering and rot. Cost covers paint color of choice & installation.	1	978.98	978.98

Thank you for your business opportunity.

Estimate to completely demo/remove & dispose of the damaged bridge along the hilled trail near/behind the dog park.  
 This estimate is with rebuilding the new bridge.  
 Please see the images attached of the damaged bridge.  
 Estimate is to also rebuild the bridge after removal of the damaged bridge. This bridge will be to engineered specs, based on current measurements, layout and design.  
 Following installation; a fresh coat of paint & sealant will be laid upon the bridge to help preserve the bridges integrity over the years to help prevent weathering and rot.  
 If agreed upon with signature of this said estimate, a 35% deposit is required for this project, as specific materials are needed to rebuild the bridge.

SUBTOTAL	4,927.84
TAX	0.00
<b>TOTAL</b>	<b>\$4,927.84</b>

Workmanship, Installation & Paint warranty: One year from date of installation.  
Subject to warranty request.

Customer is tax exempt.

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HVII**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com

**Florida Brothers**



**Maintenance & Repair**

**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1156  
DATE 09/24/2023  
EXPIRATION DATE 11/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Ceiling Fan	Repair/Replace a (1) broken non working ceiling fan on lanai. Black in color, to match other fans existing. Cost includes a new fan, materials and labor for install.	1	298.95	298.95

Thank you for your business opportunity.

SUBTOTAL 298.95

This estimate is to Repair/Replace a (1) broken non working ceiling fan on lanai. Black in color. Cost includes a new fan, materials and labor for install. See image attached for review of the non working fan.

TAX 0.00

Customer is tax exempt.

TOTAL **\$298.95**

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HVIII**



**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
 Spring Hill, FL 34609 US  
 (813) 476-1933  
 floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
 Silverado CDD  
 1540 International Pkwy  
 Suite 2000  
 Lake Mary, FL 32746 USA

ESTIMATE 1157  
 DATE 09/26/2023  
 EXPIRATION DATE 11/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	<p>Estimate to Pressure Wash the whole exterior of the clubhouse building. Front, Sides &amp; Rear of building.</p> <p>Using a proprietary blend of fresh water, sodium hypochlorite and a surfactant will be applied to the whole area. This will break down any organic growth. The whole area is then rinsed away.</p>	1	1,120.30	1,120.30
	Pressure Wash	<p>This is to pressure wash all the sidewalks leading to the clubhouse and along the parking slots towards mailbox and towards/past the STOP sign in front of the clubhouse.</p> <p>The first step of the cleaning procedure is to cover the whole area, while its still dry, with our proprietary blend of fresh water, sodium hypochlorite and surfactant (mild detergent) which breaks down at molecular level any algae, mold, dirt/dust, bird droppings and other environmental factors. Then a surface cleaner is used at high pressure to fully clean the area. The last step is a final rinse.</p>	1	765.60	765.60
	Paver Repair	<p>This is to remove, re-level &amp; reinstall the pavers in (3) different locations that are settling around the pool deck.</p> <p>All associated costs here, cover materials &amp; labor.</p>	3	275.00	825.00

Thank you for your business opportunity.

This estimate is to Pressure Wash the whole exterior of the clubhouse building. Front, Sides & Rear of building. Also pressure wash all the sidewalks leading to the clubhouse and along the parking slots towards mailbox and towards/past the STOP sign in front of the clubhouse. Then, remove, re-level & reinstall (3) different locations of pavers that are settling in and around the pool deck. If proposal is agreed upon, a deposit of 35% is due following signature of this proposal for the work scheduled around pressure washing.

Customer is tax exempt.

Accepted By

Accepted Date

SUBTOTAL	2,710.90
TAX	0.00
-----	
TOTAL	<b>\$2,710.90</b>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4HIX**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1167  
DATE 10/19/2023  
EXPIRATION DATE 11/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install	Install (3) new motion sensor light switches in place of the flip/dial switches in place at the clubhouse. This switch will help with power costs and is more efficient with bulb usage. Cost covers material, hardware and installation.	3	125.00	375.00

Thank you for your business opportunity.

This estimate is to Install (3) new motion sensor light switches in place of the flip/dial switches in place at the clubhouse. This switch will help with power costs and is more efficient with bulb usage. Cost covers material, hardware and installation.

Customer is tax exempt.

SUBTOTAL	375.00
TAX	0.00
<b>TOTAL</b>	<b>\$375.00</b>

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**411**



Phone: (863) 797-7525 (863) 968-6713



ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES



[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

**ACCESS MANAGEMENT AGREEMENT**

Proposal No:

**Submitted to:** Silverado CDD  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** gaby@breezehome.com  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL Zip: 32746

**Job Location:** Silverado CDD / Access Takeover Pool  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** gaby@breezehome.com  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 6270 Silverado Ranch Blvd  
**City / ST:** Zephyrhills / FL Zip: 33541

**ACCESS DATA MANAGEMENT**

SITES

**1**

\*Upon written request via email, DC Integrations will make information changes to the telephone / access entry unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@dcintegrations.net

**BASIC PROGRAMMING INCLUDES :**

- \* Entering & deleting directory codes, phone numbers, names, keypad & card codes
- \* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature

**DOES NOT INCLUDE :**

- \*Service calls regarding phone line / internet connection or other issues with the telephone / internet entry unit
- \*Damaged equipment or replacement hardware
- \* Capacity upgrades
- \* On-site programming:
  1. - Programing of entry devices where no phone line / internet is installed
  2. - Purchase of any devices
  3. - On-site timers
  4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

