

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*March 26, 2025*

# AGENDA

# *Westside Haines City*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2025

### **Board of Supervisors Meeting** **Westside Haines City Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Westside Haines City Community Development District** will be held on **Wednesday, March 26, 2025 at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/84591475035>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 845 9147 5035

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes)
3. Approval of Minutes of the February 26, 2025 Board of Supervisors Meeting
4. Ratification of Quit-Claim Deed (Cascades Phase 2 ROW and Tract A—Lennar & GLK Real Estate, LLC)
5. Consideration of Proposals from Nation Security Services for Guard Services at Amenity
  - A. Brentwood Amenity Center
  - B. Cascades Amenity Center
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register (*to be provided under separate cover*)
    - ii. Balance Sheet & Income Statement (*to be provided under separate cover*)
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# MINUTES

**MINUTES OF MEETING  
WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **February 26, 2025**, at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk <i>via Zoom</i>	Vice Chairman
Bobbie Henley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:40 a.m. and called the roll. Three Board members were in attendance constituting a quorum. Ms. Schwenk joined via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there was one member of the public present. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 20,  
2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 20, 2024, Board of Supervisors meeting. She asked if there were any questions, comments, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the November 20, 2024 Board of Supervisors Meeting, was approved.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Conveyance Documents for Cascades Phase 2**

- A. Limited Liability Company Affidavit for Deed (Tracts B & C – GLK Real Estate, LLC)**
- B. Owner’s Affidavit (Tracts B & C – GLK Real Estates, LLC)**
- C. Special Warranty Deed (Tracts B & C – Lennar & GLK Real Estates, LLC)**
- D. Quit-Claim Deed (Cascades Phase 2 ROW and Tract A – Lennar & GLK Real Estates, LLC)**

Ms. Burns stated all of the documents were in the agenda and have been executed. She asked for ratification of all the conveyance documents from the Board.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Conveyance Documents for Cascades Phase 2, were ratified.

**FIFTH ORDER OF BUSINESS**

**2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

**SIXTH ORDER OF BUSINESS**

**2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns asked for any question on the 2025 Data Sharing and Usage Agreement and the 2025 Contract Agreement with the Polk County Appraiser. She noted that these were standard annual contracts that the Board approves every year.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the 2025 Data Sharing and Usage Agreement with the Polk County Property Appraiser and the 2025 Contract Agreement with the Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04 Adopting Policies for Use of the Fitness Center**

Ms. Burns stated they have already approved amenity policies, however they noticed they were missing policies for the gym. She added they included a standard set of gym policies attached that they would like to use for the facilities. She noted in Cascades there is access to the pool from the gym, however the gym is open later and they cannot allow people to access the pool through

the gym after pool hours. She recommended for the time being setting the gym hours the same as the pool, until they are able to install a secondary gate. The Board decided to have the gym open from 6:00 a.m. to 10:00 p.m.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Resolution 2025-04 Adopting Policies for Use of the Fitness Center, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals from Current Demands for Cascades Phase Amenity Center**

- A. Proposal for Camera Installation at Amenity**
- B. Proposal for Remote Monitoring Service for Cameras**

Ms. Burns stated the site has already been prewired for the installation of cameras, but the prices were off. She added there is an option for the cameras to be monitored. She stated this will be for \$214 per month, for an annual amount of \$2,568. She noted they have budgeted \$35k.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Proposal for Remote Monitoring Service for Cameras, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Ms. Hancock had nothing to report. She noted ethics training has started and they need to complete by the end of the year.

- B. Engineer**

Mr. Malave had nothing to report.

- C. Field Manager’s Report**

Mr. Blanco presented the Field Managers Report on page 45 of the agenda package. He stated the field staff has been monitoring the Palms at Masee and Waterfall Drive, as they appear to have been declining. He added a vendor confirmed that five palms were dying and those have been removed. He noted the vendor is in the process of identifying if the disease that caused them

to die is in the soil or airborne. He stated they were advised not to replace the trees until this issue is figured out.

Mr. Blanco stated gopher mounts were flattened, gopher scam was installed at the Masee Road entrances and the entrances were dressed in new mulch. He noted three Bismark Palms have been installed at Phase 4 and there is a proposal to add quarterly injections to the existing agreement. He wanted to make the Board aware of the patchy areas in the grass on Cumberland Ave., stating the vendor will seed at the beginning of the rain season. He added the landscaping has been satisfactory.