INIT   MONTHLY AMOUNT \$75.00 INVOICED QUARTERLY IN ADVANCE

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge. Additional notes added at the time of acceptance:

DC INTEGRATIONS

SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**By (Signature):**   
**Name (Printed):**   
**Title:**  **Date:**

**Activation Date:** \_\_\_\_\_

## **TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

### 2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

### 3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

### 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

### 5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

#### B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

### 10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4111**





Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

**CCTV MANAGEMENT**

Proposal No:

**Submitted to:** Silverado CDD  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** [gaby@breezehome.com](mailto:gaby@breezehome.com)  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL Zip: 32746

**Job Location:** Silverado CDD / CCTV Takeover Pool  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** [gaby@breezehome.com](mailto:gaby@breezehome.com)  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 6270 Silverado Ranch Blvd  
**City / ST:** Zephyrhills / FL Zip: 33541

CCTV SYSTEMS

UPON WRITTEN REQUEST VIA EMAIL , DCI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE ( 1-3 HOUR TIMESTAMP ) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@DCINTEGRATIONS.NET . DCI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :

- \* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
- \* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
- \* ON SITE PROGRAMMING
- 1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
- 2. - PURCHASE / REPLACEMENT OF ANY DEVICES
- 3. - ON SITE TIMERS

INIT   MONTHLY AMOUNT \$75.00 INVOICED QUARTERLY IN ADVANCE

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.  
 Additional notes added at the time of acceptance:

DC INTEGRATIONS

SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**Title:**   **Date:**  

**Activation Date:** \_\_\_\_\_

## **TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

### 2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

### 3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

### 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

### 5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

#### B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

### 10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**41111**



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**CELLULAR INTERNET**



Date: 9/19/2023

Proposal No: TH23920

**Submitted to:** Silverado CDD  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** gaby@breezehome.com  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL Zip: 32746

**Job Location:** Silverado CDD / Cell Internet for access and cctv  
**Attention:** Gaby Arroyo Title: LCAM  
**Email:** gaby@breezehome.com  
**Phone:** 813-565-4663 Fax: \_\_\_\_\_  
**Address:** 6270 Silverado Ranch Blvd  
**City / ST:** Zephyrhills / FL Zip: 33541

# OF SITES 1

DCI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINIMUM OF 1 YEAR AGREEMENT. EARLY TERMINATION IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIDUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY.

INIT   MONTHLY AMOUNT \$130.00 INVOICED QUARTERLY IN ADVANCE

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.  
 Additional notes added at the time of acceptance:

DC INTEGRATIONS

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

SUBSCRIBER

**By (Signature):**   
**Name (Printed):**   
**Title:**  **Date:**   
**Activation Date:** \_\_\_\_\_

## **TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

### 2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

### 3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

### 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

### 5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

#### B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

### 10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**411V**



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Silverado CDD / Videofied

Date:	9/20/2023	<b>PROPOSAL</b>		Proposal No:	TH23924
<b>Submitted to:</b>	Silverado CDD	<b>Job Location:</b>	Silverado CDD / Videofied		
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title:		
Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>	Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541		

**SCOPE OF WORK:**

INSTALL VIDEOFIED SYSTEM IN POOL AREA . INSTALL VIDEOFIED CONTROL PANEL IN POOL ROOM OR ANY EXTERIOR ROOM WITH POWER . INSTALL 6 MOTION VIEWERS VIEWING EXTERIOR FENCED AREA AROUND POOL AND LANAI . INSTALL STROBE . THE ENTIRE SYSTEM IS WIRELESS . PROGRAM PER HOA SCHEDULE TIMES FOR SYSTEM TO AUTO ARM AND DISARM . PROGRAM CUSTOMIZED RESPONSE / EMAIL INFO INTO PANEL .PROGRAM CALL LIST INTO PANEL .

**INCLUDED MATERIALS:**

1- VIDEOFIED CONTROL PANEL . 7- WIRELESS MOTION VIEWERS . 1- WIRELESS STROBE .PROGRAMMING OF SYSTEM .	
---	--

**INCLUSIONS:**

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL: \$6,950.00</b>
--	--------------------------------

DCI Sales Rep: _____	DCI Officer: _____	<b>This proposal is valid through 10/20/2023</b>
(Sales Representative)	(Authorizing Officer Signature)	Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____	Signature: _____	_____
DC INTEGRATIONS- rev 2023-06-01		Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

## 2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

## 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

## 5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

## B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

## 7. External Services:

Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

## 8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## 8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**41V**



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[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)  
[Silverado CDD / Videofied](#)

Date:	9/20/2023	<b>MONITORING AGREEMENT</b>	Proposal No:	TH23924
<b>Submitted to:</b>	Silverado CDD	<b>Job Location:</b>	Silverado CDD / Videofied	
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title: LCAM	
Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>	Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541	

**DESCRIPTION:** Provide alarm monitoring services for systems selected below. **\*ALL FEES SUBJECT TO SALES TAX\***

<input type="checkbox"/>	<b>SECURITY ALARM SYSTEM MONITORING</b> (check appropriate communications method below)
(INITIAL) <input type="checkbox"/>	DACT 1 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input type="checkbox"/>	IPDACT 2 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input checked="" type="checkbox"/>	GSM/Cellular 3 One-time setup and programming fee: _____ Annual Monitoring Fee: <b>\$1,680.00</b>
Quantity, manufacture/model of control panel/s: Videofied - Monthly monitoring 140.00	