Mr. Blanco stated the pond landscaping has also been satisfactory. He noted that maintenance staff has removed trash in several ponds throughout the District and the wet ponds have been treated for algae. He added the dry ponds were identified with excessive vegetation and the maintenance staff has been scheduled to remove the vegetation before the rainy season begins.

Mr. Blanco stated several maintenance items have been completed, the monuments in Brentwood have been pressure washed and the cement stairs have been removed. He noted staff identified five areas that are in need of lighting. He added he is looking to set up the “No Parking” signs. He noted the amenity areas are still in progress and will be ready to open soon.

**i. Cascades Phase Proposals**

**a) Proposal for Quarterly Palm Injections for Entrance Bismark’s (Cascades – Phase 3)**

Mr. Blanco stated this proposal is from Prince & Sons for two Bismarcks to be injected quarterly for \$600.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Proposal for Quarterly Palm Injections for Entrance Bismarcks (Cascades – Phase 3), was approved.
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**b) Proposal from Resort Pool Services for Pool Maintenance Services (2 Service Options)**

Mr. Blanco stated there are two options for pool maintenance services at Cascades. He stated one is for 3 times a week including chemicals for \$3,000 a month and one for 3 times a week for winter service and 6 times from Memorial to Labor Day for \$3,500 a month.



On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Proposal from Resort Pool Services for Pool Maintenance Services for 3 times a week for winter service and 6 times from Memorial to Labor Day for \$3,500 a month, was approved.

**c) Landscaping Proposal to Service Phase 3**

Mr. Blanco stated the pond is Phase 3 is ready to be mowed. He added to landscape phase 3, it would be a total of \$64,896 a year.

On MOTION by Mr. Heath seconded by Ms. Henley, with all in favor, the Landscaping Proposal to Service Phase 3, was approved.

**d) Landscaping Proposal to Service Amenity Center**

Mr. Blanco this is to add the amenity center to the agreement for \$11,358. Ms. Burns stated this will be in budget for this year, but they need to rebid the entire project in the near future.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Landscaping Proposal to Service Amenity Center, was approved.

**e) Proposal from Massey for Pest Control Services at Amenity**

Mr. Blanco presented the proposal for Pest control at cascades for \$1,700 a year. He noted the visits are monthly and the first month will be \$417.30. Mr. Heath stated this is not correct because they included sales tax. Ms. Burns stated they will table this proposal until the numbers are fixed.

**f) Proposal from CSS for Janitorial Maintenance Services**

Mr. Blanco presented the proposal from CSS for Janitorial Maintenance Services. He stated there were two options, one for 3 times a week for \$1,450 a month or one. For 4 days a week for \$1,890 a month. Ms. Burns suggested to have the cleaning more often because they have a gym.

The Board decided the janitorial services should be performed every 4 days.

On MOTION by Mr. Heath seconded by Ms. Henley, with all in favor, the Proposal from CSS for Janitorial Maintenance Services, was approved.

**ii. Brentwood Phase Proposals**

**a) Proposal from Resort Pool Services for Pool Maintenance Services**

Mr. Blanco presented the proposal from Resort Pool Services for \$1,800 a month, which includes servicing the pool 3 times a week with chemicals.

On MOTION by Mr. Heath seconded by Ms. Henley, with all in favor, the Proposal from Resort Pool Services for Pool Maintenance Services, was approved.

**b) Proposal for Aquatic Maintenance Services for 2 Dry Ponds**

Mr. Blanco stated this is to add 2 dry ponds to the aquatic maintenance service for a total of \$1500 a year or \$125 a month. Mr. Heath asked if they could see a discing proposal. The Board decided to table this item for the time being.

**c) Proposal from Massey for Pest Control Services at Amenity**

The Board decided to table this item until the numbers are correct.

**d) Proposal from CSS for Janitorial Maintenance Services**

Mr. Blanco presented the proposals from CSS for Janitorial Maintenance Services for 3 days a week at \$1,150, 4 times a week for \$1,450, or 7 days a week for \$2,390 a month. The Board decided the janitorial services should be performed every 4 days.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Proposal from CSS for Janitorial Maintenance Services, was approved.