<input type="checkbox"/>	<b>FIRE ALARM SYSTEM MONITORING</b> (check appropriate communications method below)
(INITIAL) <input type="checkbox"/>	DACT 1 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input type="checkbox"/>	IPDACT 2 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input type="checkbox"/>	GSM/Cellular 3 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
Quantity, manufacture/model of control panel/s: _____	

- 1 - DACT (Digital Alarm Communicator Transmitter) = traditional monitoring method that requires two telephone lines, at Subscriber's expense.
- 2 - IPDACT (Internet Protocol DACT) = modernized method of monitoring that uses an always-on internet connection to transmit alarm signals.
- 3 - GSM/Cellular = similar to traditional DACT except that it uses cellular subscription instead of traditional telephone lines. Commercial /UL fire monitoring still requires the primary line to be a POTS land line. GSM/Cellular may only be used in lieu of a secondary line.

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 10/20/2023

- Monitoring services are provided by a UL listed Central Monitoring Station; Monitoring Service Agreement and Subscriber Data Sheet are required prior to account activation. Payments can be made with a credit card. These are subject to a 4% processing fee.
- It is the Subscribers responsibility to ensure the security panel, dialer, and/or fire alarm control panel program codes are procured from previous service provider or reset to factory default/s. If Company is unable to access the programming menu, additional trip charges may apply. • This agreement does NOT include permit or inspection fees, if required by the Authority Having Jurisdiction (AHJ). Company is not responsible for any changes the AHJ or customer may deem necessary.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- If Subscriber opts for monitoring services via RF transceiver, it may be necessary to place an antenna on the roof of the building. Subscriber agrees to maintain the current method of monitoring until such time as the Company is able to ensure redundant means of RF transmission. The one-time setup and programming fee will not be due until such time as services are provided.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on the reverse side of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of **FIVE (5)** year/s commencing on the date signed by Subscriber.

<u>COMPANY</u>	<u>SUBSCRIBER</u>
By (Signature): _____	By (Signature): _____
Name (Printed): _____	Name (Printed): _____
Title: _____ Date: _____	Title: _____ Date: _____
	Projected Activation Date: _____

## **TERMS & CONDITIONS:**

**1. Required Approval:** This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

**2. Warranty:**

**A.** Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Equipment installed in association with this agreement shall remain Company property and is therefore Company's responsibility to maintain and service.

**B.** Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

**3. Company Services:**

**A.** Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

**B.** Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

**4. Subscriber Responsibilities:**

**A.** Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

**B.** Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

**C.** Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

**5. Default:**

**A.** Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

**B.** Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

**6. Changes:** Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

**7. Renewal:** Monitoring Agreements shall renew annually after the initial Contract duration with no further writing. This Contract may be cancelled without penalty with a 30 day written notice from either party after initial Contract term expires or full payment for entire Contract term is received. All interim service calls and repairs will be billed on a time and materials basis at the Company's current rate schedule, unless otherwise stated herein. Customer is responsible for canceling all other similar service vendor contracts.

**8. Fee Increases:** The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

**9. External Services:** Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

**10. COMPANY'S LIMITS OF LIABILITY:**

**A.** Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

**B.** Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

**C.** Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

**11. Third Party Indemnification:** In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

**12. Assignment:** Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

**13. Severability:** In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

**14. Notices:** All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
Duress Code: \_\_\_\_\_  
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
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(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
Duress Code: \_\_\_\_\_  
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
Duress Code: \_\_\_\_\_  
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

**SILVERADO**  
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**41VI**



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Silverado CDD / 2 Camera Solar



Date:	9/20/2023	<b>PROPOSAL</b>		Proposal No:	TH23925
<b>Submitted to:</b>	Silverado CDD	<b>Job Location:</b>	Silverado CDD / 2 Camera Solar		
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title:		
Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>	Email:	<a href="mailto:gaby@breezehome.com">gaby@breezehome.com</a>		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541		

**SCOPE OF WORK:**

INSTALL SOLAR CAMERA STATION . STATION INCLUDES 2 DAY /NIGHT IP CAMERS / SOLAR PANEL AND 2 BATTERIES / WIRELESS RECEIVER AND TRANSMITTER / POLE / CONCRETE / LARGE ENCLOSUREAND ALL MOUNTS NEEDED . THE SOLAR SYSTEM WILL BE ON A SEPARATE NVR FOR RECORDING AND PLAYBACK THAN POOL CAMERA SYSTEM .

**INCLUDED MATERIALS:**

1- SOLAR STATION KIT INCLUDING POLE AND CONCRETE AND WIRELESS VIDEO BACK TO RECORDER IN CLUBHOUSE . 1 4CHANNEL NVR

**INCLUSIONS:**

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL: \$7,480.00</b>
--	--------------------------------

This proposal is valid through 10/20/2023

DCI Sales Rep: _____ (Sales Representative)	DCI Officer: _____ (Authorizing Officer Signature)	_____ Date
--	---	------------

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____	Signature: _____	_____ Date
----------------------	------------------	------------

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

## 2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

## 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

## 5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

## B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

## 7. External Services:

Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

## 8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## 8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**





Work Order  
 Work Order Number 00383791  
 Created Date 10/3/2023

Account Silverado Ranch CDD  
 Contact Kim Morales  
 Address 6010 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

Work Details

<p>Specialist Comments to Customer</p>	<p>Good afternoon, Silverado ranch this is James from solitude reporting in on today's service. Today is Tuesday and this is the first of three visits for October. During my time here I treated new algae growth on sites 3, 7, 8, 11, and 18. I also treated shoreline weeds on those sites just listed along with 1, 2, 4, 5, 6, 9, 10, and 12. I picked up alot of trash, particularly construction debris from next door. The cdd should reach out to the developer regarding keeping work sites clean. Email me anytime at james.lafave@solitudelake.com and thank you for your continued business!!!!</p>	<p>Prepared By JAMES LAFAVE</p>
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Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order  
Work Order Number 00383798  
Created Date 10/10/2023

Account Silverado Ranch CDD  
Contact Kim Morales  
Address 6010 Silverado Ranch Blvd  
Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer: Goof afternoon Silverado ranch this is James reporting on today's service! During my second visit for the month of October I treated algae and submerged weeds on sites 13,9,10, 18,19, 20, 21, and 8. Sites 9 through 21 received shoreline weed treatments a d I picked trash. There are alot of midge flies present during today's visit on sites 19, 20, and 18. Thank you for.your buisness email me.any time at james.lafave@solitudelake.com

Prepared By JAMES LAFAVE

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2023**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 339,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339,433
Investments							
Revenue	-	82,085	90,257	113,359	65,303	-	351,004
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	59,831	59,831
Due from debt service funds	64	-	-	-	-	-	64
Utility deposit	3,158	-	-	-	-	-	3,158
Total assets	<u>\$ 342,655</u>	<u>\$137,505</u>	<u>\$143,582</u>	<u>\$185,434</u>	<u>\$317,941</u>	<u>\$ 59,831</u>	<u>\$ 1,186,948</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 30,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,346
Due to general fund	-	10	9	25	20	-	64
Accrued taxes payable	428	-	-	-	-	-	428
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>41,146</u>	<u>10</u>	<u>9</u>	<u>25</u>	<u>20</u>	<u>-</u>	<u>41,210</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	137,495	143,573	185,409	317,921	-	784,398
Capital projects	-	-	-	-	-	59,831	59,831
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	108,445	-	-	-	-	-	108,445
Total fund balances	<u>301,509</u>	<u>137,495</u>	<u>143,573</u>	<u>185,409</u>	<u>317,921</u>	<u>59,831</u>	<u>1,145,738</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 342,655</u>	<u>\$ 137,505</u>	<u>\$ 143,582</u>	<u>\$ 185,434</u>	<u>\$ 317,941</u>	<u>\$ 59,831</u>	<u>\$ 1,186,948</u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 725,122	\$ 724,358	100%
Developer funding	-	8,127	-	N/A
Miscellaneous	-	1,375	-	N/A
Total revenues	<u>-</u>	<u>734,624</u>	<u>724,358</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	1,076	9,042	6,450	140%
Management consulting services	4,000	48,000	48,000	100%
Printing & binding	42	500	500	100%
Telephone	17	200	200	100%
Other current charges	-	215	500	43%
Auditing services	-	3,350	3,350	100%
Postage	27	133	500	27%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	1,039	1,500	69%
Engineering	-	8,871	7,000	127%
Legal	5,750	30,167	25,000	121%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	780	1,590	-	N/A
Security patrol	-	339	-	N/A
Debt administration				
Dissemination agent	250	3,000	3,000	100%
DSF accounting	458	5,500	5,500	100%
Trustee fees	-	16,917	16,080	105%
Arbitrage rebate calculation	-	500	3,000	17%
Total professional & administrative	<u>12,400</u>	<u>136,231</u>	<u>129,570</u>	105%

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	9,493	90,587	99,600	91%
Electricity (irrigation & pond pumps)	260	3,460	3,600	96%
Landscaping maintenance	18,531	217,141	243,470	89%
Landscape replenishment	-	600	5,000	12%
Palms & tree trimming	-	612	15,000	4%
Irrigation maintenance	-	17,225	5,000	345%
Pond maintenance	2,803	36,964	35,000	106%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	10,195	25,610	20,880	123%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	72	12,072	14,400	84%
Field ops accounting	417	5,000	5,000	100%
Pet waste removal	241	2,584	2,100	123%
Signage	-	3,582	-	N/A
Wetland maintenance	600	600	8,200	7%
Amenity center				
Pool service contract	1,150	13,800	17,600	78%
Pool maintenance & repairs	-	2,041	2,000	102%
Pool permit	-	280	275	102%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	1,000	18,000	14,140	127%
Internet	148	1,737	1,464	119%
Electricity	958	10,232	10,620	96%
Water	496	6,406	2,400	267%
Pest control	120	1,080	1,440	75%
Camera monitoring	189	5,090	3,600	141%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	602	10,779	10,000	108%
Total field operations	<u>47,275</u>	<u>500,611</u>	<u>550,522</u>	91%
<b>Other fees &amp; charges</b>				
Property appraiser	-	150	175	86%
Tax collector	-	14,502	15,091	96%
Total other fees & charges	<u>-</u>	<u>14,652</u>	<u>15,266</u>	96%
Total expenditures	<u>59,675</u>	<u>651,494</u>	<u>695,358</u>	94%
Excess/(deficiency) of revenues over/(under) expenditures	(59,675)	83,130	29,000	
Fund balances - beginning	<u>361,184</u>	<u>218,379</u>	<u>182,585</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	108,445	108,445	18,521	
Fund balances - ending	<u>\$ 301,509</u>	<u>\$ 301,509</u>	<u>\$ 211,585</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 57,845	\$ 57,784	100%
Interest	575	5,496	-	N/A
Total revenues	<u>575</u>	<u>63,341</u>	<u>57,784</u>	110%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	42,210	42,660	99%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>59,210</u>	<u>54,660</u>	108%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	<u>-</u>	<u>1,157</u>	<u>1,204</u>	96%
Total expenditures	<u>-</u>	<u>60,367</u>	<u>55,864</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	575	2,974	1,920	
Fund balances - beginning	136,920	134,521	142,608	
Fund balances - ending	<u>\$ 137,495</u>	<u>\$ 137,495</u>	<u>\$ 144,528</u>	