**iii. Consideration of Proposal for Mailbox Lighting at Phase 1A and Phase 2 Mailbox Area**

Mr. Blanco presented the Proposal for Mailbox lighting at Phases 1A and 2 for \$3,042.63.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Proposal for Mailbox Lighting at Phase 1A and Phase 2 Mailbox Area, was approved.

**iv. Consideration of Proposal for “No Street Parking Allowed” Signs *(to be provided under separate cover)***

Mr. Blanco stated he is still working with the county to see where these can be installed.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register. She asked for any questions; otherwise, she is looking for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that financial statements were included in the agenda package for review. She asked if anyone had any questions.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Heath asked what allows the CDD to take over the development once it is completed. Ms. Burns stated they will take over once the site is fully complete and they have looked over the property.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Roden, seconded by Mr. Heath, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

This instrument was prepared by:

Lauren Gentry, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Ave.  
Tallahassee, Florida 32301

Parcel ID: 272630708005016172; 272630708005016171; a portion of 272630708005016132; 272630708005016131

**QUIT-CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the 13<sup>th</sup> day of March 2025, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, FL 33126, and **GLK REAL ESTATE, LLC**, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 (together, “Grantor”) and **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida (“Grantee”), whose mailing address is c/o Governmental Management Services, 219 E. Livingston St., Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor(s)” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the respective Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly described below (“Property”), to the extent of their respective interests therein:

**Tract A and those certain Streets, Roads and Rights-of-Way designated as Golden Trout Way, Big Sur Road, Gentle Rain Drive on the plat entitled “Cascades Phase 2” recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida.**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, including but not necessarily limited to all stormwater piping, structures, improvements, swales and retention areas located thereon.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

**GRANT OF EASEMENTS**

**AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“Easements”):**

**Those certain private drainage easements and private landscape and wall easements, as identified on the Plat titled “Cascades Phase 2” recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida;**

**And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing public utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.**

**Grantor represents that it has complied with the requirements of Section 196.295, Florida Statutes.**

**IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.**

*[Remainder of page intentionally left blank]*

[Signature page to quitclaim deed]

WITNESS

LENNAR HOMES, LLC  
a Florida limited liability company

By: [Signature]  
Name: STEVE K. GREENE  
Address: 6675 Westwood Blvd. 5th Fl.  
ORLANDO, FL 32821

By: [Signature]  
Name: MARK McDONALD  
Title: VICE PRESIDENT  
Address: 5505 Waterford District Drive  
Miami, FL 33126

By: [Signature]  
Name: ELSA K. RIVAN  
Address: 6675 Westwood Blvd.  
5th Floor  
Orlando, FL 32821

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of March 2025, by Mark McDonald as Vice President of Lennar Homes, LLC, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced as identification.



(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF Florida

Name: LINDA E. CHAMBERS  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)





# SECTION V

# SECTION A



# **NATION SECURITY**

## ***Security Services Proposal for Brentwood***

### **SUBMITTED TO:**

**Emily Grimes  
Brentwood  
2079 Monteverde Ave  
Davenport, FL 33837  
321-248-2141**

### **PRESENTED BY:**

**Scott Guilbert  
Nation Security Services, LLC  
16703 Early Riser Ave Suite 230  
Tampa, FL 34638  
813-385-2330**

*This document includes confidential details regarding the operations, services, and pricing of Nation Security. The information is sensitive and must not be shared publicly. This document was created and shared in confidence, intended exclusively for the internal use of management for evaluation purposes, and in response to a request for a proposal on security services.*

## Services

	Price	Hours	Total
<input checked="" type="checkbox"/> <b>Unarmed Patrol Officer</b> An unarmed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$27.95	16	\$447.20
<input type="checkbox"/> <b>Armed Patrol Officer</b> An armed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$33.95	0	\$0.00

## Equipment

	Price	Quantity	Total
<input checked="" type="checkbox"/> <b>Mobile Phone</b> The officer will be equipped with a phone, making them readily accessible to clients and residents for immediate assistance and updates.	\$15.00	0	\$0.00
<input type="checkbox"/> <b>Security Club Cart</b> Security personnel will patrol the property using a marked electric golf cart equipped with lights.	\$85.00	0	\$0.00
<input type="checkbox"/> <b>Security Patrol Vehicle</b> A patrol vehicle adorned with the Nation Security logo and equipped with light bars, inclusive of insurance and maintenance. (Note: The price does not cover fuel costs.)	\$300.00	0	\$0.00
<input checked="" type="checkbox"/> <b>Workforce Management</b> TrackTik offers GPS in real-time tracking, immediate task assignments, and customizable Incident and Maintenance reporting, enhancing transparency and effective guard tour completion.	\$0.00	1	\$0.00
		Subtotal	\$447.20
		<b>Total</b>	<b>\$447.20</b>