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017A-1 BONDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 54,517	\$ 54,460	100%
Interest	600	5,670	-	N/A
Total revenues	<u>600</u>	<u>60,187</u>	<u>54,460</u>	111%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	37,550	37,800	99%
Principal	-	10,000	10,000	100%
Total debt service	<u>-</u>	<u>47,550</u>	<u>47,800</u>	99%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,090	1,135	96%
Total other fees and charges	<u>-</u>	<u>1,090</u>	<u>1,135</u>	96%
Total expenditures	<u>-</u>	<u>48,640</u>	<u>48,935</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	600	11,547	5,525	
Fund balances - beginning	142,973	132,026	131,174	
Fund balances - ending	<u>\$ 143,573</u>	<u>\$ 143,573</u>	<u>\$ 136,699</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-1 BONDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 147,372	\$ 147,217	100%
Interest	775	7,541	-	N/A
Total revenues	<u>775</u>	<u>154,913</u>	<u>147,217</u>	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	105,275	105,275	100%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>140,275</u>	<u>140,275</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,947	3,067	96%
Total other fees and charges	<u>-</u>	<u>2,947</u>	<u>3,067</u>	96%
Total expenditures	<u>-</u>	<u>143,222</u>	<u>143,342</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	775	11,691	3,875	
Fund balances - beginning	184,634	173,718	169,615	
Fund balances - ending	<u>\$ 185,409</u>	<u>\$ 185,409</u>	<u>\$ 173,490</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-2 BONDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 115,749	\$ 115,623	100%
Interest	1,329	13,148	-	N/A
Total revenues	<u>1,329</u>	<u>128,897</u>	<u>115,623</u>	111%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	86,900	86,900	100%
Principal	-	25,000	25,000	100%
Total debt service	<u>-</u>	<u>111,900</u>	<u>111,900</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,315	2,409	96%
Total other fees and charges	<u>-</u>	<u>2,315</u>	<u>2,409</u>	96%
Total expenditures	<u>-</u>	<u>114,215</u>	<u>114,309</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,329	14,682	1,314	
Fund balances - beginning	316,592	303,239	301,759	
Fund balances - ending	<u>\$ 317,921</u>	<u>\$ 317,921</u>	<u>\$ 303,073</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 250	\$ 336
Miscellaneous income	-	16,559
Total revenues	250	16,895
<b>EXPENDITURES</b>		
Capital outlay	-	7,500
Total expenditures	-	7,500
Excess/(deficiency) of revenues over/(under) expenditures	250	9,395
Fund balances - beginning	59,581	50,436
Fund balances - ending	\$ 59,831	\$ 59,831

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on September 28, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

- |                     |                     |
|---------------------|---------------------|
| Michael Ozorowsky   | Chair               |
| Thomas Smith        | Vice Chair          |
| Francisco Alexander | Assistant Secretary |
| Martha O’Neal       | Assistant Secretary |
| Lee Chamoff         | Assistant Secretary |

**Also present were:**

- |                               |                                      |
|-------------------------------|--------------------------------------|
| Jamie Sanchez                 | District Manager                     |
| Lauren Gentry (via telephone) | District Counsel                     |
| Corey Roberts                 | Kilinski   Van Wyk                   |
| Tonja Stewart (via telephone) | District Engineer                    |
| Gaby Arroyo                   | Community Director-Breeze Management |
| Angie Lynch                   | Breeze Management (Breeze)           |
| Todd Hebel                    | DC Integrations (DCI)                |
| Unidentified Public Member    |                                      |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:09 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Amenity Center Related Proposals**

Ms. Sanchez stated the proposals in the agenda were emailed to the Board prior to the meeting and are within budget.

40 Ms. Arroyo presented proposals for Agenda Items 3A, 3B and 3C.

41 **A. Clean Up**

42 Staff responded to questions regarding budget and frequency of pool readings. Multiple  
43 proposals are wanted for comparison. Ms. Sanchez reminded the Board that Ms. Arroyo was  
44 unable to obtain multiple proposals due to the timing, as the transition to Breeze just occurred  
45 on Tuesday.

46 Regarding 3A, the Board reviewed options and made changes to the scope of services.  
47 Items 3A through 3I are deferred while Breeze obtains more proposals for the next meeting.

48 **B. Pool Service 5 Days/Week**

49 Regarding individuals taking readings and adhering to the requirement to provide a  
50 seven-day log of pool chemicals and statistics, reports will be included on future agendas.

51 Discussion ensued regarding the schedule, cost, monthly expense exceeding budget,  
52 having a detailed scope of services and defining the contingency plan within the scope.