# SERVICE AGREEMENT AND TERMS AND CONDITIONS

This agreement, effective 03-11-2025, is made between Brentwood ("Client"), situated at 2079 Monteverde Ave Davenport, FL 33837 and Nation Security Services, LLC ("Nation Security"), a Florida Limited Company with its office at 12750 NW 17th St, Suite 207, Miami, FL 33182. Hereafter, Nation Security and the Client are referred to individually as a "Party" and collectively as the "Parties." In acknowledgment of the mutual promises and agreements contained herein, and for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the terms outlined in this Agreement.

**1. SERVICES:** As outlined in the attached specifications and forming an integral part of this agreement, Nation Security commits to supplying uniformed security staff, fully licensed by the Florida Department of State as per Chapter 493, and to providing necessary equipment for operations at the Client's location. It is understood by both parties that while these services aim to reduce the risk of injury or property loss, they do not guarantee total elimination of such risks. All individuals performing services under this agreement will be direct employees of Nation Security, under its supervision and control. At any point, the Client can request the replacement of any Nation Security personnel, which, unless illegal, will be honored within two days of the request or immediately if the situation demands. Nation Security ensures that all its employees adhere to relevant federal, state, and local laws and regulations and will conduct mandatory criminal background checks. Throughout this agreement's duration, including any extensions or renewals, the Client commits to using Nation Security's services exclusively, as detailed herein. The Client agrees to compensate Nation Security for the provided services and equipment at the agreed rates, plus any applicable taxes.

**2. OPTIONAL SERVICES:** Nation Security offers the provision of disaster or emergency services at predefined rates for such situations, contingent upon both parties agreeing to a specific disaster or emergency services agreement. Emergency services encompass responses to governmental actions, riots, strikes, acts of terrorism, and similar events. Disaster services address natural and other catastrophic events, such as floods, fires, earthquakes, hurricanes, and other acts of God. Moreover, should the Client require services not detailed in the agreed Schedule of Security Services, Nation Security is prepared to provide these additional services, subject to an agreement, at the established national short-term rates set by Nation Security.

**3. HIRING:** Nation Security is recognized not as an employment agency but as a provider of security services, a role supported by significant investments in advertising, recruiting, screening, testing, and training of personnel for effective deployment at the Client's sites. Given the resources expended on these employees, it is agreed that should the Client hire any Nation Security personnel, either directly or via another vendor, for any security-related role or tasks associated with it, during this Agreement or within one year following the termination of Nation Security's services, the Client shall compensate Nation Security with a fee of three thousand dollars (\$3,000.00) per hired individual. This stipulation does not apply to employees who were already working at the Client's location before being employed by Nation Security.

**4. RATE CHANGE:** The Client agrees to compensate Nation Security at the hourly rates provided in this agreement, including all relevant sales taxes. These rates are calculated based on a 40-hour workweek. Overtime rates will apply for hours worked beyond 40 per week, in compliance with collective bargaining agreements or when extra hours are requested by the Client at their premises beyond the regular schedule. The rates specified in the Security Services Schedule will remain stable for one year from the signing of this Agreement or each respective Schedule, whichever date is later. However, rates will be adjusted automatically following a written notification from Nation Security to reflect any legally mandated cost increases, including changes in licensing fees, contributions and taxes under FICA, FUTA, SUI, worker's compensation, costs arising from collective bargaining agreements, union activities, compliance costs related to the PPACA, and adjustments due to changes in federal or state minimum wage laws. Should any authoritative body enact a law or regulation that increases the mandatory minimum wage, the hourly rate paid by the Client will be adjusted accordingly to match the rise in minimum wage, along with associated tax and payroll liabilities.