53 Ms. Sanchez recommended Ms. Arroyo review the current contract proposals and scope  
54 of services to ensure that the new bids are comparable and provide the same level of service.

55 **C. Monthly Pest Control**

56 Regarding why “rats” was unmarked under covered pests, Ms. Arroyo was asked to  
57 include traps and exterior inspections in the scope of services in the revised proposal.

58 **D. Cellular Internet**

59 **E. Alarm Monitoring Services**

60 **F. Videofield System**

61 **G. Solar Camera Station**

62 **H. Access Data Management**

63 **I. CCTV Systems**

64 Mr. Hebel, of DCI, gave an overview of his experience and his firm, which is based on  
65 managing systems. He presented proposals and a detailed scope of services for Items 3D  
66 through 3I, which was prepared after auditing the community. He pointed out differences in  
67 other vendors’ equipment, processes and scope of services.

68 Mr. Hebel responded to questions regarding Wi-Fi services, Spectrum, access data  
69 management process and upgrading to an infrared camera system since the current one is  
70 usable but antiquated.

71 Discussion ensued regarding the current budget, termination clause in current  
72 contracts, a request for Staff to compare the scopes of services of the current contracts and  
73 incoming proposals and the CDD Trespassing Agreement with the City.

74 Board Members asked Staff to compare all proposals with the current contract.

75 Discussion ensued regarding the need to budget incrementally to upgrade items, being  
76 proactive rather than reactive, deficiencies in current providers and life expectancy of existing  
77 equipment.

78 Ms. Sanchez was asked to request a reduction in cost from the current provider, due to  
79 deficiencies and because their cost is higher than the competitors.

80 Asked if it is possible to use funds from the Construction Account to fund the transition  
81 to a more unified system, Ms. Sanchez stated the District Engineer would have to confirm  
82 whether it is possible. She believes it was being used to fund the mail box coverings.

83

#### 84 **FOURTH ORDER OF BUSINESS**

#### **Consideration of Proposals**

85

##### 86 **A. Mailbox Coverings**

87 This item was presented following the Fifth Order of Business.

88

#### 89 **FIFTH ORDER OF BUSINESS**

#### **Update: SOLitude Lake Management, LLC, Service Report – September 2023**

90

91

92 Ms. Arroyo stated that, going forward, Breeze will present its own monthly report on  
93 the condition of CDD property, including ponds, Amenity Center restrooms and front entrance.

94 Mr. Ozorowsky asked Staff to research the costs for aeration systems and who handles  
95 mosquito control. It was noted that Pasco County has a Mosquito Management program. Ms.  
96 Sanchez recalled that the aeration systems were on the Board's "Wish List" and the request to  
97 include SOLitude's maintenance reports on the agenda, going forward.

##### 98 **▪ Consideration of Proposals Mailbox Coverings**



99           **This item, previously Item 4A, was presented out of order.**

100           Mr. Alexander noted the Union Park HOA’s proposal for mailbox coverings with leveled  
101 vinyl roof tops was about \$25,000, which is much less than the \$70,000 to \$80,000 for popped-  
102 up metal roofs; he is unsure if it includes the permit and licensing costs. Ms. Stewart stated that  
103 District Engineers typically reach out to contractors in the industry for advice about certain  
104 matters that are not their specialty. She discussed lighting options with the contractor today, as  
105 they are unsure if there is service nearby. She is happy to support it if the Board wants a liaison  
106 for the Board to reach out, research or provide knowledge about other vendors.

107           Mr. Alexander stated he will send photographs of the Wesley Chapel and Union Park  
108 structures to Ms. Sanchez to forward to Ms. Stewart. He thinks there are junction boxes in the  
109 area. As the Board wants a less expensive option, Ms. Stewart was asked to obtain proposals  
110 from the contractors for Wesley Chapel and Union Park and find out if the contractor can  
111 design a structure that is within the CDD’s budget. Ms. Stewart confirmed that the Cornerstone  
112 proposal is based on turnkey operations.

113           Ms. Arroyo discussed another property that she manages and noted that the mail box  
114 structure cost there was \$15,000; regarding lighting options, they installed four lights at that  
115 property and, on her other property, they installed motion solar lighting for under \$500. She  
116 will obtain proposals and email them to Ms. Sanchez.

117           Mr. Ozorowsky asked if construction funds can be used to fund a videofied “security  
118 system” for the Amenity Center. Ms. Stewart stated she will research it and let him know.

119           Discussion ensued regarding the construction fund remaining balance of \$66,000, final  
120 cost for three separate and eight structures at two other properties being \$30,000 and \$80,000,  
121 respectively, and maintenance costs.

122           ▪       **Consideration of Juniper Landscaping of Florida, LLC, (Juniper) Proposal**

123           **This item was an addition to the agenda.**

124           At Mr. Rivera’s request, Ms. Sanchez presented Juniper proposal No. 213561 for new  
125 landscape enhancements at the main entrance, which was deferred at the May meeting. Mr.  
126 Alexander stated that, at its next meeting, the HOA plans to vote on whether to pay up to

127 \$15,000. There was confusion about the two proposals deferred at the May meeting and  
128 whether they need to decide on one or the other.

129 Mr. Rivera stated that today’s new landscape proposal is a one-time cost for the main  
130 entrance; the other proposal is for quarterly seasonal annual change out in front of the  
131 Clubhouse area.