**5. TERM:** This Agreement is set for an initial duration of one year, beginning from the Effective Date (referred to as the "Initial Term"). The Agreement will automatically renew unless terminated by either party with thirty (30) days' written notice to the other. The Agreement becomes effective on the date mentioned earlier and will continue until terminated by either party with at least thirty (30) days' advance written notice, indicating the termination date. Furthermore, either party can end this Agreement with ten (10) days' prior written notice if they have informed the other party of a significant breach that has not been resolved promptly. Nation Security reserves the right to terminate this Agreement with twenty-four (24) hours' notice in the event of non-payment. Immediate termination is permissible by either party if the other becomes bankrupt, seeks bankruptcy protection, makes an assignment for the benefit of creditors, or enters into receivership. However, the terms for each separate Schedule of Security Services are determined by the specific agreements within each respective Schedule.

**6. HOLIDAYS AND ADDITIONAL SERVICES:** The Client shall inform the Contractor via fax or email when additional services are required. Overtime rates will be applied to all extra employee hours worked on designated holidays, which include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, where employees will receive 1.5 times their standard hourly wage. For any overtime requested by the Client with less than 72 hours' notice, a premium rate of 1.5 times the regular hourly rate will be charged. This premium rate also applies when requesting additional officers with less than 72 hours' notice. However, if the Contractor is given more than 72 hours' notice, additional officers will be provided at the regular straight-time rate, allowing for schedule adjustments that avoid the necessity for overtime.

**7. INVOICING AND PAYMENT:** Nation Security will issue weekly invoices to the Client. These invoices must be settled within thirty (30) days from the date they are received. Payments can be made via check or EFT. If paying by check, it should be sent to Nation Security Inc., 12750 NW 17 St Suite 207 Miami, FL 33182. A late fee of 5% per month applies to any outstanding balances not paid within thirty (30) days of the invoice date. The Client agrees to cover any reasonable attorney fees and collection costs incurred by the Contractor in the event of late payment. Any disputes concerning invoice charges must be communicated in writing to the Contractor within thirty (30) days from the invoice date, specifying the disputed items. Failure to dispute within this timeframe will result in waiver of any disputes or defenses. Invoices should be paid in full within thirty (30) days, and prices do not include applicable taxes. After the first year, the Client agrees to an annual rate increase of 3% plus any applicable sales tax per hour. Nation Security will provide at least 30 days' notice before any rate increases. If payment is not received, the Contractor reserves the right to terminate or suspend services with seventy-two (72) hours' notice. In cases of service termination or suspension due to non-payment or bankruptcy, the Contractor is not liable for any resulting losses, which will be the Client's responsibility.

**8. MODIFICATION:** Changes to this Agreement can be made at any time with the written consent of both parties. The Client is allowed to request changes in the number of security personnel, their working hours, or modifications to their shifts or posts, given reasonable advance notice is provided. The Contractor agrees to accommodate these changes as long as they are feasible without causing unreasonable scheduling conflicts. Any cost adjustments resulting from these changes will be reflected in the payments or credits due in alignment with the Schedule of Security Services. Additionally, if the Client wishes to extend security services to additional locations, a corresponding Schedule of Security Services for those location(s) will be integrated into this Agreement.

**9. LIABILITY:** The parties acknowledge that the Contractor is not an insurer; the fees paid to the Contractor are for services rendered, not insurance premiums, and do not reflect the value of the Client's property or interests. The Contractor does not guarantee that its services will prevent incidents or the consequences thereof that might result in loss or damage. The Contractor is not liable for any losses or damages incurred by the Client, whether to persons or property, due to the Contractor's service provision or failure thereof, except in cases of gross negligence or intentional misconduct by the Contractor. Should the Client require security personnel to operate vehicles other than their own or those provided by the Contractor, the Client will indemnify and defend the Contractor against any resulting claims or expenses. The services under this Agreement are exclusively for the Client's benefit, not creating third-party beneficiary rights. Obligations under this Agreement may be suspended during events beyond the parties' control, such as natural disasters, conflicts, or government directives. However, Nation Security is expected to exert commercially reasonable best efforts in fulfilling its obligations. The Client must indemnify and hold the Contractor harmless against any claims resulting from the Client's negligence or willful misconduct. The Client is required to notify the Contractor within thirty (30) days of an incident or ten (10) days upon learning of a claim, with the Contractor not being liable for claims without proper and timely notification.

**10. INSURANCE:** The Contractor will provide the Client with proof of insurance, listing the Client as an additional insured party. This includes Commercial General Liability insurance on an occurrence basis with a minimum coverage of \$1,000,000.00, achievable through a combination of primary and excess umbrella policies; Workers' Compensation insurance meeting or exceeding state-mandated limits; and Employers' Liability insurance with a minimum of \$1,000,000.00 per occurrence. Before the Contractor begins any services on the Client's premises, they must submit a valid certificate of insurance covering all required policies to the Client. The insurance coverage must ensure the Client as an additional insured and cannot be altered or canceled without at least thirty (30) days' advance notice to the Client. If there's a termination or modification of the insurance without the Client's agreement, the Client reserves the right to end this Agreement with 24 hours' notice. Such termination doesn't affect the accrued rights or responsibilities of either party prior to the termination.

**11. LEGAL COMPLIANCE:** Nation Security certifies that the services it provides will be performed in compliance with and subject to all state and federal statutes, municipal and local ordinances, and the rules and regulations of any governmental agency or department which has jurisdiction over the performance of these services.

**12. CONFIDENTIALITY:** Both parties commit not to use, reveal, sell, license, publish, duplicate, or distribute the other party's Confidential Information except as necessary to fulfill this Agreement's obligations. Each party must safeguard the other's Confidential Information with the same degree of care as it would its own confidential and proprietary details, ensuring at least reasonable protection. Measures will be taken to ensure employees, consultants, or agents with access to Confidential Information uphold these confidentiality obligations. "Confidential Information" refers to knowledge specific to a party, not publicly known, and includes internal data related to personnel, finances, marketing, business operations, strategic planning, and any proprietary methods of conducting business, as well as information about employees, clients, contractors, and partners, regardless of whether it is written or marked as confidential.

**13. FORCE MAJEURE:** Nation Security will not be held responsible for any inability or delay in fulfilling its obligations under this Agreement, in whole or part, when such inability or delay arises from events outside the reasonable control of the Contractor. This includes, but is not limited to, natural disasters, extreme weather conditions, fires, acts of terrorism, vandalism or civil unrest, warfare, disturbances, labor strikes or actions, judicial orders, or any other circumstances beyond the direct and exclusive control of Nation Security.

**14. SEVERABILITY:** The clauses within this Agreement are independent of one another, and should any clause be deemed invalid or unenforceable, it will not impact the validity or enforceability of the rest of the Agreement's provisions.

**15. ATTORNEYS' FEES/EXPENSES:** In the event that either party initiates legal action to enforce any terms of this Agreement, the prevailing party is entitled to recover reasonable attorneys' fees and expenses, in addition to any other awarded relief.

**16. DISPUTE RESOLUTION:** The Parties commit to a process where any dispute arising under this Agreement will first be discussed in a meeting between authorized management representatives tasked with negotiating a mutually satisfactory resolution. This step must occur within thirty (30) days after the dispute is identified. If these discussions do not lead to a resolution, either Party is then free to pursue legal or equitable remedies. This clause does not prevent either Party from seeking urgent or permanent injunctions from courts with the proper authority.

**17. NOTICES:** All communications required or permitted under this Agreement must be in writing and are considered adequately delivered if done so through one of the following methods: (i) in-person delivery; (ii) facsimile; (iii) email; (iv) first-class, registered, or certified mail, with prepaid postage; or (v) overnight courier, directed to the receiving party's specified address in this Agreement or another address specified through a prior notice under this Agreement. Such notices are deemed effective when received by the intended party or on the third day after mailing, whichever comes first.

**18. COMPLIANCE WITH LAW:** The Parties commit to adhering to all relevant Federal and State laws while fulfilling their respective duties under this Agreement.

**19. ENTIRE AGREEMENT:** This Agreement, along with the Schedules of Security Services, constitutes the full and complete understanding between Nation Security and the Client, replacing any prior agreements or understandings, whether verbal or written. No additional agreements or representations beyond those contained in this document have been made. Terms preprinted on any Client purchase orders will defer to the terms of this Agreement, and in the event of any discrepancies between this Agreement and any preprinted terms on commercial documents, the terms of this Agreement shall prevail.