132 Asked if he can the guarantee this cost until the next meeting, while the HOA votes, Mr.  
133 Rivera stated he will change the invoice to a not-to-exceed amount of \$15,000 but he will have  
134 to speak to Management about extending it to October 19, 2023. He will let Ms. Sanchez know  
135 tomorrow.

136 A Board Member pointed out that the original proposal for the annuals included the  
137 entrance and exit flowers beds in front of the neighborhood, the area in front of the Amenity  
138 Center and the small strip of landscaping in the parking spots in front of the mail boxes.

139

140 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor,**  
141 **authorizing Ms. Sanchez and Staff to review and finalize revised Juniper**  
142 **Proposal No. 213561 with Mr. Rivera to ensure the scope includes building**  
143 **flower beds, in a not-to-exceed amount of \$15,000, and authorizing Mr.**  
144 **Alexander to present it to the HOA for approval and payment in a not-to-**  
145 **exceed amount of \$15,000 and, if not approved by the HOA, to return to the**  
146 **CDD Board for a decision at the following meeting, was approved.**

147

148

149 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of August 31, 2023**

150

151

152 **On MOTION by Ms. O’Neal and seconded by Mr. Alexander, with all in favor,**  
153 **the Unaudited Financial Statements as of August 31, 2023, were accepted.**

154

155

156 **SEVENTH ORDER OF BUSINESS**

**Approval of August 24, 2023 Public  
Hearings and Regular Meeting Minutes**

157

158

159 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
160 **the August 24, 2023 Public Hearings and Regular Meeting Minutes, as**  
161 **presented, were approved.**

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**EIGHTH ORDER OF BUSINESS**

**Board Member Comments**

Mr. Ozorowsky asked Ms. Arroyo to review the last three sets of meeting minutes, as there are several approved requests that are outstanding, such as installing an electrical outlet at the front sign, researching ways to reduce electric costs and the cost for solar. Ms. Sanchez asked Ms. Arroyo to follow up on the recent email to the electrician. She agreed that the best route is to review prior meeting minutes and noted that she typically sent Access Management an action items list after each meeting.

A Board Member asked her to research the cost to install motion sensor lighting in the restrooms.

A Board Member reiterated a request to present a minimum of three proposals for services, work and projects and to not accept proposals that are over budget but instead ask the vendor for a reduction.

Mr. Ozorowsky voiced his opinion that it is time to initiate a volunteer group to donate and install the holiday lights. The HOA will send an e-blast, ask volunteers to attend the next CDD meeting and ensure that the CDD liability waiver is executed by each volunteer.

Discussion ensued regarding the holiday lighting estimate, considering allocating funds for lighting in case donations are lacking and a suggestion to purchase lighted wreaths.

The Board appointed Mr. Alexander as the holiday lighting volunteer liaison.

Mr. Ozorowsky reported that the lights directed at the Silverado sign are not working. He asked Staff to obtain proposals to enhance the lighting at the front entryway. Ms. Sanchez stated that Mr. Rivera will be on site Monday. She noted that the lights are old. Mr. Rivera will email a proposal.

Mr. Ozorowsky thanked Breeze for taking over. Ms. Arroyo stated the Board will receive detailed reports from Breeze, going forward.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kilinski | Van Wyk**

193 Mr. Roberts stated the following items were reviewed and determinations were made,  
194 as follows:

195 ➤ Additional Pet Waste Stations: There are no legal objections to proceeding with the  
196 proposed locations.

197 ➤ Sidewalk projects: The sidewalks are built according to the actual design and the builder  
198 has no obligation to move further. Regarding the blind child residing on one of the corners  
199 without a sidewalk, the CDD would incur the costs for additional sidewalks. He would have to  
200 follow up on the Americans with Disabilities Act (ADA) requirements.

201 **B. District Engineer: Stantec**

202 There was no report.

203 **C. Operations Manager: Breeze Home**

204 Ms. Arroyo listed several CDD deficiencies identified during the on-site audit of the  
205 community. She will be presenting proposals at the next few meetings.

206 **D. District Manager: Wrathell, Hunt & Associates, LLC**

207 Ms. Sanchez stated she received the video of the incident at the pool today and will be  
208 forwarding it to Breeze to review for the next meeting.

- 209 • **NEXT MEETING DATE: October 26, 2023 at 6:00 PM**

- 210 ○ **QUORUM CHECK**

211 Ms. Sanchez asked if the Board wants to cancel the December meeting, as it is  
212 scheduled during the holiday week. A decision will be made at the next meeting.

213

214 **TENTH ORDER OF BUSINESS**

**Public Comments**

215

216 There were no public comments.

217

218 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

219

220 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the**  
221 **meeting adjourned at 8:44 p.m.**

222

223

224

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

225  
226  
227  
228  
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230

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**



# Silverado

Gaby Arroyo

Complete

Score **35 / 42 (83.33%)** Flagged items **0** Actions **0**

Prepared by

Gaby Arroyo

**Ponds**

3 / 3 (100%)

**Ponds 1**

3 / 3 (100%)

**Ponds**

Good

Ponds are satisfactory. A few ponds are showing low water levels.



Photo 1



Photo 2

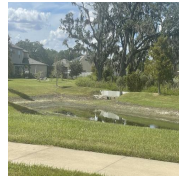


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

**Pond Location**

**Landscaping**

3 / 3 (100%)

**Landscaping 1**

3 / 3 (100%)

## Landscaping

Good

Landscaping is satisfactory.



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

## Landscaping Location

### Mailbox

Good

Proposal on the agenda for mailbox covers.

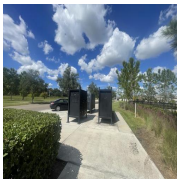


Photo 19

### Mailbox Location

### Streetlights

N/A



Photo 20

## Streetlights Location

### Entrance Monument - Main

Fair

Main entrance cap is leaning. Landscaping in the front needs some work.

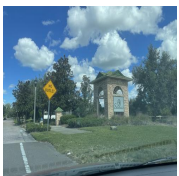


Photo 21



Photo 22



Photo 23

### Gates - Main

Good

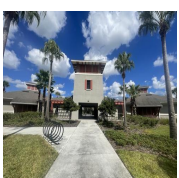


Photo 24



## Sidewalks

Good



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

## Sidewalks Location

## Common Area Fence

## Roads

Good

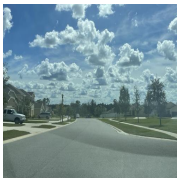


Photo 39



Photo 40

## Roads Location

## Amenities

15 / 18 (83.33%)

## Amenities 1

15 / 18 (83.33%)

## Clubhouse

Good

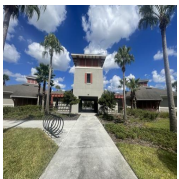


Photo 41



Photo 42



Photo 43

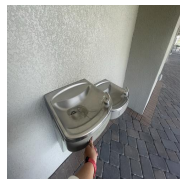


Photo 44

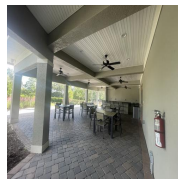


Photo 45



Photo 46

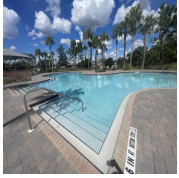


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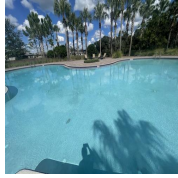


Photo 48

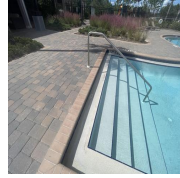


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

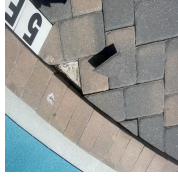


Photo 54



Photo 55



Photo 56



Photo 57

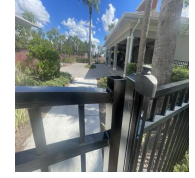


Photo 58

### Clubhouse Restrooms

Fair

Women and Men's restroom needs some enhancements

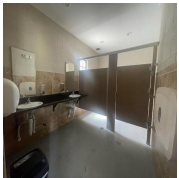


Photo 59

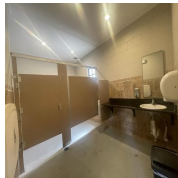


Photo 60

### Pool

Fair

Areas around the pool needs to be treated

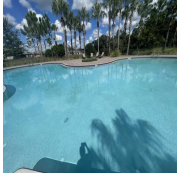


Photo 61

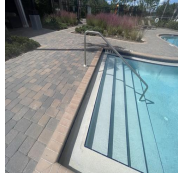


Photo 62

### Tot Lot

Good

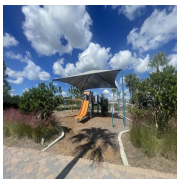


Photo 63

### WiFi Speeds at Clubhouse

### Dog Park

Good

Dog Park is satisfactory

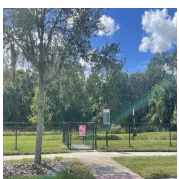


Photo 64

**Other Observations**

2 / 3 (66.67%)

**Other Observations 1**

2 / 3 (66.67%)

**Other**

**Fair**

Areas in the clubhouse that needs immediate attention



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

**Sign Off**

Gaby Arroyo  
19.10.2023 15:47 EDT

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38





Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

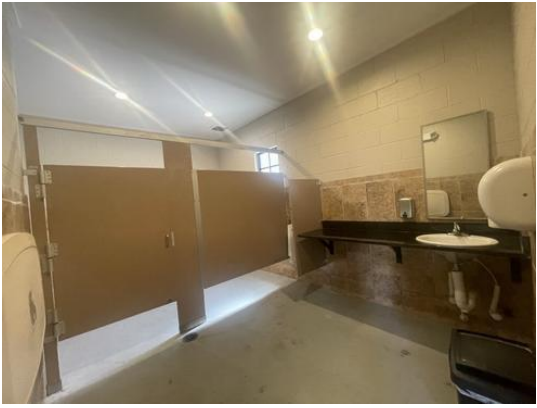


Photo 60



Photo 61

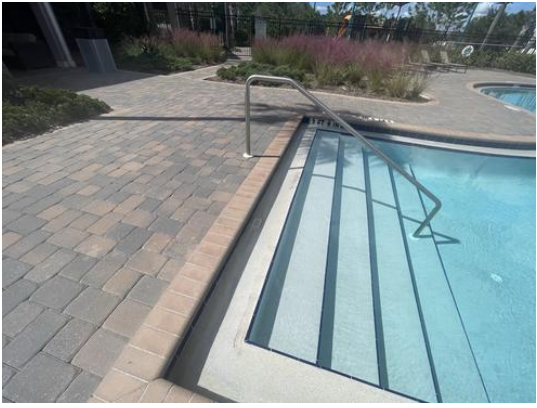


Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 16, 2023*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 28, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 22, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 28, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 23, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 27, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 22, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 26, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

**\*Exception**

*November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday.*