**20. GOVERNING LAW:** The laws of the State of Florida shall dictate the interpretation and enforcement of this Agreement. The undersigned individual attests and guarantees through their signature that they have the proper authority to sign and enact this Agreement on behalf of the entity they represent, ensuring that this Agreement is legally binding on said entity.

**21. NOTICES:** Any notice required or permitted under this Agreement must be in writing. Such notice is considered duly given when delivered via (1) in-person delivery; (2) electronic mail; (3) first-class, registered, or certified mail, with postage prepaid; or (4) overnight courier, sent to the recipient's address specified in this Agreement or to another address specified by the recipient in a subsequent notice. A notice becomes effective when it is received by the intended party or three days after it is mailed, whichever happens first.

**TO CONTRACTOR:**

**Nation Security Services, LLC  
12750 NW 17th ST Suite 207  
Miami, FL 33182  
305-302-2000**

**TO CLIENT:**

**Brentwood  
2079 Monteverde Ave  
Davenport, FL 33837  
321-248-2141**

**22. ENTIRE AGREEMENT:** This Agreement, along with the Schedules of Security Services, overrides any prior agreements, whether verbal or written, between Nation Security and the Client at any Client site, and constitutes the sole understanding between the parties. No additional agreements or representations, whether verbal or written, have been made. Any pre-printed terms found on a Client purchase order are subordinate to this Agreement, and any discrepancies between this Agreement and pre-printed terms on commercial documents will be settled in favor of this Agreement.

IN WITNESS WHEREOF, the undersigned Parties have affixed their signatures as of the Effective Date.

By signing below, the signatory confirms that they are duly authorized to execute and deliver this Agreement on behalf of the entity they represent, and further attest that this Agreement is legally binding upon said entity.

**Once we receive confirmation of your acceptance, we will sign the agreement and an email with the signed document will be sent to you automatically for your records.**



# SECTION B



# **NATION SECURITY**

## ***Security Services Proposal for Cascades***

### **SUBMITTED TO:**

**Emily Grimes  
Cascades  
2617 Angel Falls Drive  
Davenport, FL 33837  
321-248-2141**

### **PRESENTED BY:**

**Scott Guilbert  
Nation Security Services, LLC  
16703 Early Riser Ave Suite 230  
Tampa, FL 34638  
813-385-2330**

*This document includes confidential details regarding the operations, services, and pricing of Nation Security. The information is sensitive and must not be shared publicly. This document was created and shared in confidence, intended exclusively for the internal use of management for evaluation purposes, and in response to a request for a proposal on security services.*

## Services

	Price	Hours	Total
<input checked="" type="checkbox"/> <b>Unarmed Patrol Officer</b> An unarmed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$27.95	16	\$447.20
<input type="checkbox"/> <b>Armed Patrol Officer</b> An armed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$31.95	0	\$0.00

## Equipment

	Price	Quantity	Total
<input type="checkbox"/> <b>Mobile Phone</b> The officer will be equipped with a phone, making them readily accessible to clients and residents for immediate assistance and updates.	\$15.00	0	\$0.00
<input type="checkbox"/> <b>Security Club Cart</b> Security personnel will patrol the property using a marked electric golf cart equipped with lights.	\$87.50	0	\$0.00
<input type="checkbox"/> <b>Security Patrol Vehicle</b> A patrol vehicle adorned with the Nation Security logo and equipped with light bars, inclusive of insurance and maintenance. (Note: The price does not cover fuel costs.)	\$300.00	0	\$0.00
<input checked="" type="checkbox"/> <b>Workforce Management</b> TrackTik offers GPS in real-time tracking, immediate task assignments, and customizable Incident and Maintenance reporting, enhancing transparency and effective guard tour completion.	\$0.00	1	\$0.00
		Subtotal	\$447.20
		<b>Total</b>	<b>\$447.20</b>



# NATION SECURITY

We are dedicated to offering complete solutions that are specifically designed to protect and give you a peace of mind.

Our team of experts is prepared to work closely with you to develop, deploy, and manage a strong security infrastructure that aligns with your specific needs and goals.

At Nation Security, we hold ourselves to the highest standards of excellence, integrity, and innovation in all aspects of our service delivery. You can trust that your security is our utmost priority.

Should you have any questions or wish to discuss your particular security requirements in more detail, please feel free to reach out to us at any time.

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# SECTION VI

# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION D



# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION 2

*Item will be  
provided under  
separate cover.*